

Saxton Mee



Wortley Road Deepcar Sheffield S36 2TB
Price Guide £750,000



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PRICE GUIDE £750,000-£775,000 ** 2,497.00 SQUARE FOOT ** FREEHOLD ** SOUTH FACING ASPECT ** Dating back to the 16th Century is this effectively extended four bedroom, two bathroom farmhouse which enjoys superb panoramic views towards Stocksbridge and Deepcar. Situated in approximately six acres of land, the property benefits from south facing gardens, ample off-road parking and gas central heating. Perfect for equestrian lovers the property comes with four stables and a tack room providing electric and water. Set over three spacious levels the living accommodation briefly comprises: uPVC stable door which opens into the entrance lobby and utility room, along-with a downstairs WC. The utility houses the boiler and comes with a range of units with a complementary work surface which incorporates the sink and drainer, housing and plumbing for a washing machine and tumble dryer. A door then opens into the dining room with access to the vaulted cellar. Access into the well proportioned lounge. A lovely feature of the room is the wooden beams, while the focal point of the room is the cast iron stove with exposed stone walls either side of the chimney breast. uPVC entrance door. The good size kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven along-with space for a dishwasher and fridge freezer. From the dining room, a staircase rises to the first floor landing with access into the three bedrooms, the study and a shower room. All three bedrooms are double in size with the good size master bedroom benefiting from a four piece suite bathroom and fitted wardrobes. A further staircase rises to the second floor and the large attic bedroom, with snug area and access to two storage spaces in the eaves.

- EXCITING OPPORTUNITY
- VIEWING IS ESSENTIAL
- AMPLE OFF-ROAD PARKING
- STUNNING VIEWS
- SOUTH FACING GARDEN
- EQUESTRIAN FACILITIES





OUTSIDE

Gates open to ample off-road parking. Four stables and a tack room providing electric and water. The land is approximately 6 acres. Superb panoramic views towards Stocksbridge and Deepcar. Surrounded by greenbelt fields. Rare opportunity to acquire this equestrian property set in this idyllic position.

LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. The property has Beautiful country walks from the property and in the Peak District and surrounding areas. Incredible hacking straight off the property with many bridal paths . The Trans Pennine trail is a 10 minute ride away .

NOTES

The property is Freehold and currently Council Tax Band B

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(35)	G		
Not energy efficient - higher running costs			
England & Wales		73	32
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-40)	D		
(21-30)	E		
(11-20)	F		
(5-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	