

Bryn Cottage, 5 Hillfoot Road, Sheffield, S17 4AP

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## Description

The pretty and exclusive older part of Totley Village is such a great place to live but opportunities to live here are understandably limited. 'The Village' is made up of a handful of residences that are situated at the top of Hillfoot Road and a few more that are found on the other side of Baslow Road, leading down Totley Hall Lane into Gillfield Woods. 'Bryn Cottage' is situated at the brow of Hillfoot Road and is ideally placed to access both 'outstanding' primary schools that are found close by and to access the stunning scenery of Blackamoor and the surrounding countryside. The property itself has a lovely feel, constructed in stone with original features including beamed ceilings inside, it has a really homely feel. There has also been works undertaken on the second floor which now provides a large occasional room that can be accessed via a staircase from the first floor landing. Although not done to regs this space perhaps provides room for additional accommodation if the necessary regs were acquired and, even if they weren't, it is accessible storage/occasional space that can be used in other ways. Externally the property does have its limits. If you are looking for a garden then this is not the home for you. 'Bryn Cottage' has a block paved drive for one car and a very small terrace area outside the side entrance and that is it. There are of course two parks in Totley where children can blow off some steam and a short walk from your own doorstep takes you into Totley Bents which acts as the gateway to the natural beauty of Blackamoor and The Peak Park so all is not lost! On your return from a walk you can also rest your weary legs in any one of three award winning restaurants/pubs that combine to give the area a vibrant social scene in the evenings, at weekends and encourage visitors throughout the year.

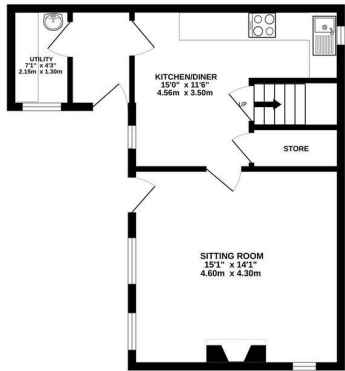
- Grade 2 listed cottage, EPC exempt but having double glazing and gas central heating.
- Two bedroom property with an occasional loft room that provides the potential for future use (subject to regs).
- Modern kitchen with Belfast sink, Quartz work surfaces and a charming beamed ceiling.
- Spacious sitting room with fireplace and working shutters.
- Rear lobby/boot room, separate utility room and a first floor bathroom.
- Block paved off road parking for one car.
- NO GARDEN but having a small terrace area outside the rear lobby.
- No onward chain.
- Excellent location in the very desirable old part of Totley Village, close to The Crown, The Cross Scythes and The Cricket Inns alongside scenic countryside walks.
- In catchment for some of the best local authority schools in the city.



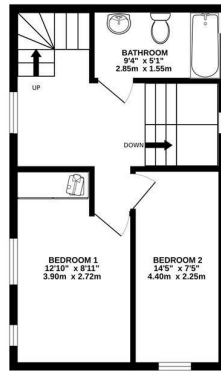




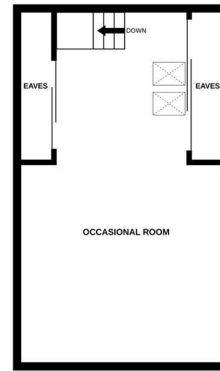
GROUND FLOOR  
488 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1280sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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