



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Sheffield Road, Oxspring, Sheffield, S36 8YQ

Offers Over £400,000

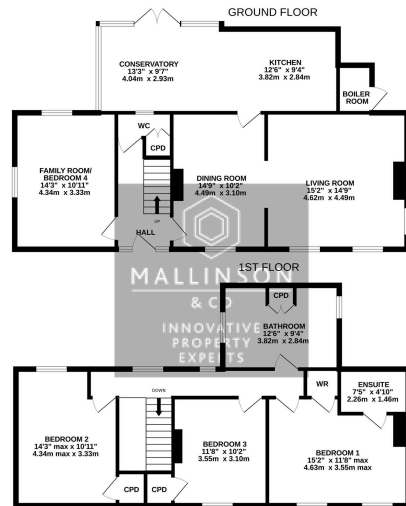
🛏️ 3 🚿 3 🚺 3



- SEMI DETACHED
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- DINING KITCHEN
- CONSERVATORY
- EN SUITE TO BEDROOM 1
- DETACHED DOUBLE GARAGE & DRIVEWAY
- LOW MAINTENANCE GARDEN TO FRONT & REAR
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS



CHARACTER, SPACE AND VILLAGE CHARM ... DATING BACK TO THE EARLY 1800S, TOLL BAR FARM IS A SIMPLY OUTSTANDING PERIOD FARMHOUSE OCCUPYING A PROMINENT CORNER PLOT WITHIN THE SOUGHT-AFTER VILLAGE OF OXSPRING. RICH IN CHARACTER AND BEAUTIFULLY PRESENTED THROUGHOUT, THE HOME RETAINS A WEALTH OF ORIGINAL FEATURES INCLUDING EXPOSED BEAM CEILINGS, IMPRESSIVE INGLENOOK FIREPLACES AND TRADITIONAL DETAILING, ALL THOUGHTFULLY BLENDED WITH MODERN COMFORTS. OFFERING FLEXIBLE ACCOMMODATION WITH THREE TO FOUR BEDROOMS, THREE RECEPTION AREAS AND A SPACIOUS DINING KITCHEN, THE PROPERTY IS IDEALLY SUITED TO FAMILIES OR COUPLES SEEKING CHARACTER LIVING IN A DESIRABLE VILLAGE SETTING. THE HOME FURTHER BENEFITS FROM GENEROUS OUTDOOR SPACE, OFF-STREET PARK REMAINING NEARBY PENITENTIAL SCHOOLS, AND LOCAL AMENITIES.



TOTAL FLOOR AREA: 1500 sq ft. (148.8 sq.m.) approx.
When any element has been made to ensure the accuracy of the information contained herein, measurement of other, unshown, areas and any other items are approximate and to be taken as an indication only. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT