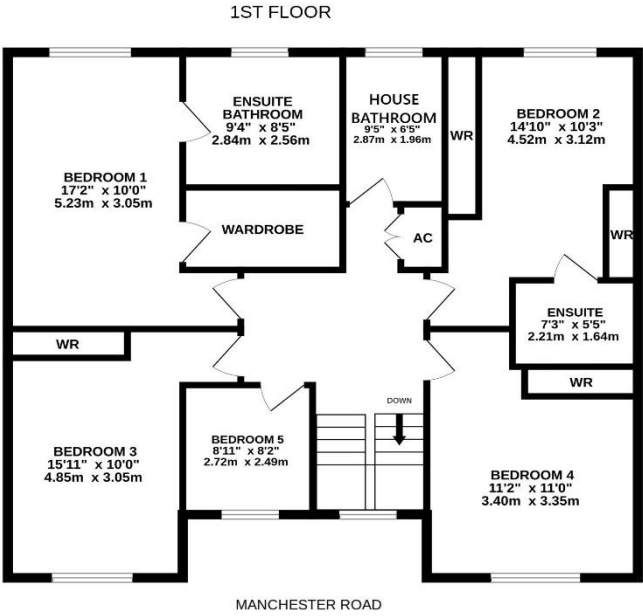
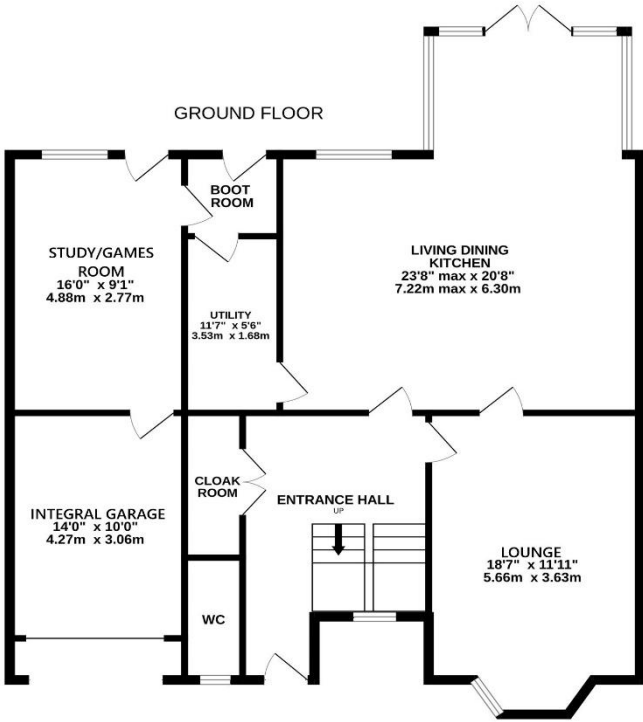


Simon Blyth
ESTATE AGENTS



ROWAN HOUSE, MANCHESTER ROAD, MILLHOUSE GREEN, S36 9NP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A SUPERB OPPORTUNITY TO ACQUIRE THIS FIVE-BEDROOM DETACHED FAMILY HOME, BUILT FROM NATURAL STONE IN 2010 AND ENJOYING A HIGHLY REGARDED POSITION WITH PLEASANT ASPECTS TO BOTH THE FRONT AND REAR. Situated in the ever-popular village of Millhouse Green, this impressive property offers spacious and versatile accommodation ideal for modern family living. Conveniently located for access to Penistone's excellent amenities, highly regarded schools and superb commuter links, including nearby railway connections and motorway networks. The property benefits from gas fired central heating, double glazing and an alarm system and briefly comprises: entrance hall, downstairs W.C., lounge, spacious living dining kitchen, utility room, boot room, study/games room and integral garage to the ground floor. To the first floor there are five generous bedrooms, including a principal bedroom with dressing room and en-suite shower room, bedroom two with en-suite facilities, and a family bathroom. Externally, the property enjoys a generous driveway providing ample off-road parking together with beautifully maintained gardens to both the front and rear, offering a private and attractive outdoor space and integral garage.

OFFERS AROUND £675,000

ENTRANCE HALL

Entrance gained via decoratively obscured glazed door, into an impressive hall. This well sized hallway has a useful storage area beneath the beautiful oak staircase. There is spindle balustrading and the staircase turns and rises to the part galleried first floor landing with a feature window giving a fabulous view and flooding light down into the hallway. The hallway has inset spotlights, a central heating radiator, and wood flooring. Attractive oak doors give access to the following rooms:



CLAOCKROOM

With ceiling light and central heating radiator.

DOWNSTAIRS W.C

Comprising a two-piece suite in the form of low-level W.C. and basin sat within vanity unit with chrome, waterfall mixer taps over. There are inset ceiling spotlights, central heating radiator, and obscure glazed window with plantation shutters to front. The room is fully tiled.



LOUNGE

Accessed from the entrance hallway, this principal reception space is positioned to the front of the home, with the main focal point being a DEFRA approved multi-fuel stove which sits upon an Indian stone hearth (plumbing and electrics are fitted should the purchaser wish to connect the stove to the heating system in the future). The room has inset ceiling spotlights, two further ceiling lights, and natural light is gained via a broad bay window with plantation shutters giving a superb view out over the property's front gardens, and pleasant scene beyond with hills in the distance. There is subtle coving to the ceiling and twin, obscure-glazed doors give access through to the magnificent living dining kitchen.



LIVING DINING KITCHEN

Also accessed from the entrance hall, this impressive space offers ample room for kitchen, dining and living areas. The kitchen itself has a range of wall and base units in a white gloss, with wood block effect worktops and tiled splashbacks, wood-effect, tiled flooring, and breakfast bar seating area. There are integrated appliances in the form of integrated electric oven, integrated microwave, four burner gas hob with chimney style stainless-steel extractor fan over, integrated fridge freezer, integrated dishwasher and one and a half bowl sink with mixer tap over. There is also space for a free-standing American style fridge freezer. The dining area sits within a conservatory style bay and has ample room for dining table and chairs and continuation of the wood-effect, tiled flooring, with the living area having ample room for lounge furniture if so desired. This wonderful room has inset ceiling spotlights, with a further three ceiling lights to the living/dining area, four central heating radiators, three banks of uPVC double glazed windows to rear and twin French doors with glazed side panels and plantation shutters from the dining area, giving direct access to the rear garden. A door opens through to the utility room.





UTILITY

With continuation of the white gloss units, there is space for a washing machine, space for a tumble dryer, and a one and a half bowl stainless-steel sink with chrome mixer tap over. The room also has inset ceiling spotlights, a central heating radiator, continuation of the wood-effect, tiled flooring and door giving access through to the boot room.



BOOT ROOM

With central heating radiator, and engineered uPVC door with inset glass panel, giving access to the rear garden. Further door opens through to study/games room.

PLAYROOM

Previously used as a games room but easily adaptable as a home office or further reception room, there is one ceiling strip light, two central heating radiators, uPVC double glazed window to the rear, and an engineered uPVC door with inset glass roundel, giving access to the rear garden. A further door gives access to the integral garage.



INTEGRAL GARAGE

Accessed via an electric, up-and-over door, this integral garage is currently used as a gym area and has ceiling strip light, power, and lighting.



FIRST FLOOR LANDING

From the entrance hall, staircase rises and turns to first floor landing. With a pleasant galleried area giving a fine view out over the property's front garden and beyond courtesy of the feature window. There are two ceiling lights, central heating radiator, access to loft via a hatch, and twin doors giving access to a large storage cupboard which also houses the hot water tank. Here we gain access to the following rooms:



BEDROOM ONE

A well-proportioned master suite with Versailles patterned wooden floor panels, inset ceiling spotlights, a further central ceiling light, central heating radiator, and uPVC double glazed window to rear enjoying views. Two separate doors open through to dressing room and en-suite shower room.



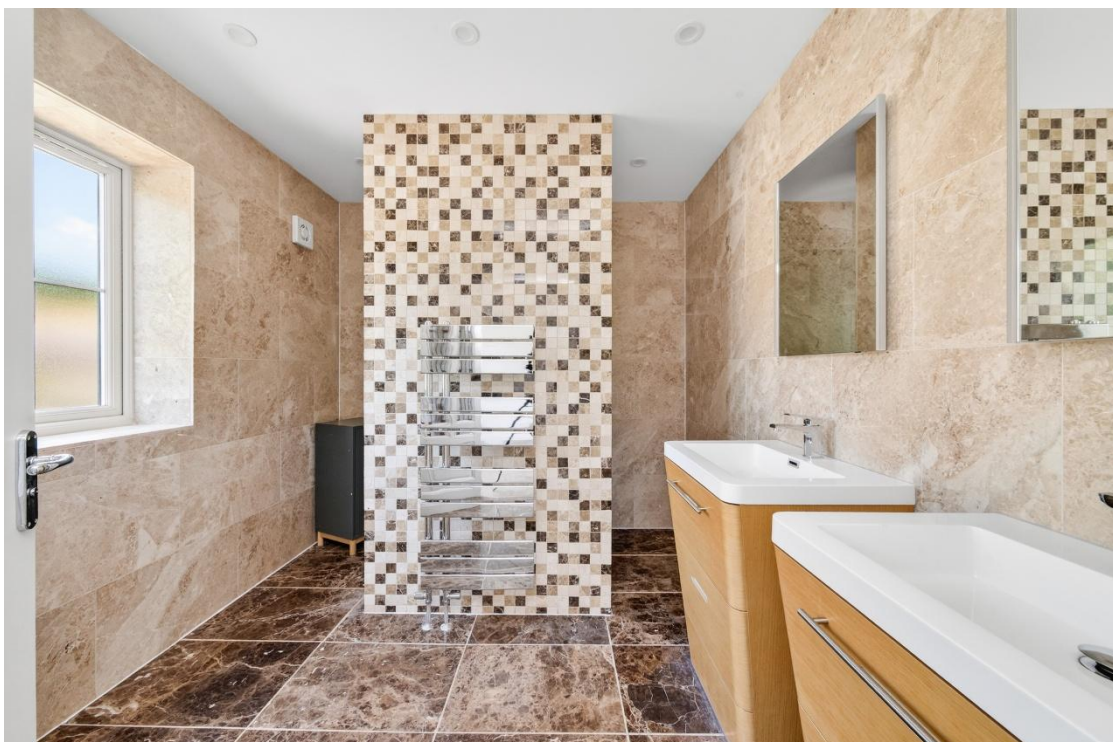
DRESSING ROOM

With fitted wardrobes and drawers, there are inset ceiling spotlights.



EN-SUITE SHOWER ROOM

This well sized en-suite shower room comprises a low-level W.C., twin basins each sat within their own vanity unit and with chrome mixer tap over, and a walk-in shower with overhead chrome mixer shower within. There are inset ceiling spotlights, full tiling to walls and floor, chrome towel rail/radiator, underfloor heating, extractor fan, and obscure glazed window to rear.



BEDROOM TWO

A further double bedroom, rear facing with ceiling light, central heating radiator, and uPVC double glazed window to rear enjoying views. Door opens through to en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising a three-piece suite in white in the form of close coupled W.C., pedestal basin with chrome mixer tap over, and walk-in shower enclosure with mains-fed overhead chrome mixer shower within with separate handheld shower head. There is a ceiling light, central heating radiator, and part tiling to walls.



BEDROOM THREE

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window with plantation shutters to front, enjoying views.



BEDROOM FOUR

A further double bedroom with ceiling light, central heating radiator, and uPVC double glazed window with plantation shutters to front, enjoying views.



BEDROOM FIVE

A further double bedroom with ceiling light, central heating radiator, and uPVC double glazed window to front enjoying views.



HOUSE BATHROOM

Comprising a four-piece modern suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, spa bath with chrome mixer tap over, and shower cubicle with mains-fed chrome mixer shower within. There are inset ceiling spotlights, central heating radiator, full tiling to walls, extractor fan, and uPVC obscure glazed window to rear. The room is tiled to the floor and to full wall height.



OUTSIDE

To the front of the home, twin iron gates open onto a shared driveway which in turn leads to the property's private block paved driveway. This then leads to the integral garage which can be accessed via up and over door, as well as personal door internally. There is a lawned garden space with perimeter trees, plants, and shrubs. Block paved path then leads to the side of the property where we find an iron gate giving access to the rear garden. Immediately to the rear of the property and accessed via doors from the living dining kitchen, utility, and study/games room, is a stone flagged patio seating area. Steps then ascend to two separate principal areas; a further raised flagged patio seating area to the left and lawned garden space to the right, with stone flagged path running central. Further steps lead to a lawned garden space to the top at the top of the garden, all fully enclosed with perimeter fencing and walling.









ADDITIONAL INFORMATION

The EPC Rating is C-80, the Council Tax Band is F, and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING

TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





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