



The Barn, Croft Lane

Sheffield, S11 9QG

Brochure Description

The Barn, Croft Lane is an exceptional L-shaped barn conversion dating from circa 1600 and rebuilt to an impressive standard in 2003, beautifully combining period character with modern comfort. Exposed timbers, vaulted ceilings and generous proportions sit alongside high-quality finishes including underfloor heating beneath stripped oak flooring and timber double glazing.

Set on one of Whirlow's most prestigious roads on the edge of the picturesque Limb Valley, the property offers the perfect balance of countryside tranquillity and city convenience, with excellent schools, universities and major hospitals all within easy reach.

The spacious accommodation includes four double bedrooms, three luxurious bathrooms and a galleried landing ideal as a study area. A bespoke kitchen with programmable Aga forms the heart of the home, complemented by two wood-burning stoves that create a warm and inviting atmosphere.

Outside, private south-westerly gardens provide an ideal space for relaxing and entertaining, while electric gates open onto generous off-road parking and an integrated garage.

A rare opportunity to acquire a distinctive stone-built home that seamlessly blends historic charm with modern living in one of the city's most sought-after locations.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Four large double bedrooms, three of which feature dramatic vaulted ceilings and exposed roof supports.
- Wide and welcoming reception hall with stone flagged floor and a Clearview stove situated on a dressed stone hearth.
- Large second reception room/family room that has ethernet connection, beamed ceiling and a spiral staircase to the first floor.
- Freehold, council tax band F and an excellent EPC rating of C.
- Three luxurious bathrooms (two ensembles) with elegant tiling framing the modern suites.
- Expansive sitting room with further wood burner and a full height ceiling, rising to the exposed A frame of the main roof, creating a dramatic space.
- *ELR is marketing this property with the benefit of ELR Premium (buyers fees of £595 inc VAT apply)*
- Versatile study/snug area on the impressive galleried landing that overlooks the large sitting room.
- Bespoke dining kitchen with free standing units, Derbyshire 'Fossil Stone' work surfaces, a Belfast sink and an eco friendly, programmable Aga.
- Electric gates providing security to the block paved driveway, south facing garden and integrated garage.



ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595

(including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

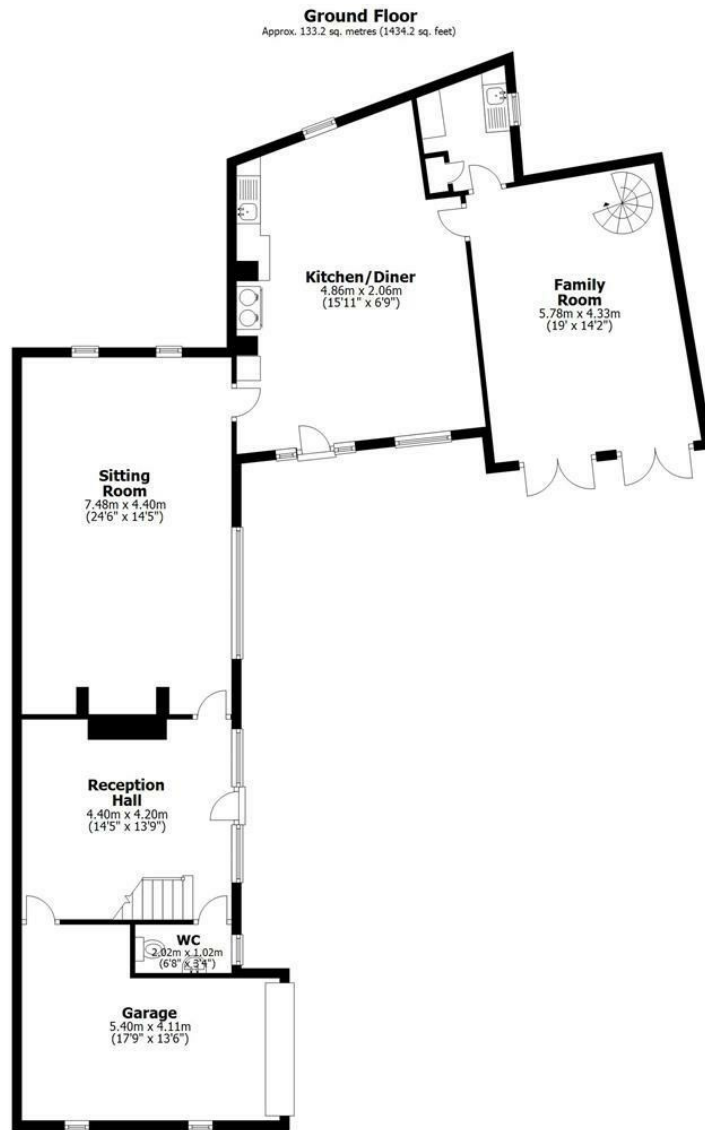
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.







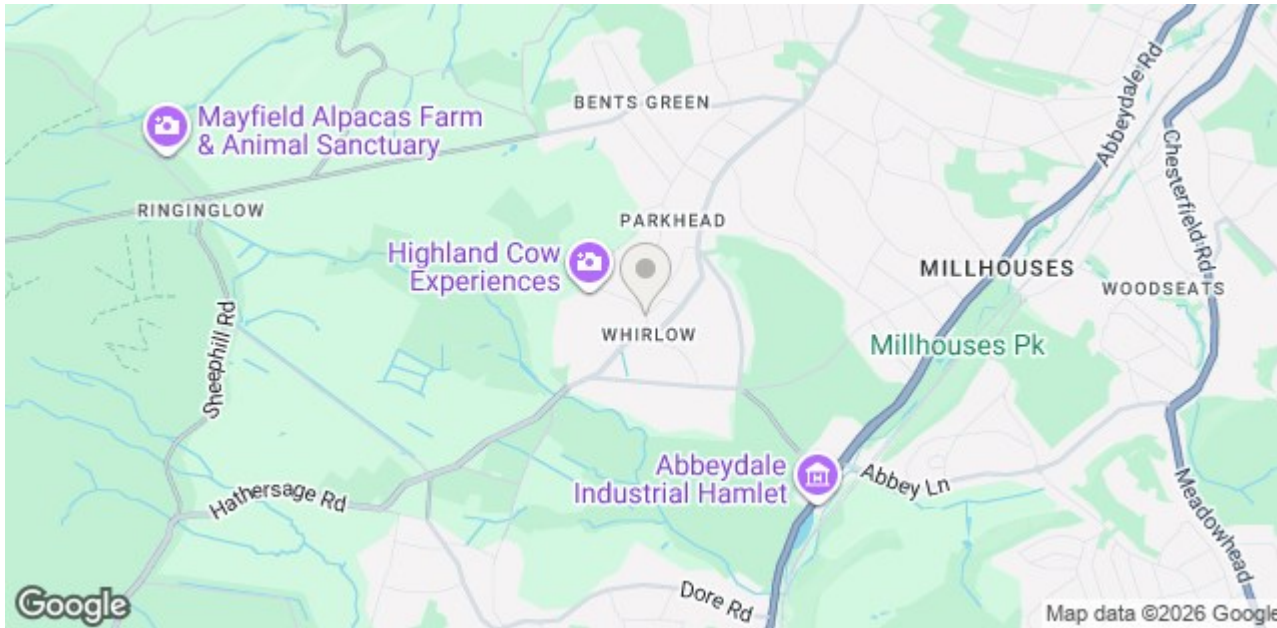


Total area: approx. 266.4 sq. metres (2867.8 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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