Saxton Mee

Pea Royd Lane Stocksbridge Sheffield S36 2BA
Offers In The Region Of £625,000

St Luke's
Sheffield's Hospice

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** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this Grade II Listed four bedroom, two bathroom farmhouse which dates back to the 16th Century. The property enjoys lovely views over Stocksbridge and Deepcar, is has approximately half an acre of land and benefits from a triple stone built garage with parking for three vehicles and workshop, and sash windows throughout.

Combining a host of original features with a modern twist, the well presented living accommodation briefly comprises: enter through a stable door into the kitchen which has a range of units with solid oak worktops. Integrated appliances include an electric oven, microwave and fridge freezer. Underfloor heating flows into the dining room which has a side uPVC entrance door. Access into a utility with housing and plumbing for a washing machine and dishwasher. There is a cloakroom and downstairs WC. From the kitchen, there is access to the well proportioned lounge with exposed wooden beams, and a stone fireplace with cast-iron multi fuel stove which is the focal point of the room.

A staircase rises to the first floor landing which gives access to the three/four bedrooms and the shower room. The principal bedroom has the added advantage of an en suite bathroom with freestanding bath, WC and wash basin. Bedroom two could be converted back to two bedrooms. Bedroom three has a large row of fitted wardrobes. The stylish shower room features a walk-in shower, WC and wash basin.

From the first floor landing, a staircase rises to the second floor and occasional bedroom five which has a Velux window and exposed beams, along with access into the eaves storage. There is access to an occasional dressing room, this versatile room has fitted wardrobes/drawers, and a Velux window.

- VIEWING IS ESSENTIAL
- FOUR BEDROOM, TWO BATH/SHOWER ROOM
- DOWNSTAIRS CLOAKROOM & WC
- WELL PROPORTIONED LOUNGE
- KITCHEN, UTILITY & DINING ROOM
- OCCASIONAL ATTIC ROOM WITH VERSATILE ACCOMMODATION
- OFF-ROAD PARKING
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- LOVELY VIEWS OVER STOCKSBRIDGE & DEEPCAR
- HALF AN ACRE OF LAND

OUTSIDE
Access from Pea Royd Lane. A driveway leads to the triple garage and workshop with power and lighting. Parking for three cars in cart shed. Gardens to the front and side which are mostly laid to lawn and include a garden pond, shed and planted borders.

LOCATION
Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band D.

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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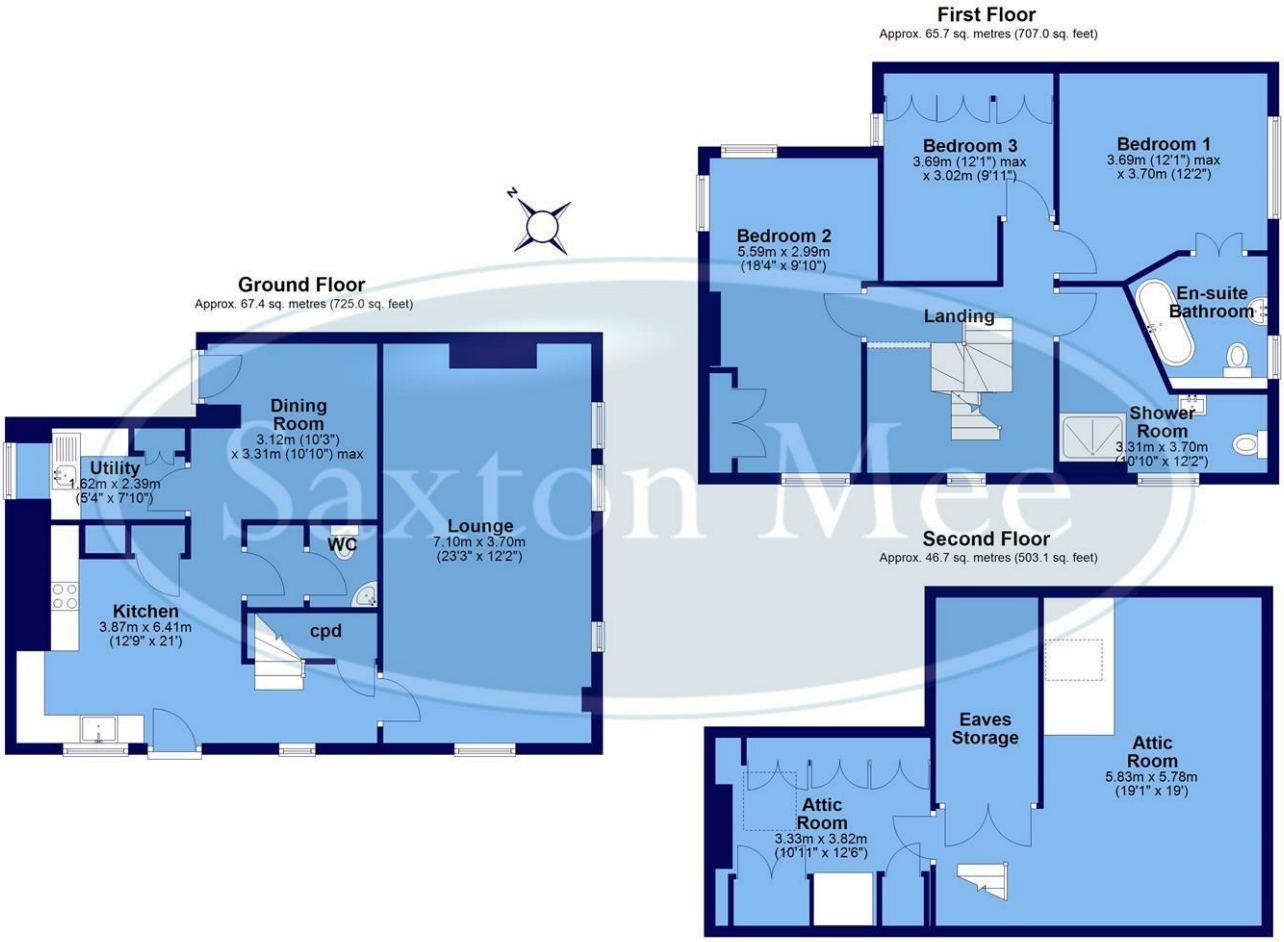

Total area: approx. 179.8 sq. metres (1935.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Hillsborough	82 Middlewood Road, Sheffield S6 4HA	T: 0114 231 6055
Stocksbridge	462 Manchester Road, Sheffield S36 2DU	T: 0114 287 0112

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