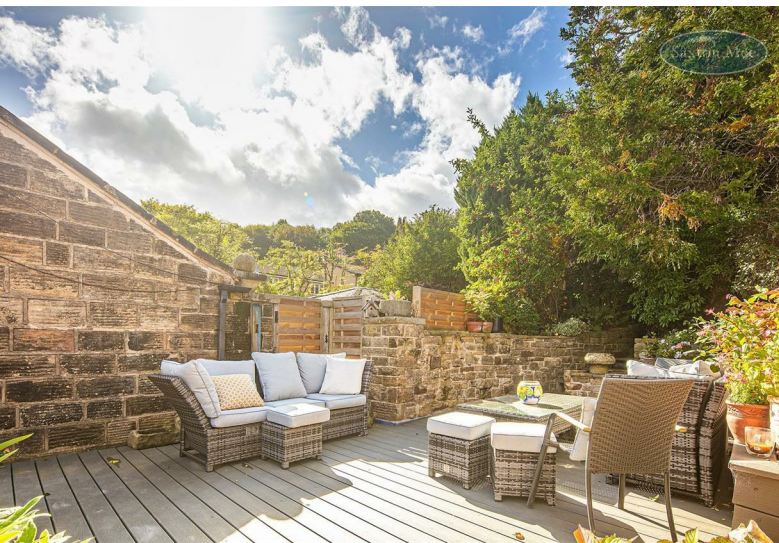


Saxton Mee



Green Lane Wharnccliffe Side Sheffield S35 0BL
Asking Price £550,000

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**** NO CHAIN ** FREEHOLD **** This much-loved, recently refurbished detached cottage perfectly blends period charm with contemporary living. Set back from Green Lane in a peaceful and highly desirable residential area of Whamcliffe Side, this unique home must be seen to be fully appreciated. Retaining many original features while finished to a high standard, it offers the ideal combination of character, comfort, and modern convenience.

Tastefully decorated throughout, the open-plan ground floor is filled with natural light and offers a seamless flow between spaces. A solid oak front door opens into the entrance hall, complete with a large coat and boot storage cupboard and additional under-stairs storage. Oak flooring runs throughout the ground floor, creating warmth and continuity.

From the hall, there is access to both the kitchen/breakfast room and the dining room. The bespoke Russell Hutton kitchen features quality units with contrasting granite worktops, incorporating the sink and drainer. Integrated appliances include a double electric oven, induction hob with extractor, dishwasher, and space for an American-style fridge freezer. A central granite-topped island provides additional workspace and a sociable breakfast area.

The downstairs shower room retains original character with exposed beams, stone wall detailing, a shower enclosure, WC, and wash basin. The dining area opens via double doors into the lounge, which showcases exposed beams, original stonework, and a stunning cast-iron multi-fuel stove set into a stone fireplace — the true focal point of the room.

- FOUR BEDROOMS & TWO BATH/SHOWER ROOMS
- SOUTH-WEST FACING ROOF TERRACE AND GARDEN WITH POTTING SHED & VEGETABLE PATCH
- FURTHER PRIVATE ROOF TERRACE ACCESSIBLE FROM THE MAIN BEDROOM
- DOUBLE-WIDTH DRIVEWAY AND GARAGE
- LARGE CELLAR IDEAL FOR STORAGE OR WORKSHOP USE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- CHARACTER FEATURES INCLUDING EXPOSED BEAMS, OAK FLOORING, ORIGINAL STONEMWORK, AND CAST IRON MULTI-FUEL STOVE
- PEACEFUL, WELL-CONNECTED LOCATION WITH COUNTRYSIDE WALKS ON THE DOORSTEP
- EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS EXCEPTIONAL HOME





FIRST FLOOR

From the entrance hall, stairs rise to the first-floor landing, which provides access to one of the roof terraces. The principal bedroom is dual aspect, easily accommodating a super king-size bed, with exposed beams, ample storage, and French doors opening to a private roof terrace. Further access to the main south-west facing terrace is ideal for morning coffee or al fresco dining and can also be reached via an external wrought iron staircase. An interconnecting door leads from the principal bedroom to bedroom four, currently used as a dressing room. Bedroom two is dual aspect and features ladder access to a spacious loft area, while bedroom three enjoys a charming rear aspect with an oak window seat. The family bathroom comprises a three-piece suite including a jacuzzi bath, WC, and wash basin.

OUTSIDE

A double-width driveway provides off-road parking for up to three cars and leads to a garage with power and lighting. To the side of the property, a cellar offers excellent storage and houses the gas boiler. Steps lead to a south-west facing roof terrace with composite decking, extending to a further roof terrace, and winding steps lead to a workshop/store — perfect for hobbies or additional storage. A garden includes a potting shed and vegetable patch, ideal for outdoor living enthusiasts.

LOCATION

Situated in a sought-after, quiet location, the property is close to Glen Howe Park, local play areas, and countryside walks from the doorstep. The villages of Wharnciffe Side and Oughtibridge offer excellent amenities including cafés, pubs, GP surgery, Co-op, and schools. Fox Valley Shopping Centre, Sheffield City Centre, and major motorway links are all a short drive away, with a train station just 25 minutes distant. The Peak District and Bradfield are nearby, offering stunning walks, including Glen Howe Park, Morehall, and Ewden Dams.

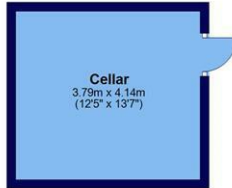
VALUER

Greg Ashmore MNAEA

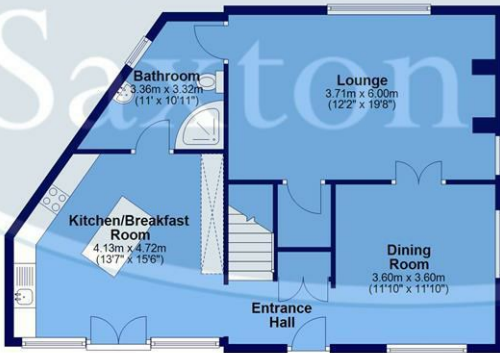
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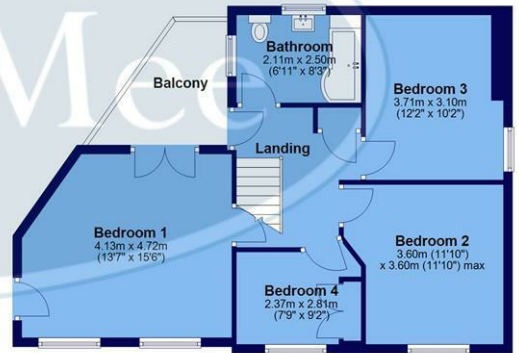
Cellar
Approx. 15.7 sq. metres (169.1 sq. feet)



Ground Floor
Main area: approx. 70.4 sq. metres (757.6 sq. feet)
Plus garage, approx. 20.4 sq. metres (219.3 sq. feet)



First Floor
Approx. 63.1 sq. metres (679.6 sq. feet)



Main area: Approx. 149.2 sq. metres (1606.3 sq. feet)
Plus garage, approx. 20.4 sq. metres (219.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-34)	D		
(21-20)	E		
(15-10)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions		66	76
England & Wales		EU Directive 2002/91/EC	