



Hargreaves House, Woodfall Lane, Low Bradfield, Sheffield, S6 6LB

£1,175 PCM

- DELIGHTFUL TWO BEDROOM HOME
- CHARMING FEATURES THROUGH OUT
- SOUGHT AFTER COUNTRYSIDE LOCATION
- RENT - £1175
- COUNCIL TAX BAND D - £2,161.31
- BEAUTIFUL BARN CONVERSION
- OFF ROAD PARKING FOR TWO VEHICLES
- VIEWING ESSENTIAL
- BOND - £1355

Woodfall Lane, Sheffield S6 6LB

Offered to let is this superbly presented two-bedroom cottage home, formerly a stone built mill, in this stunning location of Bradfield located within the Peak District National Park, yet only 20 minute drive to the City Centre. With expansive views over picture postcard village green and cricket pitch, and the surrounding hillsides and valleys. Viewing is highly Recommended.

The unique home briefly comprises of: Kitchen/Diner, Stairs down to family room/ bedroom, Stairs rising to first floor, Large lounge, Bedroom two, family bathroom. The outside a communal courtyard providing off road parking.



Council Tax Band: D



KITCHEN DINER

17'7" x 15'8"

Characterful farm house kitchen; Comprising of; Good combination of wooden wall, base, shelves and draw units; White work top; Integrated oven with four ring induction hob and Extractor fan; White tiled splash backs; Space for fridge & freezer; Space and plumbing for washing machine; Central island; With; Integrated stainless steel sink and drainer; Double glazed windows to the front and rear elevation; Central heating radiator; Painted walls; Spot lights; Exposed wooden beams; Wooden floors; Space for dining room table and chairs; Wooden stairs leading to first floor lounge and solid door accessing ground floor bedroom/family room;

LOUNGE

17'2" x 17'1"

A staircase leads off the kitchen to the first floor lounge, this room is stunning with original oak beams visible, and stone flag floors with a galleried study area. The whole space has dual aspect windows providing views over the courtyard on one side and open countryside and the village cricket pitch on the other.

Large lounge; Having; Stone slabbed floors; Decorative fireplace; Central heating radiators; Double glazed windows; Painted walls; Wall lights; Ceiling light point; Exposed wooden beams; Raised wooden galleried study area with wooden bannister surround; Further wooden stairs accessing second bedroom and family bathroom;

BEDROOM ONE / FAMILY ROOM

17'2" x 12'1"

Accessed via kitchen/diner entrance; Wooden stairs provide access to large double bedroom or spacious family room; With;

Ground floor Master King bedroom with feature beams to the ceiling and open original feature stonework, full height French doors to the courtyard, perfect for morning coffee.

BEDROOM TWO

11'5" x 10'9"

Beyond the bathroom is a double bedroom.

BATHROOM

Steps lead up from the first floor lounge to the bathroom with bath, WC and wash hand basin.

OUTSIDE

Outside, the property sits within a beautiful stone courtyard of three similarly desirable properties all owned by the same landlord and maintained to a high standard, there is tarmac driveway and parking, York stone flag patio area. The property also has access to a beautiful country side garden across the courtyard. There is off road parking for two cars.

Waste disposal is via shared septic tank.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:
D

