



11 Barker Hades Road | Letwell | S81 8DF

Guide Price £450,000 to £475,000

Bell & Co Estates are proud to present Limetree Cottage. This truly unique home combines charm, space and versatility, making it perfect for growing families or multi-generational living. A welcoming entrance hallway leads through to a living room, complete with feature fireplace and front-facing views. The adjoining dining room offers generous proportions. The heart of the home is the kitchen, fitted with a range of high-quality units, integrated appliances and ample worktop space, with an adjoining utility room for added convenience. To the rear of the property sits a magnificent sitting room, an expansive 30ft space with dual aspects and French doors opening onto the garden, flooding the area with natural light. The ground floor also benefits from a guest WC, multiple handy store rooms, and access into the garage and car port through a further hallway. The first floor provides a spacious landing leading to two generous double bedrooms, each with ample room for furnishings. A fully fitted family bathroom with both bath and separate shower serves this level. The upstairs rear of the property floor continues to impress with two further excellent-sized bedrooms. A contemporary central bathroom completes this floor. Limetree Cottage sits on a substantial plot with mature gardens, outdoor store space and excellent parking provisions. Situated close to local amenities, transport links and countryside walks, this fantastic property offers the perfect balance of convenience and tranquillity. This is a home that blends charm, scale and practicality effortlessly - early viewing is highly recommended. Call Bell & Co Estates now!



LIMETREE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 281.7 SQ M / 3032 SQ FT

STORE = 2.5 SQ M / 27 SQ FT

TOTAL = 284.2 SQ M / 3059 SQ FT

(EXCLUDING GARAGE / CAR PORT / STORES)

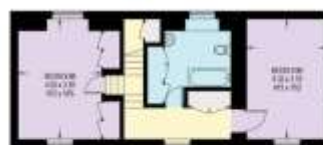


Illustration is for identification purposes only,
measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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