



**HUNTERS**<sup>®</sup>  
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Studfield Cottage, 130 Studfield Hill, S6 4SJ

# Studfield Cottage

Asking Price £450,000

Hunters Hillsborough are delighted to present a rare opportunity to acquire a stunning stone-built detached family home situated on the popular street of Studfield Hill. Studfield Cottage is set back from the road and nestled in the picturesque area bordering Loxley and Wisewood. This charming four-bedroom property beautifully combines historical elegance with modern luxury, making it an ideal residence for families seeking both comfort and style.

Viewing is highly recommended to appreciate the size of accommodation on offer featuring a relaxing lounge with a delightful bay window that overlooks the well-maintained grounds. The heart of the home is undoubtedly the superb fully fitted kitchen, which flows seamlessly into the dining area, complete with a traditional stone-built fireplace and a cosy gas fire, perfect for those chilly evenings.

The versatile accommodation includes an office and a snug, providing ample space for work and leisure. A convenient downstairs W/C and utility room add to the practicality of this lovely home. Bedroom four boasts an en-suite, while three additional bedrooms including the relaxing master bedroom, offer plenty of space for family or guests. The modern bathroom is designed with comfort in mind, ensuring a tranquil retreat.

Outside, the extensive outdoor spaces are perfect for entertaining or simply unwinding, featuring a charming orangery that allows you to soak in the stunning views that surround the property. The garden, lovingly maintained by the current owner, is generously sized and bordered by a traditional dry stone wall, providing both privacy and a sense of tranquillity.

With parking for two vehicles via a private drive, Studfield Cottage is conveniently located near the amenities of Loxley and Wisewood, while also offering easy access to the beautiful open countryside. This property truly represents a unique blend of historical charm and modern living, making it a must-see for discerning buyers.

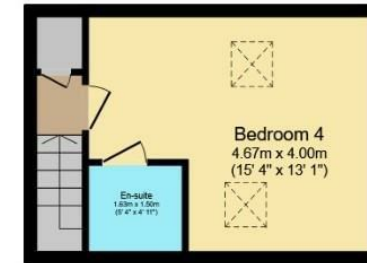
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**

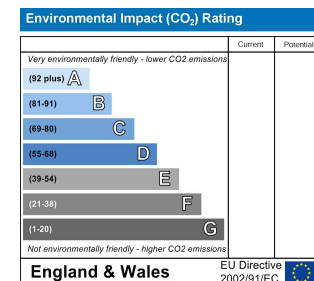
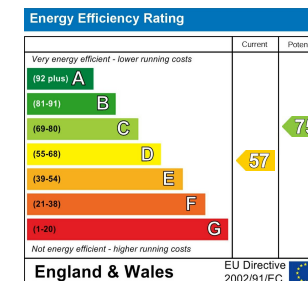


**Second Floor**

Total floor area 147.8 sq.m. (1,590 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## 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 D

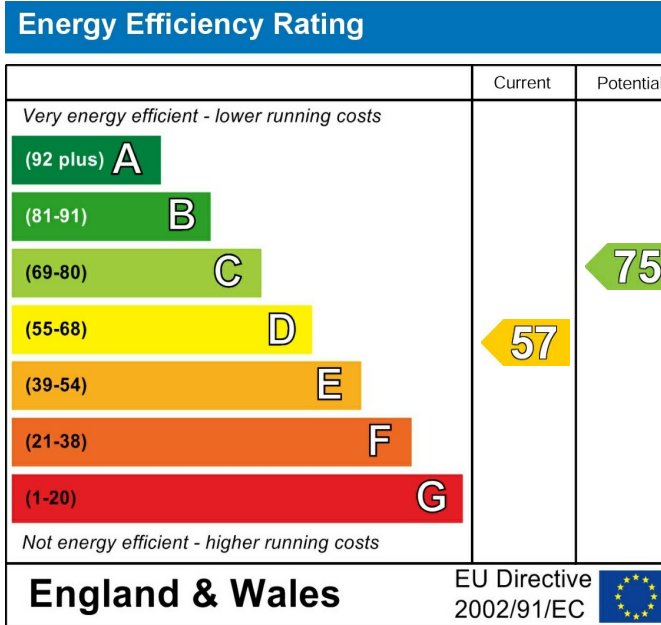
### VACANT POSSESSION

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 requirement

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 th



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.





