

# SPOUT HOUSE



BLenheim





AN EXCITING  
OPPORTUNITY  
TO MODERNISE  
A SPACIOUS  
DETACHED RURAL  
HOME

SITUATED WITHIN AN APPROXIMATE 1/4 OF AN ACRE PLOT THAT BOASTS PRIVACY AND AN ELEVATED POSITION THAT ENJOYS THE LOVELY GREENBELT VIEWS, SPOUT HOUSE IS A GENEROUSLY PROPORTIONED THREE BEDROOMED RESIDENCE.

*This detached home is offered for sale with no chain and is in need of modernisation, presenting an exciting opportunity to tailor the living spaces to your requirements.*





## Spout House sits in a quiet, rural setting and is surrounded by countryside.

On the ground floor is a well-proportioned breakfast kitchen featuring a Coalbrookdale Co. gas stove, a versatile study/utility room and an exceptionally spacious lounge. The lounge seamlessly connects to the front garden via patio doors and also showcases an open fireplace with a stone surround/hearth.

The first floor comprises a galleried landing overlooking the lounge below, two good-sized double bedrooms, a further bedroom and a bathroom with a separate WC.

Externally, Spout House provides space in abundance. A gated driveway adds an element of security to the home and accommodates parking for several vehicles. A double garage, which has a large room above within the roof void, offers superb potential for conversion (subject to planning consents). Wrapping around from the front to one side of the home is a garden that is mainly laid to lawn and is perfect for enjoying the tranquillity of the peaceful surroundings.

Spout House is conveniently located for access to the M1, enabling journeys to major cities up and down the country. Amenities are accessible nearby in Wortley and High Green, including supermarkets, shops, public houses, restaurants and cafes. Fox Valley Shopping Park is also reachable within a short journey for a range of additional conveniences. Public footpaths within the local area lead through fields and woodland, including the beautiful Wortley Hall. The Wortley Golf Club and Tankersley Golf Club are both reachable within a short distance. Sheffield city centre is accessible in under 40 minutes by car, and Manchester in just over an hour.

**The property briefly comprises of on the ground floor:** Breakfast kitchen, study/utility room and lounge. Accessed externally is the double garage with a WC.

**On the first floor:** Galleried landing, bedroom 1, bedroom 2, bedroom 3, bathroom and WC.



# GROUND FLOOR

*A composite entrance door with a double glazed obscured panel opens to the breakfast kitchen.*

## Breakfast Kitchen

18'0 x 12'7 (5.49m x 3.84m)

A sizeable breakfast kitchen with front facing UPVC double glazed windows, exposed timber beams, spotlighting and a telephone point. A focal point of the room is the chimney breast, which houses a Coalbrookdale Co. coal effect gas stove. A range of fitted base/wall and drawer units incorporate work surfaces, decorative splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A central island provides additional storage and a granite work surface accommodates space for one chair. Appliances include a Neff five-ring ceramic hob with an extractor hood above, a Neff fan assisted oven, a Neff grill and a Kenwood microwave. There is space/provision for a washing machine. Timber doors open to the study/utility room and lounge.

## Study/Utility Room

18'7 x 6'5 (5.66m x 1.96m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and a range of fitted units. The room houses the Vaillant boiler. Access can also be gained to a loft space.

## Lounge

21'7 x 18'4 (6.58m x 5.59m)

An exceptionally spacious reception room with rear and side facing UPVC double glazed windows, exposed timber beams, pendant light point, central heating radiator, TV/ aerial point, partial laminate flooring and partial stone flagged flooring. The focal point of the room is the open dog grate fireplace with an oak mantel and a stone surround/hearth. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.

From the lounge, a staircase with a timber hand rail and balustrading rises to the first floor.



LOUNGE



LOUNGE



BREAKFAST KITCHEN



LOUNGE



BREAKFAST KITCHEN



LOUNGE

# FIRST FLOOR

## Galleried Landing

Having recessed lighting, a wall mounted light point and a central heating radiator. Timber doors open to bedroom 1, bedroom 2, bedroom 3, bathroom and WC.

## Bedroom 1

10'6 x 10'1 (3.20m x 3.07m)

A double bedroom with a front facing UPVC double glazed window, recessed lighting and a central heating radiator.

## Bedroom 2

9'9 x 9'5 (2.97m x 2.87m)

Another double bedroom with a front facing UPVC double glazed window, recessed lighting, central heating radiator and oak flooring.

## Bedroom 3

13'0 x 9'0 (3.96m x 2.74m)

With a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Access can be gained to a loft space.

## Bathroom

Having a front facing UPVC double glazed window, recessed lighting and a chrome heated towel rail. A suite in white comprises two wash hand basins with chrome mixer taps and storage beneath, and a panelled spa bath with a chrome mixer tap and a recessed tiled shelf above. To one corner is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen. Access can be gained to a loft space.

## WC

Being fully tiled and having a side facing UPVC double glazed window, recessed light point and a low-level WC.



GALLERIED LANDING



BEDROOM 2



BATHROOM & WC



BEDROOM 2



BEDROOM 1



BEDROOM 3



# EXTERIOR & GARDENS

From Spout House Lane, a sliding timber gate set between two pillars with exterior lighting opens to Spout House.

To the front of the property is a sizeable driveway that provides parking for several vehicles and has exterior lighting. Access can be gained to the double garage.

## Double Garage

29'1 x 23'3 (8.86m x 7.09m)

Having an up-and-over door, light, power and a personnel entrance door. Access can be gained to a loft space above the garage. A timber door opens to a WC with a flush light point, a low-level WC and a wall mounted wash hand basin

with traditional chrome taps. An access hatch in the ceiling allows access to the room within the roof void, which has potential for conversion (subject to planning consents).

From the driveway, a set of steps rise to a stone flagged path at the front of the property, which provides access to the main entrance door and lounge. Also to the front is a garden that is mainly laid to lawn and wraps around to the right side of the property with raised dry stone walled borders and a water tap. The boundary is enclosed by timber fencing and dry stone walling.



SPOUT HOUSE LANE



DOUBLE GARAGE



DOUBLE GARAGE

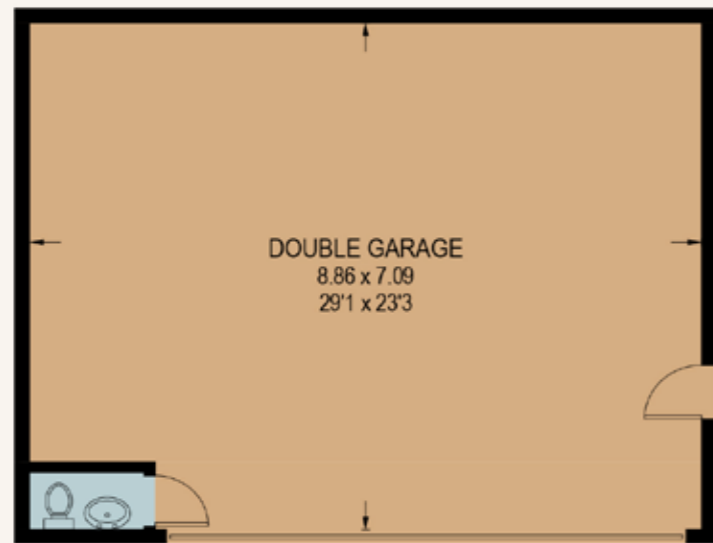
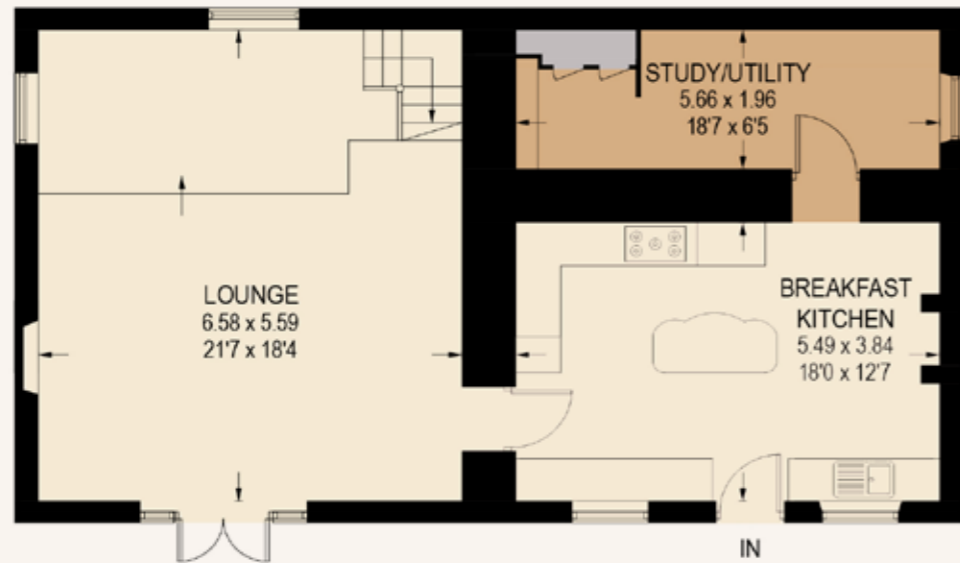


\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:  
850 SQ.FT. (79.0 SQ.M)

Garage Approximate Floor Area:  
676 SQ.FT. (62.8 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
510 SQ.FT. (47.4 SQ.M)

Total Approximate Floor Area (Excluding Garage):  
1360 SQ.FT. (126.4 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>1</b>
LIVING ROOMS <b>1</b>	SQFT <b>1,360</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>F</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		98
81-91	B		
69-80	C		
55-68	D		
39-54	E	47	
21-38	F		
01-20	G		

## Services

Mains gas, mains electricity and mains water. The drainage is connected to a septic tank. The broadband is fibre to the cabinet and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

## Other Information

The property is located within Barnsley Greenbelt.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

# SPOUT HOUSE

Spout House Lane, Bromley, Wortley,  
Sheffield, South Yorkshire, S35 7EY

Offers in Excess of  
£550,000

Viewing strictly by appointment with our  
consultant on: 0114 358 2020

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