UNITED UH HOMES

Hill House Lumb Lane, Oughtibridge, South Yorkshire, S35 0GE

£1,695 PCM

- BEAUTIFUL FAMILY HOME
- EXPOSED BEAMS AND MODERN FIXTURES
- LARGE GARDEN WITH PANORAMIC VIEWS
- GREAT RURAL LOCATION
- £1955 BOND
- THREE DOUBLE BEDROOMS WITH EN-SUITE
- SPACIOUS ROOMS THROUGH OUT
- OFF ROAD PARKING FOR TWO VEHICLCLES
- £1695 RENT
- COUNCIL TAX BAND E - £2,913.88

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VIEWING ESSENTIAL This charming converted barn offers an excellent accommodation with breath-taking views over Onesacre and Bradfield and within close proximity to the Peak District National Park. Extremely high specification throughout, with modern appliances, exposed beams and lots of natural light. Standing in magnificent gardens and rural landscape whilst forming part of a small & exclusive secure development.

Hill House is the original farmhouse having ample character and many outstanding features. The Farmhouse comprises of entrance hall, snug, lounge, kitchen/diner, cellar, stairs & landing, bedroom one with ensuite, two further bedrooms and a family bathroom. To the outside are gardens to the front and rear and off road parking.

3 2 2

Council Tax Band: E

ENTRANCE HALL
The entrance into Hill House is gained through a solid oak door with a glazed panel into the hallway. A further solid oak door to the left leads to the snug area and the access to the right opens to the lounge area.

SNUG
This excellent additional reception room offers a multitude of uses. The focal point of the snug is the original stone fire surround, with full chimney lining to enable a fire or stove to be fitted if required. The snug benefits from; uPVC double glazed window; Central heating radiator; Ceiling spotlights; Carpet flooring; BT and power points;

LOUNGE
The impressive lounge has rear and front facing uPVC windows offering far reaching views over the valley. The room benefits from; Central heating radiator; Ceiling spotlights; Carpet flooring; BT and power points; A feature brick fire surround. Solid oak door leading to the cellar. The lounge has open plan access into the kitchen/diner;

KITCHEN DINER
An excellent family space with; Top of the range fitted kitchen incorporating soft grey toned wall, base and drawer units; Quartz work surfaces, upstands and breakfast bar; Integrated Neff double oven; Induction hob, gloss splash back and extractor fan; Fridge freezer; Dishwasher; Washing machine; Dryer; 1 1/2 Caple sink and drainer with attractive mixer tap; Under unit lighting; Central heating radiator; uPVC double glazed window with superb surrounding countryside views; Vinyl flooring; Recessed ceiling spotlights; Aerial and power sockets; Spacious dining area with uPVC double glazed patio doors leading out to the rear garden;

CELLAR
With; White washed walls; Stone flooring; Ceiling strip lights;

STAIRCASE AND LANDING
With stairs rising to the first floor with; Modern oak and chrome handrail; Carpet flooring; Solid oak doors to the bedrooms, family bathroom and storage cupboard; Exposed beams to the ceiling; Excellent natural light provided via four uPVC double glazed windows; Recessed ceiling spotlights;

BEDROOM ONE
The lovely bedroom one has; uPVC double glazed window; Central heating radiators; Ceiling spotlights; Carpet flooring; Aerial and power sockets; Solid door to ensuite;

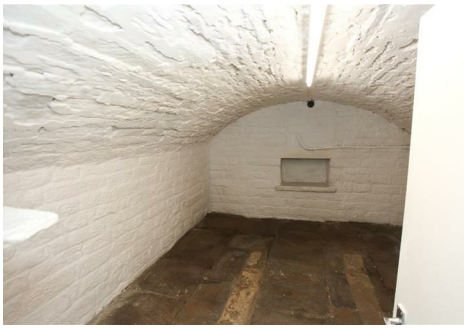
EN SUITE BATHROOM
The ensuite bathroom is beautifully finished with the luxury 'Porcelanosa' brand fixtures, fittings and floor and wall tiles. Comprising of; Bath; Separate shower cubicle; Wash basin and wc, Wall mounted vertical heated towel rail; Ceiling spotlights; uPVC obscure double glazed window; Extractor fan; Shaver point;

BEDROOM TWO
Bedroom two has; Exposed ceiling beams; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the front elevation;

BEDROOM THREE
Bedroom three has; Exposed ceiling beams; Carpet flooring; Recessed ceiling spotlights; Central heating radiator; uPVC double glazed window to the front elevation; Power and aerial sockets;

FAMILY BATHROOM
As in the ensuite, the family bathroom is fully fitted with the luxury 'Porcelanosa' brand fitments, and floor and wall tiles. Comprising of; Bath; Separate shower cubicle; Wash basin and wc; Wall mounted vertical heated towel rail; Ceiling spotlights; uPVC obscure double glazed window; Extractor fan; Shaver point;

OUTSIDE
To the front of the property a sweeping driveway leads down to the development from Lumb Lane. Fledgling Lime, Maple and Hornbeam trees, which line the drive, will mature to give privacy and colour throughout time to come. Hill House is accessed via steps, with a useful side handrail, leading from the parking area. Multi level planting and lawn areas lay behind natural stone walls to the front of the property. To the rear there is a large laid lawn and stone patio areas with superb views over the valley and beyond.

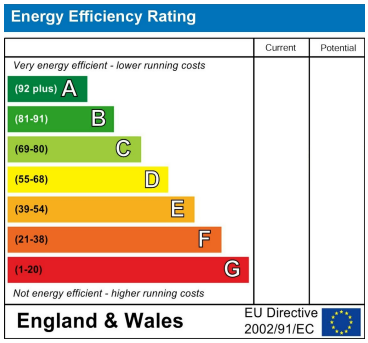


Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:



GROUND FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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