



Manor Farm House | Wales | S26 5RB

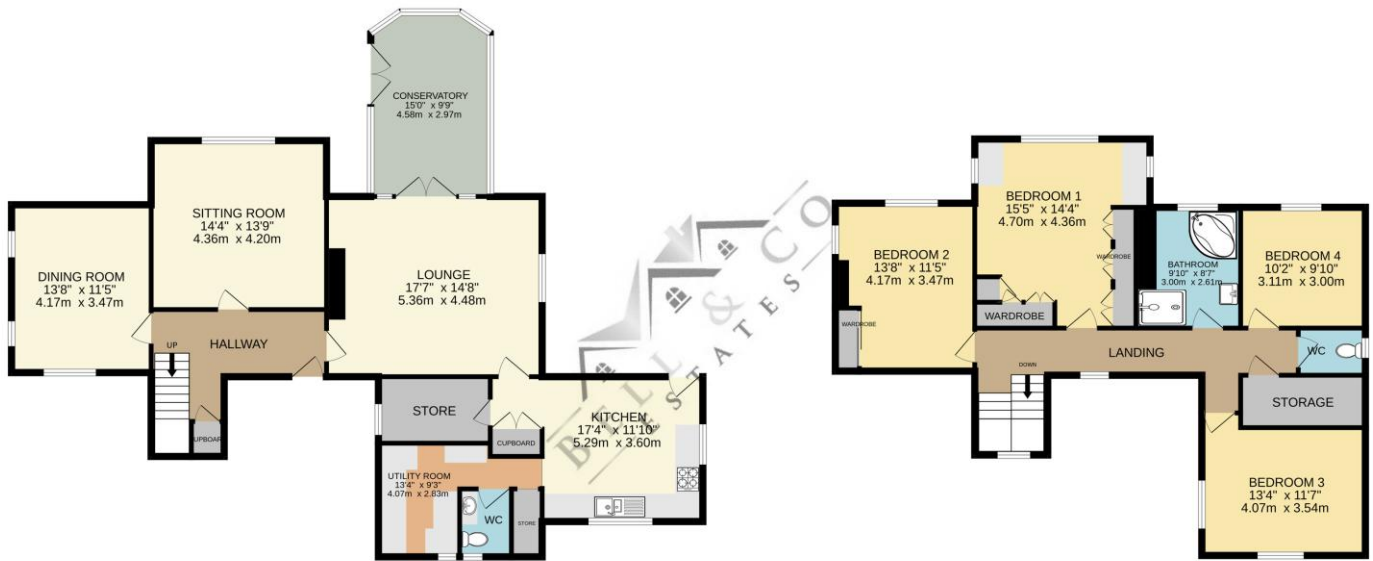
£600,000

Bell & Co Estates are delighted to present this impressive four-bedroom detached family home, ideally situated in the sought-after village of Wales and offered to the market with no onward chain. Upon entering the property, you are welcomed into a spacious entrance hall providing access to the main living accommodation. The ground floor offers a fantastic selection of reception spaces, including a bright and comfortable lounge, separate sitting room and dining room, providing flexibility for family living, entertaining and relaxation. The heart of the home is the well-appointed modern kitchen, offering a range of fitted units, workspace and ample room for everyday cooking. The property also benefits from a useful utility room and downstairs WC, adding further practicality. A conservatory provides an additional versatile space overlooking the garden, perfect for enjoying the outdoors throughout the year. The first floor boasts four well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes, draws and dressing table, alongside four further bedrooms offering excellent flexibility for children, guests, a home office or hobbies. A modern family bathroom with separate shower and bath, with additional WC complete the upper accommodation. Externally, the property offers a generous plot with gardens providing a private outdoor setting, ideal for family enjoyment and entertaining. The size and position of the property make it a rare opportunity within this popular location. Early viewing is highly recommended, call Bell & Co Estates today.



GROUND FLOOR
1216 sq.ft. (112.9 sq.m.) approx.

1ST FLOOR
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2111 sq.ft. (196.1 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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Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

Manor Farm
Wales Road
Kiveton Park
SHEFFIELD
S26 5RB

Energy rating

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Valid until
4 March 2028

Certificate number
0479-2823-6891-9498-4331

Property type Detached house

Total floor area 181 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements