



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Royd Green, Royd Lane, Millhouse Green, Sheffield, S36 9NY

Offers Over £650,000

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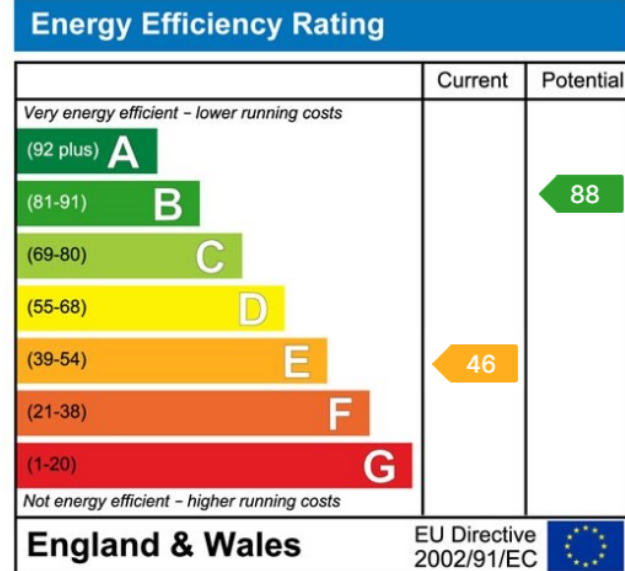
- DETACHED HOUSE
- 5 BEDROOM FLEXIBLE LAYOUT
- WEALTH OF ORIGINAL FEATURES THROUGHOUT
- SOUTH-WEST FACING ASPECT
- IDEAL FOR CASH BUYERS OR DEVELOPERS
- APPROXIMATE 1.3 ACRE PLOT
- FULL RENOVATION PROJECT WITH HUGE POTENTIAL
- OUTBUILDING WITH POTENTIAL FOR ANNEX OR AIRBNB ACCOMMODATION
- STUNNING PANORAMIC VIEWS
- RARE COUNTRYSIDE RESTORATION OPPORTUNITY



A RARE RESTORATION OPPORTUNITY! ... THIS UNIQUE CHARACTER PROPERTY OFFERS AN EXCITING FULL RENOVATION PROJECT FOR THOSE SEEKING TO CREATE A TRULY EXCEPTIONAL COUNTRYSIDE HOME. OCCUPYING AN ENVIABLE SOUTH-WEST FACING PLOT EXTENDING TO APPROXIMATELY 1.3 ACRES. THE PROPERTY ENJOYS ORIGINAL CHARACTER FEATURES WITH BREATHTAKING FAR-REACHING VIEWS AND A STONE OUTBUILDING WITH PREVIOUS PLANNING PERMISSION TO CONVERT TO A HOLIDAY COTTAGE. REQUIRING A COMPREHENSIVE PROGRAMME OF RENOVATION, THIS IS A PROJECT NOT FOR THE FAINT-HEARTED BUT ONE WITH IMMENSE DEVELOPMENT POTENTIAL FOR CASH BUYERS, DEVELOPERS OR AMBITIOUS FAMILIES.



TOTAL FLOOR AREA: 1960 sq ft (182.1 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan 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 fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metagaze (2020)



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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT