



Crabtree Cottage, School Lane  
Greenhill  
Sheffield  
S8 7RL

Saxton Mee



Main house sitting room



Main house living room



School Lane,  
Greenhill, Sheffield S8 7RL  
Offers Around £750,000 - Freehold

Nestled in the charming village of Greenhill, Sheffield, this superb Grade II listed detached cottage (number 3-5 School Lane) offers a delightful blend of period features and modern comforts. Spanning an impressive 1,999 square feet, the main property boasts three spacious reception rooms, perfect for entertaining or relaxing with family along with three double bedrooms and two bathrooms.

One of the standout features of this home is its enchanting gardens, which are a true haven for nature lovers. The gardens are brimming with a variety of fruits, including strawberries, raspberries, gooseberries, and a selection of apples, making it a delightful spot for gardening enthusiasts or those who simply enjoy fresh produce.

The cottage is adorned with quirky characteristics that add to its charm, such as two staircases, log burning stoves, and beamed ceilings, all of which create a warm and inviting atmosphere. The property also includes number 1 School Lane, a detached one-bedroom stone cottage ideal for rental opportunities or as an Airbnb, providing additional income potential.

With parking available for up to five vehicles, convenience is at your fingertips. This home offers the best of both worlds, allowing you to enjoy the tranquillity of countryside living while being just a stone's throw away from the conveniences of city life. This property is a rare find, perfect for those seeking a unique and characterful home in a picturesque setting.

- Grade II Listed property with additional one bed detached stone cottage (ideal for rental)
- Ample off road parking for up to five vehicles
- Main house has three double bedrooms and two bathrooms, laundry room and walk in pantry
- Superb range of nearby amenities
- Council Tax Band: F
- Beautiful large cottage garden with an abundance of fruits and plants
- Wealth of charm and character
- Well away from the main thoroughfare yet close to the heart of the village
- Viewing by appointment only
- Tenure: Freehold





**DETACHED ONE BED STONE COTTAGE**









Approximate total area<sup>m</sup>  
1551 ft<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

GIRAFFE360  
Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.