



Pewitt Hall Farm Cottage Owler Bar, Sheffield S17 3BP



Lettings

# Pewitt Hall Farm

Per Calendar Month

## £1,100 Per Calendar

Discover a truly rare opportunity to rent this charming cottage, perfectly positioned in the desirable Owlbar area and offering breathtaking views of the surrounding landscape.

The property has undergone a comprehensive, top-to-bottom renovation, meaning the new tenant will enjoy pristine carpets, fresh neutral decoration, and completely brand-new kitchen and bathroom suites.

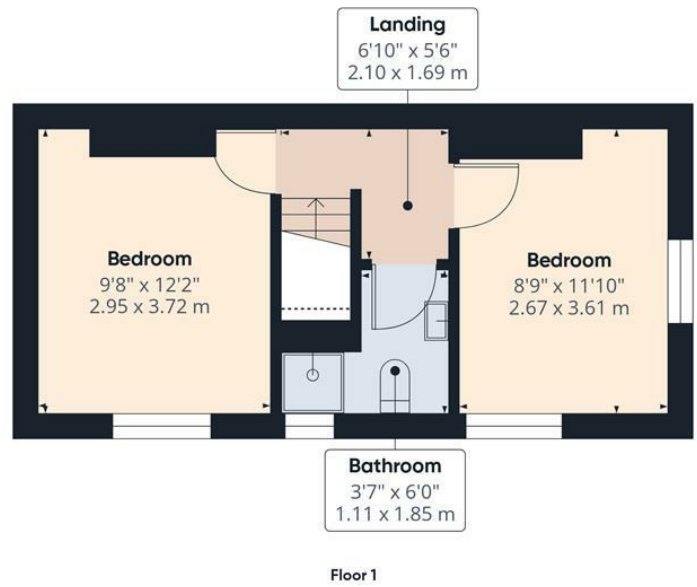
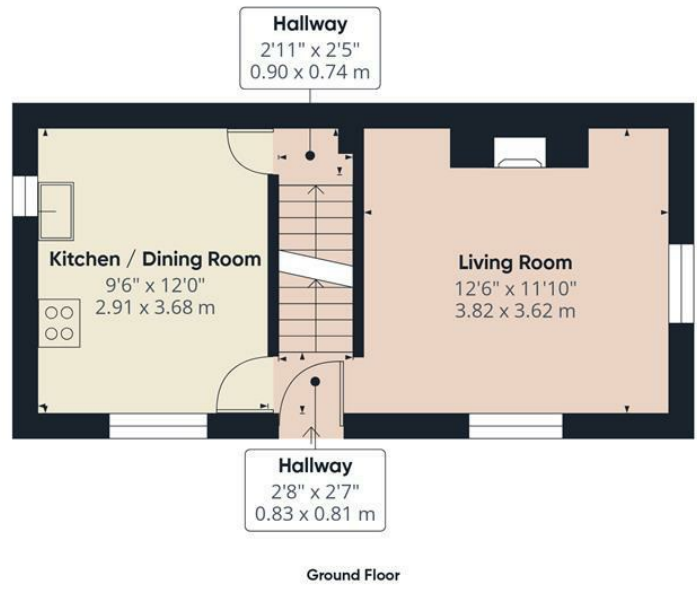
The accommodation briefly comprises a welcoming entrance hallway, a bright dual-aspect living room with a feature fireplace, and a beautiful open-plan kitchen and dining room. A staircase leads to the first floor, which features a modern bathroom, a second double bedroom, and a spacious master bedroom offering spectacular views across the open countryside.

Externally, the cottage benefits from a dedicated parking space and a private garden area.

This property is offered on an unfurnished basis. Please note that smoking is not permitted within the property. We are currently waiting on the Energy Efficiency Rating and the Council Tax Band is A.







**Approximate total area<sup>(1)</sup>**  
553 ft<sup>2</sup>  
51.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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