



Andrew Carr Farm Oughtibridge Lane, Oughtibridge, Sheffield S35 8QD



Lettings

# Andrew Carr

## Oughtibridge

Per Month

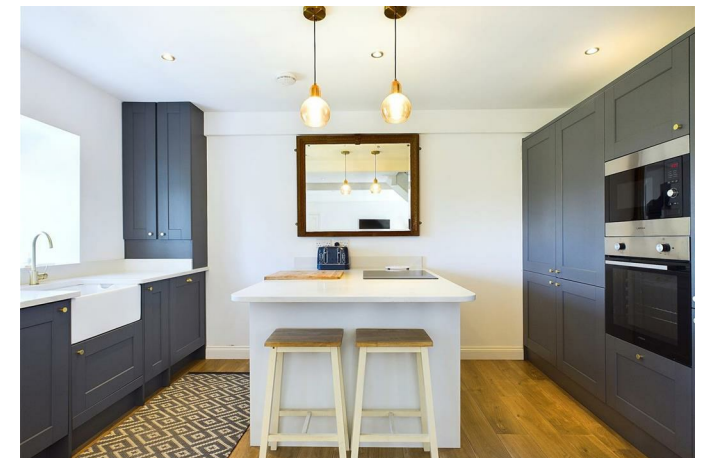
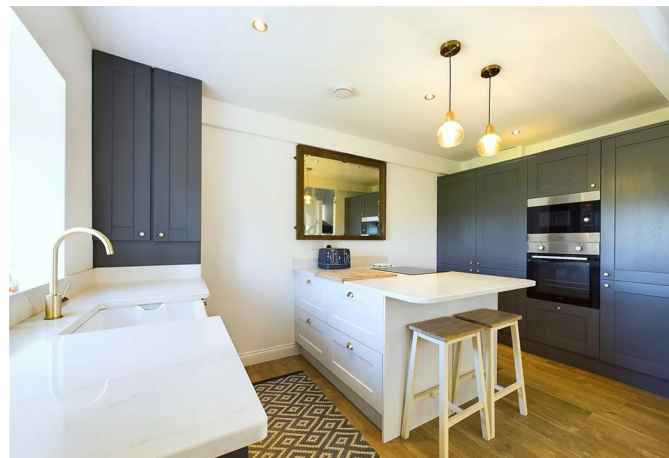
# £2,000 Per Month

Set within a sprawling acre of land in a truly picturesque setting, The Old Dairy boasts breathtaking countryside views that will take your breath away. Imagine waking up to the tranquil beauty of nature right outside your window, offering a peaceful and idyllic retreat. The unique character of this former dairy adds a wonderful touch of charm and nostalgia to the living space, making it a truly special place to call your own.

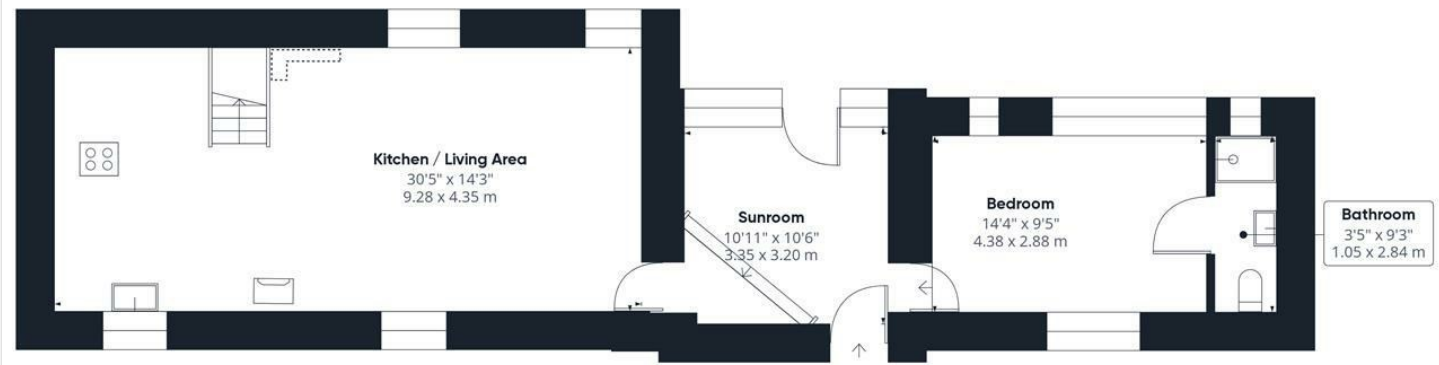
Securely situated within an exclusive electric gated community, the property perfectly balances rural seclusion with everyday convenience. Residents benefit from easy access to local amenities and delightful open countryside, as well as falling within the highly sought after catchment areas for Oughtibridge Primary School and Bradfield Secondary.

The property itself offers beautifully designed accommodation throughout. On the ground floor, you are welcomed by a stunning, light filled sun room that flows seamlessly into a spacious, open plan living, dining, and kitchen area. This level also features a comfortable double bedroom complete with its own en suite. A staircase leads to the first floor, which comprises a generous master double bedroom alongside a further well proportioned double bedroom. Completing the upstairs living space is a family bathroom, fitted with a contemporary three piece white suite and an over bath shower.

UNFURNISHED. Restrictions: No smokers. Energy Efficiency Rating E. Council Tax Band - Awaiting Information







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1148.93 ft<sup>2</sup>  
 106.74 m<sup>2</sup>

**Reduced headroom**  
 9.86 ft<sup>2</sup>  
 0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)



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