



Apartment

# 8 TOTLEY HALL, TOTLEY HALL LANE, TOTLEY, SHEFFIELD, S17 4AA

PCM

## £1,200

### FEATURES

- Two Spacious Double Bedrooms
- Exclusive Historic Totley Hall Courtyard Setting
- Private Covered Parking
- Generous Open-Plan Living & Dining Space
- Grade II Listed Estate Dating Back to 1623
- Picturesque, Well-Maintained Communal Grounds



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# 2 Bedroom Apartment located in Totley

Call us on

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<http://www.ascentlettings.co.uk>

**Council Tax Band**

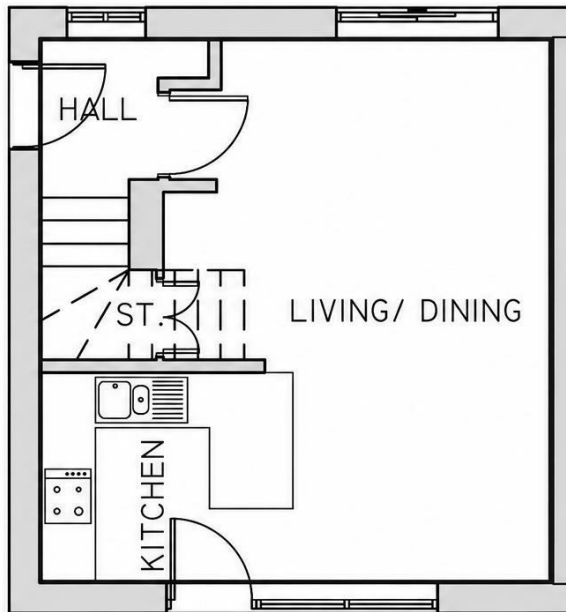
An exceptional two-bedroom coach house nestled within the picturesque courtyard of historic Totley Hall, a magnificent Grade II listed estate dating back to 1623. Surrounded by beautifully maintained communal grounds, mature greenery and a wonderfully peaceful setting, this unique home offers an idyllic countryside lifestyle.

Boasting two generously proportioned double bedrooms, a stylish bathroom and spacious open-plan living accommodation, the property is beautifully furnished throughout. Further benefits include private covered parking and a raised rear patio, perfect for enjoying the tranquil surroundings.

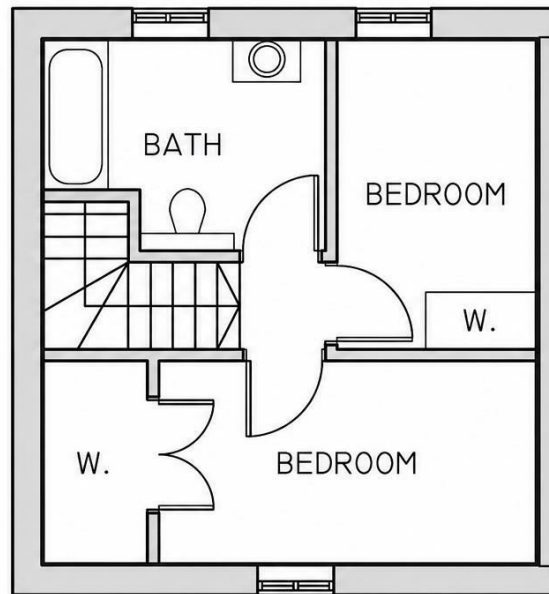
Positioned on the doorstep of the breathtaking Peak District National Park, yet within easy reach of Dore Village, charming country pubs, independent cafés and excellent transport links. A rare opportunity to enjoy the character and tranquillity of a historic estate with all the comforts of modern living.

Location & Nearby Amenities -

## 8 Totley Hall



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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