



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

# Cote Lane, Thurgoland, Sheffield, S35 7AE

Offers Over £1,250,000

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- LARGE VICTORIAN DETACHED
- 3 RECEPTION ROOMS
- BEAUTIFULLY PRESENTED WITH MANY ORIGINAL FEATURES
- EXSTENSIVE GARDENS OF APPROXIMATELY 1 ACRE
- PANORAMIC VIEWS TOWARDS WORTLEY
- 4 DOUBLE BEDROOMS
- WEALTH OF CHARM & CHARACTER
- 2 BATHROOMS
- DETACHED GARAGE & DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION



A TRULY MAGNIFICENT VICTORIAN GENTLEMANS RESIDENCE! ... GREEN BANK IS AN EXCEPTIONAL FOUR DOUBLE BEDROOM DETACHED PERIOD HOME DATING BACK TO 1866, BEAUTIFULLY POSITIONED WITHIN A HIGHLY REGARDED VILLAGE SETTING AND ENJOYING AN ENVIABLE SOUTH-FACING ASPECT. THIS DISTINGUISHED HOME STANDS WITHIN EXTENSIVE, IMMACULATELY MAINTAINED GROUNDS THAT EXTEND ACROSS MULTIPLE ELEVATIONS, CAPTURING BREATHTAKING PANORAMIC VIEWS OVER ROLLING COUNTRYSIDE. RICH IN CHARACTER AND ARCHITECTURAL INTEGRITY, THE PROPERTY SHOWCASES A WEALTH OF ORIGINAL FEATURES, ALL THOUGHTFULLY PRESERVED AND COMPLEMENTED BY SYMPATHETIC FINISHES THAT ENHANCE ITS TIMELESS APPEAL. WITH THREE ELEGANT RECEPTION ROOMS, A LUXURIOUS PRINCIPAL SUITE, EXTENSIVE OUTBUILDINGS AND A DOUBLE GARAGE, GREEN BANK REPRESENTS THE HOME OF REVERSATILITY



TOTAL FLOOR AREA: 3711 sq.ft. (344.8 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 operation or efficiency can be given.  
 Made with Metropix CC2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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