



HUNTERS[®]
HERE TO GET *you* THERE

Thornhurst Thorn House Lane, Wharnccliffe Side, Sheffield,
S35 0DX

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Asking Price £495,000

Hunters Hillsborough present a superb stone built family home along with a double garage and outbuildings, situated within 4 acres of land and retaining many original features. Set back from the road and accessible via a private gated driveway, the property dates back to the late 1800's and has been in the current occupier's family for over two generations. Nestled in open countryside at the edge of the Peak National Park and offering views over the valley and beyond, this superb dwelling is offered for sale with no onward chain. Entry via the side door off the multiple car driveway into the porch. Through to the cottage style kitchen with the original stone flooring. A range of wooden units are accompanied with Granite work surfaces and tiled walls. Space for a range cooker and access to a walk in larder with shelving space and electrics for a fridge freezer. The main entrance hallway offers access through a stained glass windowed side door via the garden. Large cloakroom to the rear of the stairs with a W/C and sink basin along with a handy coats and boots cupboard. From the main hallway you will find the family room comprising a sitting room/diner. This really is the hub of the home with superb decor and high ceilings with double coving, picture rails and stone feature fireplace with an electric fire. Large bay window offers garden views and there is access into a conservatory. Separate relaxing sitting room with side and rear views and a log burner, ideal for cosy winter evenings. Upstairs you will find two large double bedrooms both with stripped back wooden flooring and cast iron open fires. Further good size bedroom used as an office. Handy storage room with access to the loft. Family bathroom with a Jacuzzi bath, W/C, sink basin and a separate shower cubicle with jacuzzi jets. To the side of the house is a lean-to wash room with plumbing for a washing machine and access to the oil boiler with the 1000 litre oil tank situated to the rear of the garage.

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Ground Floor

Floor area 92.1 sq.m. (991 sq.ft.)



First Floor

Floor area 76.2 sq.m. (820 sq.ft.)

Total floor area: 168.2 sq.m. (1,811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

OUTSIDE

To the side of the house is a lean-to wash room with plumbing for a washing machine and access to the oil boiler with the 1000 litre oil tank situated to the rear of the garage. The property has a long driveway with gardens to both sides. Large garage and a further outbuilding for storage. Rear garden with a raised pond and a selection of mature shrubs and trees. Path leading up to the top fields. Large field to the side currently leased out for sheep grazing. The disposal of fluids and waste is via a cesspit tank in the front garden.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band F.

VACANT POSSESSION

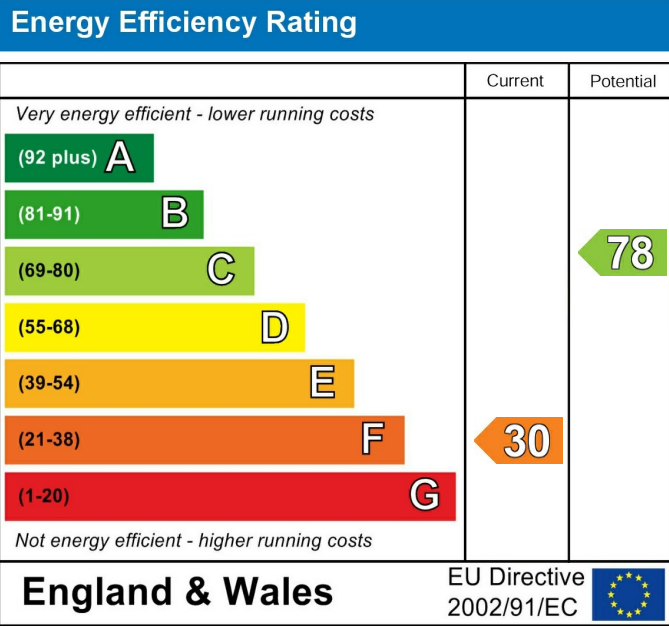
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to

confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







