



1 Olive Terrace

Black Lane, Loxley, Sheffield



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Loxley

Sheffield, S6 6SE



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An excellent opportunity to acquire an attractive stone built end terraced cottage, with attractive landscaped gardens to the rear and side of the property and a good range of outbuildings. The property is located in a desirable sought after area, situated within a prominent location with extensive views

For sale by Private Treaty

Guide Price: £330,000



Bakewell Office - 01629 812777



bakewell@bagshaws.com

Location:

1 Olive Terrace occupies a desirable and peaceful position within the highly regarded village of Loxley, on the western fringes of Sheffield. The property enjoys an attractive semi-rural setting whilst remaining conveniently accessible to a wide range of amenities. Nearby villages and towns provide a excellent range of facilities including highly regarded schools, shops, restaurants, churches and public houses.

Despite its peaceful location, Sheffield City centre is located just 5.4 miles to the south east, whilst the rural village of High Bradfield is approximately 3.5 miles to the north west. The Peak District National Park is also within easy reach to the west, offering an abundance of scenic walks, bridleways, trails and renowned beauty spots.





Accommodation

1 Olive Terrace is a delightful and beautifully presented period cottage, brimming with charm and character. Arranged over three floors, the property offers well-proportioned accommodation throughout, with each room enjoying attractive views across the surrounding countryside, woodland and landscaped gardens.

The property is approached via the main front entrance, where a solid wooden door leads into a welcoming kitchen/dining room. Fitted with a range of wooden wall and base units, the kitchen enjoys pleasant views across the adjoining grassland, whilst an exposed stone chimney breast provides an attractive focal point, enhancing the cottage's period character. The kitchen offers ample space for dining and serves as the heart of the home.

Leading through from the kitchen is a spacious yet cosy sitting room, creating a warm and inviting living space. Large windows offer delightful views over the mature landscaped gardens, the nearby weir and the surrounding natural scenery, providing a peaceful outlook throughout the year.

A staircase rises to the first floor landing, where the principal bedroom is a generous and light filled double room enjoying picturesque views over the adjoining woodland and wildlife areas. A second bedroom, currently arranged as a comfortable single room, also benefits from far reaching views across the surrounding locality. Completing the first floor is a small but well-appointed family bathroom, fitted with a bath, wash basin and toilet.

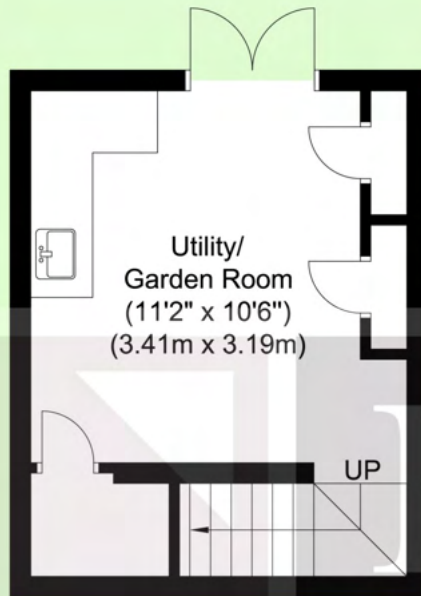
The lower ground floor is accessed via a staircase from the kitchen, with the added benefit of independent external access through timber patio doors opening directly onto the garden. Currently utilised as a utility and office area, this versatile space offers excellent potential for a variety of uses, including a home office, studio, hobby room or additional storage.

Overall, 1 Olive Terrace is a charming period home of considerable character, offering comfortable accommodation, versatile ancillary space and an enviable setting, making it an ideal opportunity for those seeking a peaceful home in a desirable location.





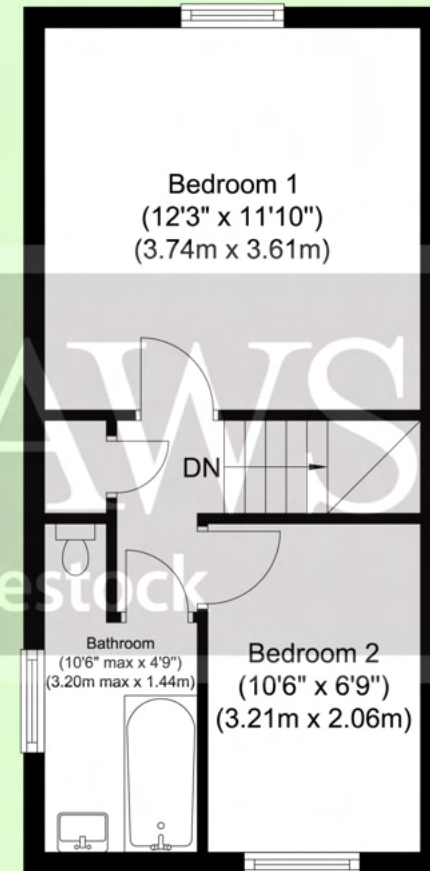
Lower Ground Floor



Ground Floor



Top Floor



1 Olive Terrace, Black Lane, Loxley, Sheffield S6 6SE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Assessments First

EST 1871





Externally

The property occupies a generous and attractively landscaped plot, with beautifully maintained gardens extending to the side and rear. Thoughtfully designed to create a peaceful outdoor environment, the gardens comprise well kept lawned areas, established shrub and flower borders, productive vegetable plots, and a variety of mature fruit trees and planting, providing all year round interest.

Stone flagged patio terraces adjoin the rear of the property, creating delightful spaces for outdoor dining and entertaining whilst taking full advantage of the attractive outlook across the surrounding green spaces. The sound of the nearby weir further enhances the tranquil setting, making the gardens a particular feature of the property.

Outbuildings

The property further benefits from a range of traditional brick built outbuildings situated to the side of the cottage, offering additional useful storage. These comprise:

- A traditional brick built workshop with direct access from Black Lane.
- Former pigsty's (shared ownership, with one-third owned by a neighbouring property), providing practical storage space.
- Joint Ashes place (shared ownership, with one-third owned by a neighbouring property), offering further useful storage space.



General Information

Directions:

From the village of Loxley head north west along Rodney Hill and continue along this road for approximately 200 yards then take a sharp left turn on to Loxley Road, continue along here for approximately 100 yards then take a right turn on to Black Lane and continue along here for 300 yards and the property is located on the left hand side.

What3Words: ///rarely. hulk.affair

Services:

The property benefits from mains electricity, gas and water, with foul drainage via a private septic tank.

Tenure and Possession:

The property is sold freehold with vacant possession upon completion.

Viewing:

Strictly by appointment through the Bakewell Office of Bagshaws as sole agents on 01629 812777 or email Bakewell@bagshaws.com.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements whether or not they are described in these particulars.

Neighbouring properties have rights of way across the gardens of the property to access third party properties, further details can be provided upon request from the vendors solicitors.

Whilst not exercised the front garden can be used by properties 2&4 for the purposes of drying washing. Further details of this can be provided upon request from the vendors solicitors.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Additional Land:

The successful purchaser of the property will have the option to purchase an additional area of land which surrounds Olive Terraces. Further details can be provided upon request.

Council Tax: E

EPC: E

Method of Sale:

The property is offered for sale by Private Treaty.

Local Authority and Planning Authority:

Sheffield City Council, 1 Union Street, Howden House, Sheffield, S6 2SH

Sporting, Timber and Mineral Rights:

The rights are all included in so far as they exist.

Vendor's Solicitors:

LFBB Solicitors (Ian Clay), 14-16 Paradise Square, Sheffield, S1 2DE

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

Owing to the property's location, mobile network coverage may be limited. Prospective purchasers are advised to consult the website of Ofcom (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this area.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





Agricultural Business Centre, Bakewell, Derbyshire, DE45 1AH

T : 01629 812777

E : Bakewell@bagshaws.com

www.bagshaws.com

In partnership with Bury and Hilton

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