



## Hollinberry Lane

Howbrook, Wortley, Sheffield, S35 7EL

Guide Price £425,000 - £450,000



- 4 BED DETACHED
- DESIRABLE SCENIC VILLAGE
- PLENTY OF POTENTIAL TO MAKE IT YOUR OWN
- EASILY RECONFIGURED TO YOUR NEEDS
- GREAT COMMUTER LOCATION
- NO UPWARD CHAIN
- CAPTIVATING COUNTRYSIDE VIEWS TO THE REAR
- SPACIOUS LAYOUT OVER THREE FLOORS
- BEAUTIFUL GARDEN WITH BABBLING BROOK
- COUNCIL TAX BAND E

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GUIDE PRICE £425,000 - £450,000. NO UPWARD CHAIN! Nestled in the picturesque village of Howbrook, Wortley, Sheffield, this beautiful four-bedroom detached house offers a unique blend of country charm and modern convenience. Surrounded by breathtaking views of the countryside, the property boasts delightful gardens, complete with a babbling brook that enhances the tranquil atmosphere.

Spanning three floors, the spacious layout provides ample room for family living and entertaining. The two reception rooms offer versatile spaces that can be tailored to your needs, whether for cosy family gatherings or more formal occasions. The four well-proportioned bedrooms ensure that everyone has their own private retreat, while the two bathrooms add to the convenience of daily life.

Although the property is in need of some updating, this presents a wonderful opportunity for you to personalise the space and truly make it your own. Imagine the possibilities as you infuse your style into this charming home, set in a stunning location that is sure to inspire.

For those who commute, the house is ideally situated just minutes from the M1 motorway, providing easy access to Sheffield, Barnsley, and Manchester. This makes it a perfect choice for professionals seeking a peaceful retreat without sacrificing connectivity to urban amenities.

Briefly comprising entrance hall, breakfast kitchen, dining room, utility porch, living room with balcony, four bedrooms all with fitted storage, two bathrooms, office, workshop and garage.

In summary, this delightful detached house on Hollinberry Lane is a rare find, offering a harmonious blend of rural beauty and practical living. With its spacious layout, enchanting gardens, and excellent transport links, it is an ideal family home waiting for your personal touch.

### ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, boasting 3 built in storage cupboards, telephone point and doors to all rooms and staircase.

### BREAKFAST KITCHEN

13'9" x 11'1" (4.2 x 3.4)

A charming country style breakfast kitchen hosting an array of solid pine wall and base units providing plenty of storage space, luxurious granite work surfaces, inset stainless steel sink with mixer tap and carver drainer, impressive free standing 2 oven gas red AGA, integrated dishwasher, characterful exposed beams, inset spots, uPVC front facing window and door and hatch opening out into the dining room.

### DINING ROOM

13'9" x 7'10" (4.2 x 2.4)

Opportunity here to knock through and create a large kitchen/diner if desired, hosting fitted wall and base units, wall mounted radiator, telephone point and uPVC French doors opening out on to a large Indian stone terrace, creating a great social space for summer parties.

### UTILITY ROOM

A handy side porch boasting a wall of fitted white storage cupboards that also house the plumbing for a washing machine, space for two tall fridge and freezers, or an American style, tiled flooring perfect for muddy wellies or paws, glazed uPVC front door and glazed uPVC door to the rear opening directly out on to the elevated terrace.

### LIVING ROOM

17'4" x 17'0" (5.3 x 5.2)

A room with a view! A spacious living room hosting a brick fireplace with electric log effect fire giving a great focal point to the room and cosy feel in the wintry months, ambient wall lights, two wall mounted radiator, aerial points, uPVC window to the side elevation and sliding uPVC window that take you out onto the wrought iron balcony with a captivating view of the garden and surrounding countryside.

### BEDROOM 2

12'1" x 12'1" (3.7 x 3.7)

A light and airy double bedroom hosting a wall of light wood fitted wardrobes with matching drawers and side tables, wall mounted radiator, aerial point and front facing uPVC window.

### BEDROOM 3

7'10" x 7'10" (2.4 x 2.4)

A single bedroom with built in grey/white fitted wardrobes, vanity and side table, wall mounted radiator, aerial point and uPVC window.

### BATHROOM

11'9" x 5'6" (3.6 x 1.7)

A generously sized main bathroom, fully tiled in serene marble effect tiles, hosting a bath, separate large shower cubicle, low flush WC, bidet, pedestal sink, inset spotlights, wall mounted radiator, extractor and frosted uPVC window.

### ATTIC ROOM/BEDROOM 4

16'4" x 9'10" (5 x 3)

Currently used as music room but would also make a great bedroom, hosting a wall of storage unit with sliding doors in the eaves, exposed beams, Velux window, air con unit and telephone point. On the landing outside the room is a small door leading to further loft storage.

### MASTER BEDROOM

16'4" x 16'0" (5 x 4.9)

An elegant master bedroom boasting a wall of mirrored wardrobes, light wood fitted wardrobes to the other wall with matching side table that also houses the Combi boiler, wall mounted radiator and sliding uPVC patio doors opening out directly onto the garden for a breath of fresh air and a great spot for a morning coffee.

### SHOWER ROOM

Tiled in fresh white, comprising shower cubicle, built in cream vanity unit with inset sink and low flush WC, wall mounted chrome heated towel rail and two extractor fans.

### OFFICE

13'1" x 8'10" (4 x 2.7)

Comprising wall mounted radiator and lighting.

### GARAGE

34'9" x 9'2" (10.6 x 2.8)

Offering secure parking or that extra storage we all crave, boasting an invaluable electric roller shutter door, cold water tap, lighting, sockets and 4 uPVC window.

### WORKSHOP

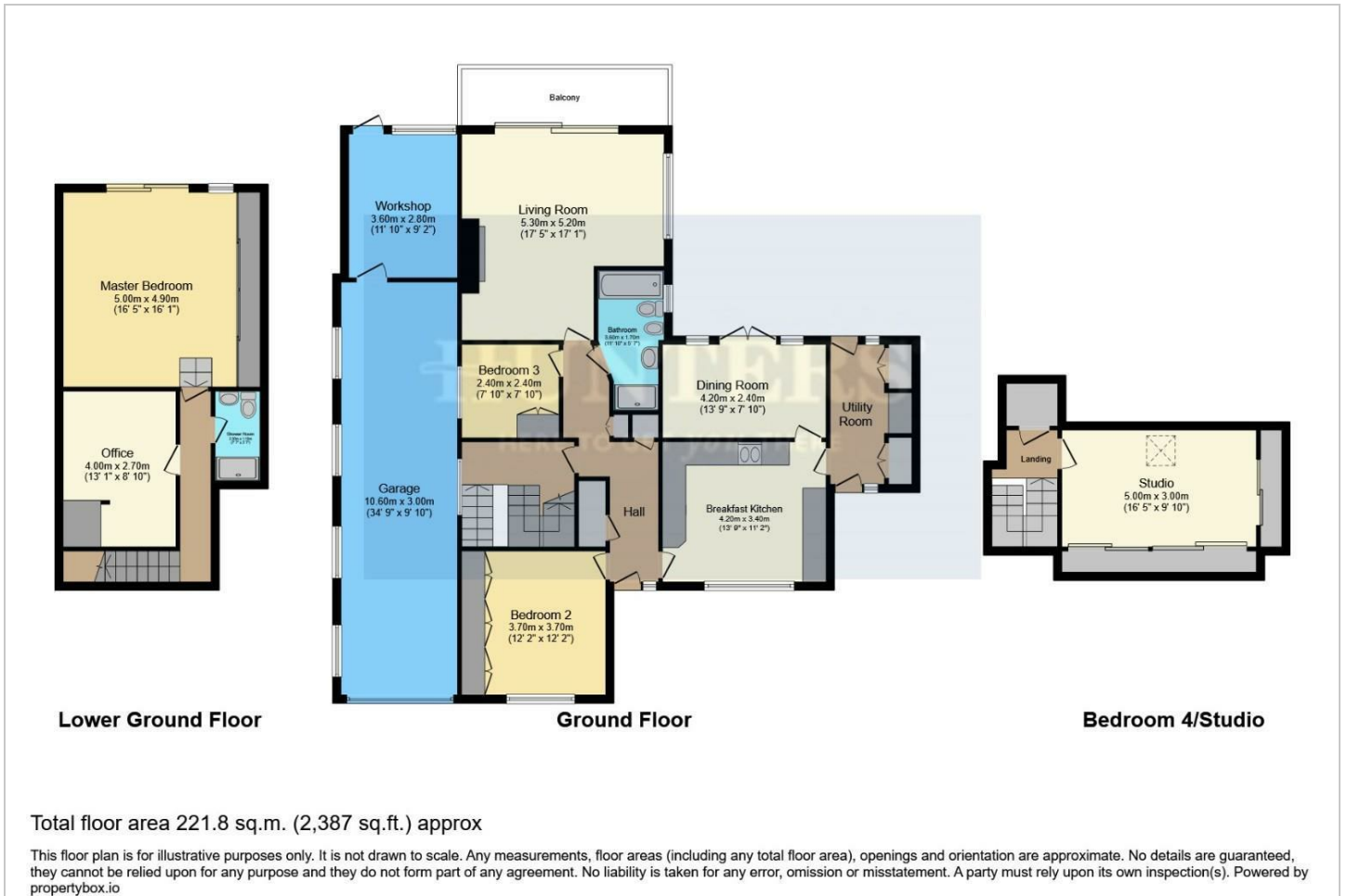
11'9" x 9'2" (3.6 x 2.8)

To the rear of the garage is a workshop that hosts, lighting, sockets uPVC window and glazed uPVC door leading directly to the garden.

### EXTERIOR

The front of the property boasts plenty of kerb appeal with a sizeable imprinted concrete drive providing off road parking for up to 3 cars, Indian stone steps lead up to a neat front lawn with establish hedges adding plenty of privacy to the plot, complete with outdoor lighting and well stocked borders adding plenty of colour throughout the year. The piece de resistance however, is to the rear, where the garden is a sun drenched, tranquil retreat, with something for everyone. A large Indian stone terrace comes off the dining room, a great place to entertain in the summer months and to soak up the scenic views, complete with sockets, lighting and outdoor tap. Stone steps lead past a raised rockery, down to a further patio area, some of which is undercover due to the upstairs balcony providing the shelter, an extensive lawn area leads to a wrought iron bridge which crosses a babbling brook onto a further lawn area covered in golden daffodils, with stone wash steps leading down to the brook.

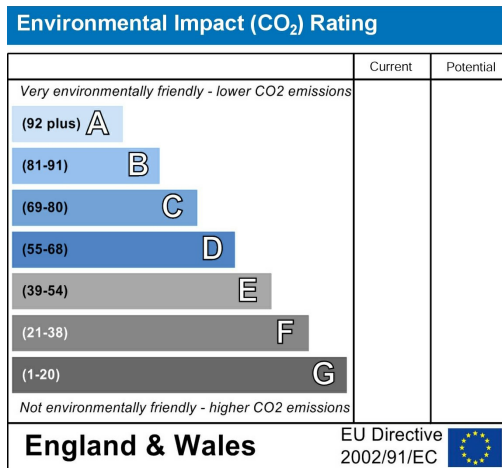
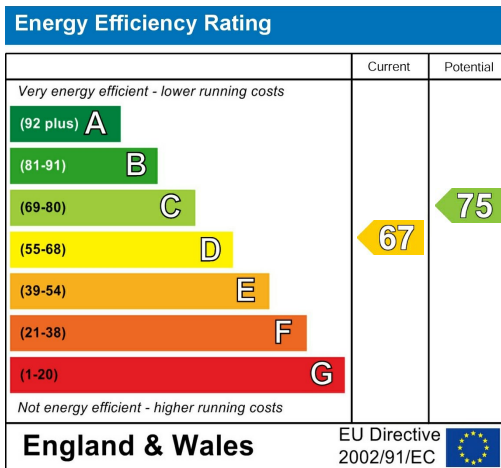
# Floorplan







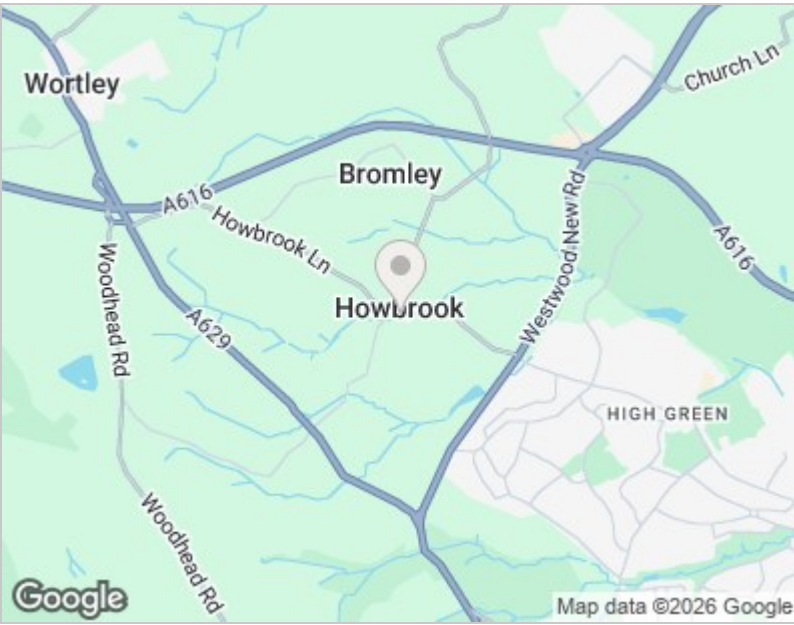
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

