







## 9 Brookhouse Court

Hackenthorpe • Sheffield • S12 4NN

Guide Price £230,000 - £240,000

An attractive stone-built barn conversion forming part of a popular cul-de-sac development within the heart of Hackenthorpe Village Conservation Area. Beautifully presented throughout, the property successfully combines charming character features with stylish contemporary finishes, offering light and airy accommodation ideal for a range of buyers. Benefiting from an open-plan layout, quality fixtures and fittings, resident parking, garage and a security alarm system, this superb home offers both character and practicality in equal measure. A welcoming entrance hallway provides access to a useful boiler cupboard and generous understairs storage with potential for conversion into a cloakroom/W.C. To the front of the property is a beautifully presented open-plan kitchen fitted with a classic range of units complemented by solid wood worktops and brick-style tiled splashbacks. Two front-facing windows allow excellent natural light, while integrated appliances include a Smeg gas hob and Smeg oven together with space for a fridge freezer, integrated washing machine and breakfast table. The kitchen flows seamlessly into a superb rear living area, creating a sociable and flexible space ideal for both everyday living and entertaining. This bright and airy room benefits from three Velux roof windows, neutral décor and French doors opening directly onto the rear patio, allowing indoor and outdoor living to blend effortlessly. An oak and glass balustrade staircase rises to the first-floor landing where a large window further enhances the sense of space and light throughout the home. To the rear is a generous double bedroom featuring wooden flooring, neutral décor, downlights and made-to-measure blinds, enjoying a pleasant outlook over the rear garden. A second front-facing double bedroom is equally well presented with wood-effect flooring and neutral finishes. The accommodation is completed by a contemporary shower room fitted with a walk-in shower, stylish tiling, heated towel rail and a built-in vanity unit incorporating the hand wash basin and W.C, together with loft access. Externally, the property enjoys a private rear garden space featuring a stone patio, planted flower beds and raised planted borders, creating an attractive and low-maintenance outdoor setting ideal for relaxing or entertaining. The property also benefits from a garage with useful mezzanine storage. Hackenthorpe Village remains a highly regarded residential location, well served by excellent local amenities including shops, schools and the Sheffield Supertram network. The property is conveniently positioned for access to Sheffield City Centre, the M1 motorway network, Crystal Peaks Shopping Centre, Drakehouse Retail Park and nearby Rother Valley Country Park offering excellent outdoor and leisure facilities. Freehold. No Chain.





- Superb 2 Double Bedroom Cottage
- Effectively Extended
- Solid Oak Flooring with Underfloor Heating
- Bespoke Fitted Kitchen
- Lovely, Light & Airy Interior

- No Onward Chain
- Garage with Mezzanine Storage
- Cottage Style Gardens
- Freehold
- Council Tax Band C, EPC Rating C





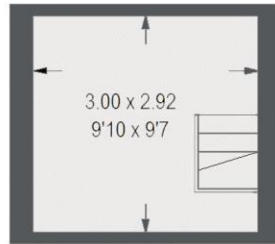
# 9 BROOKHOUSE COURT

APPROXIMATE GROSS INTERNAL AREA

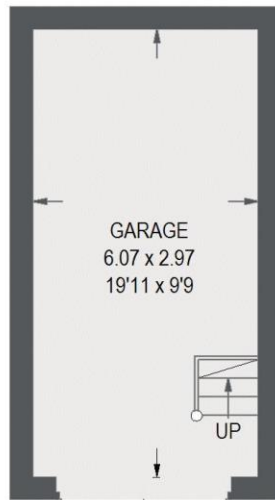
77.2 SQ M / 831 SQ FT

OUTBUILDING = 27.6 SQ M / 297 SQ FT

TOTAL = 104.8 SQ M / 1128 SQ FT

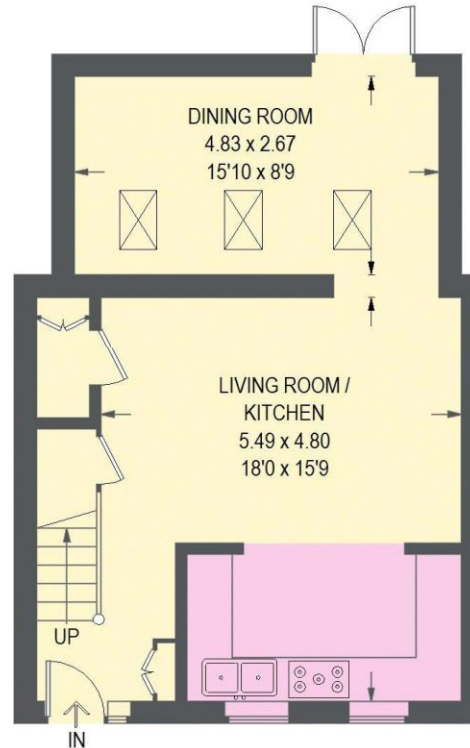


**FIRST FLOOR**  
8.9 SQ M / 96 SQ FT

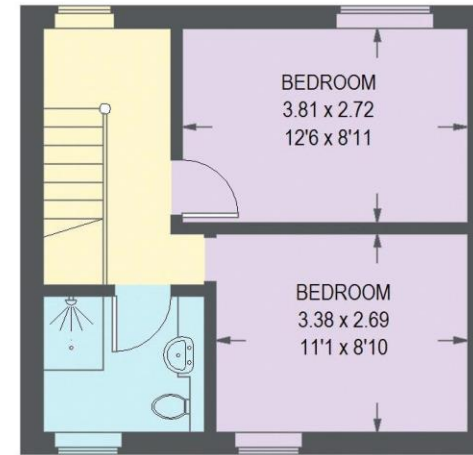


**GROUND FLOOR**  
18.8 SQ M / 202 SQ FT  
**OUTBUILDING**

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



**GROUND FLOOR**  
46.1 SQ M / 496 SQ FT



**FIRST FLOOR**  
31.1 SQ M / 335 SQ FT

Illustration for identification purposes only, measurements are approximate,



**haus**

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