

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



Smallfield Cottage, Smallfield Lane, Sheffield, S6 6LJ

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Description

This beautiful farmhouse has been lovingly restored since the current owners acquired the property 40 years ago. The finish, both on the inside and out, is quite superb and includes a modern interior with quality fixtures and fittings designed to accentuate the original features of this gorgeous home. The property occupies an idyllic setting, on the edge of Agden Reservoir, a mile or so away from the amenities that are found in both High and Low Bradfield, on a substantial, south facing plot that includes a two acre paddock. It is suggested that as far as locations go, it will be hard to beat this setting. The rural and private situation is complemented by having a couple of houses next door to ensure a higher degree of security and peace of mind and even the approach to Smallfield Cottage has a calming influence on the owner. The road winds its way through the countryside and offers glimpses of azure water, through the trees, creating a quite serene feel to the daily



- Three bedrooms (used to be four) including a quite magnificent principal suite with a large dressing area.
- Smart breakfast kitchen with quality, integrated appliances and Quartz work surfaces that extend to a prominent breakfast bar.
- Large, detached double garage with two integrated stores providing the potential for stabling or ancillary accommodation if preferred (subject to consent).
- Two luxurious shower rooms (one ensuite) with contemporary fixtures and fittings being framed by elegant tiling.
- Fully equipped utility room, separate ground floor W.C and a front porch accessible from the lower drive.
- Beautiful landscaped grounds that include areas of lawn and terrace and open onto a large, two acre paddock.
- Substantial, open plan living room with a wood burning stove, beamed ceiling and window seat.
- Two drives offering plenty of parking.
- Council Tax Band F and Freehold.

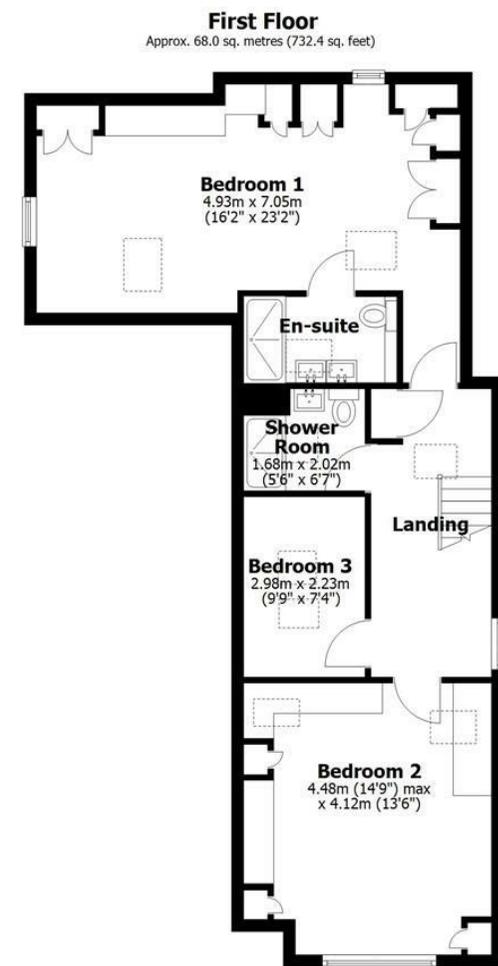
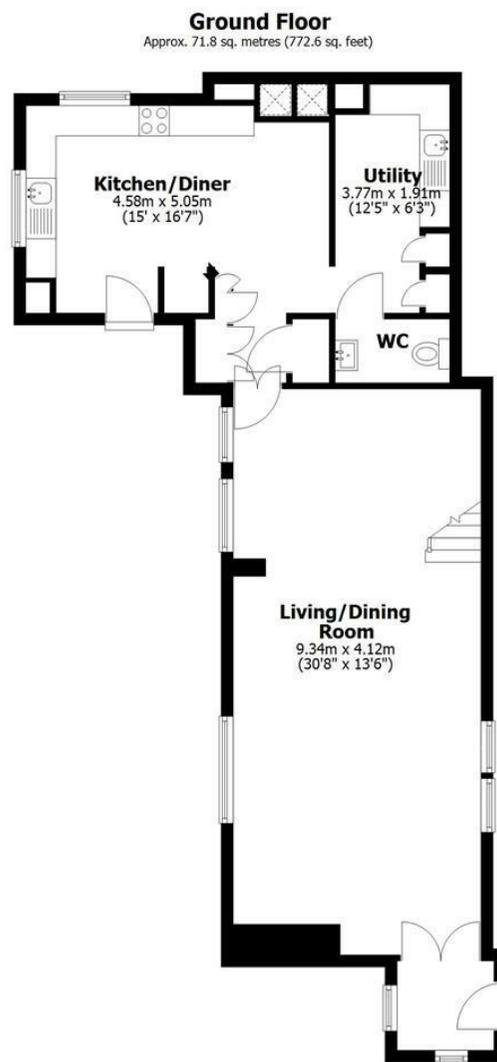
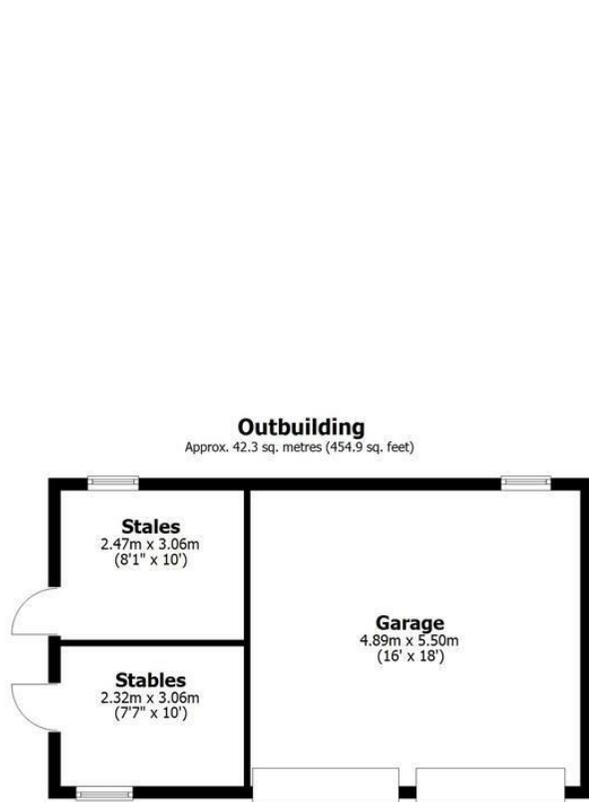


commute. The property is situated in a slightly elevated position from the road and can be accessed from two driveways. The one at the bottom is gated and provides off road parking for one or two cars while the main drive winds its way through the immaculately landscaped formal gardens to the house and garage block. The garage block includes two garages and two separate storage rooms and it is suggested that they could be redeveloped into ancillary accommodation or stabling if preferred and subject to the necessary consents. Beyond the outbuilding there is access to a large, two acre paddock that ascends a gentle slope to the rear boundary and provides plenty of space for equestrian pursuits. The main, formal gardens include a smart, stone flagged terrace area with a fixed seating area making the perfect setting for BBQ's and alfresco dining in the warmer months of the year. The property has been extended in recent years to add two further bedrooms and a larger kitchen and now offers 1909 square feet of living space (including the outbuilding) however two of the bedrooms have now been combined to create a spacious principal suite which has a truly luxurious feel. Internally there are now three double bedrooms, two beautifully designed shower rooms, a large, open plan living room and a kitchen that will be sure to impress even the most serious of gourmets. Smallfield Cottage is a property that combines a stunning location with plenty of land alongside an exceptional finish and represents an exciting opportunity that should not be missed.









Total area: approx. 182.1 sq. metres (1959.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Smallfield Cottage

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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