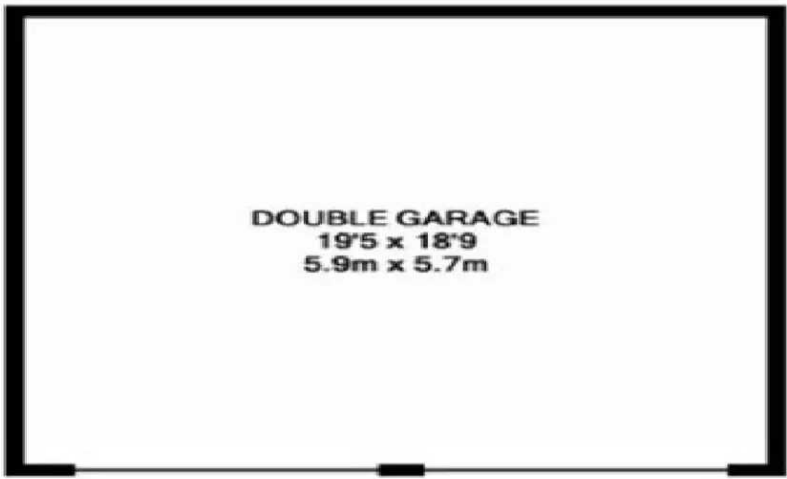
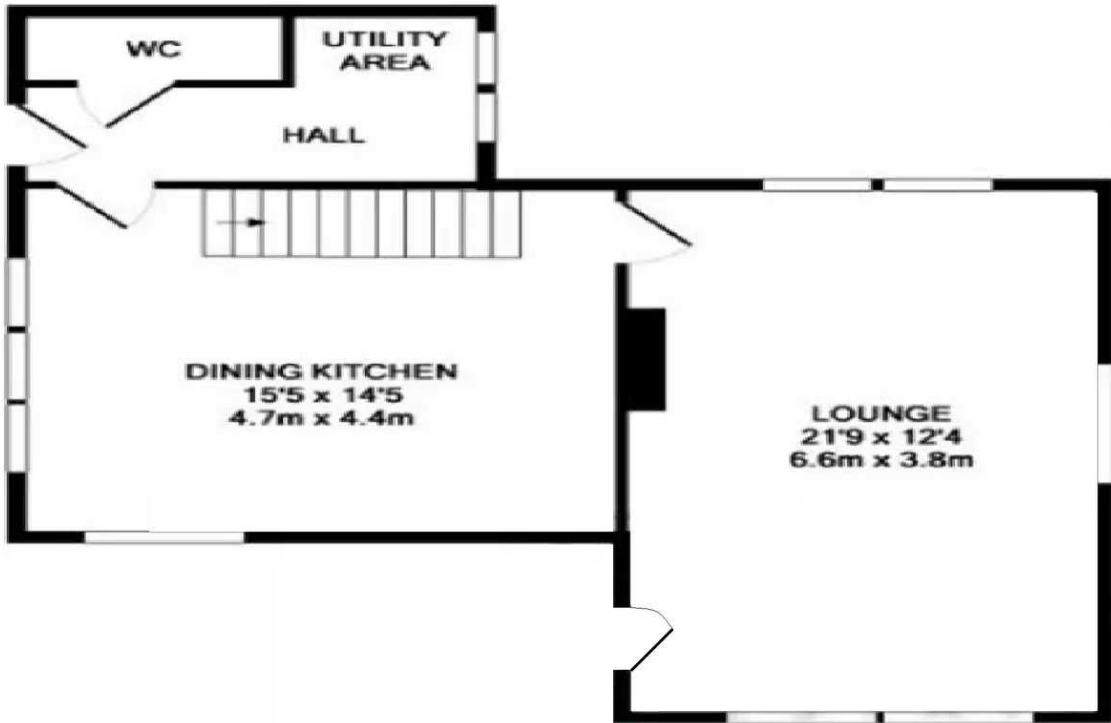


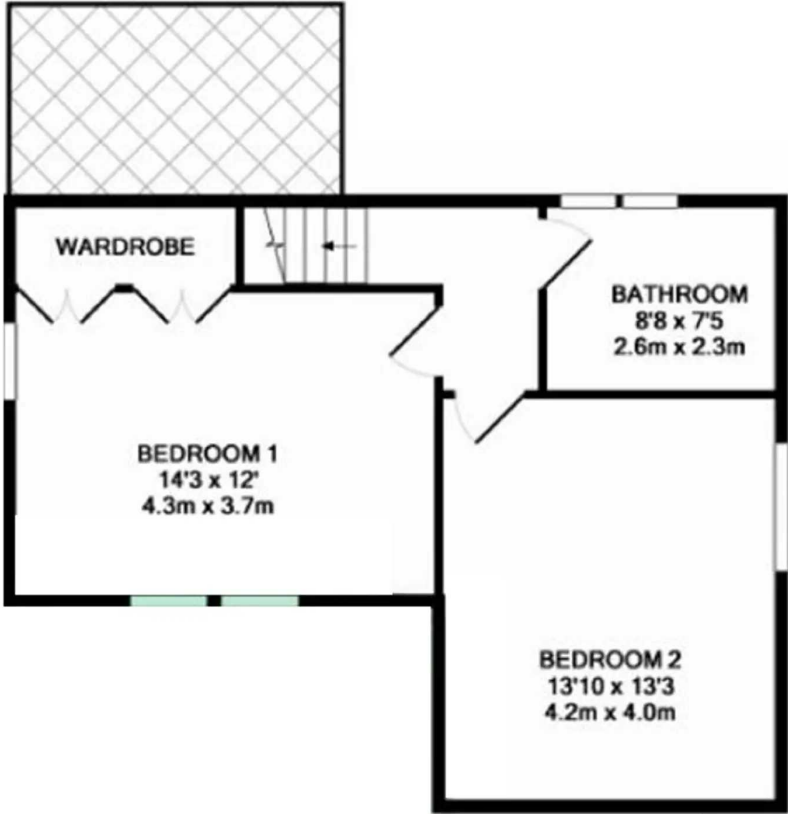


Forge Cottage, Midhopstones
Sheffield

Offers in Region of **£625,000**



GARAGE





Forge Cottage

Midhopestones, Sheffield

A TRULY STUNNING DETACHED, GRADE II LISTED COTTAGE IN SUPER GARDENS AND WITH A FABULOUS VIEW ACROSS AND DOWN THE VALLEY IN THE DELIGHTFUL RURAL SETTING OF MIDHOPESTONES WHICH IS A 5-MINUTE DRIVE FROM FURTHER BEAUTIFUL DERBYSHIRE COUNTRYSIDE AND JUST A 5-MINUTE DRIVE FROM THE M1 MOTORWAY. BEAUTIFUL BEAMS, FABULOUS WINDOWS AND A DELIGHTFUL FIREPLACE ARE JUST A FEW OF THE FEATURES WHICH ARE ENJOYED HERE. HAVING TWO VERY LARGE DOUBLE BEDROOMS THIS HOME IS ONLY SUITABLE FOR THOSE WHO DEMAND A LOVELY LOCATION, QUALITY FITTINGS, A FEW BUT SPACIOUS ROOMS AND A VILLAGE LIFE WITH GREAT COMMUTABILITY. Being of a high quality throughout the home is also served by a good-sized driveway, detached double garage which has planning consent to convert into a very stylish two storey good size studio with a large amount of living space and garage. Viewing highly recommended to appreciate this rare, detached gem. The EPC Rating is F-32, and the Council Tax Band is E.

PLANNING APPLICATION 19/01493/FUL





ENTRANCE HALL

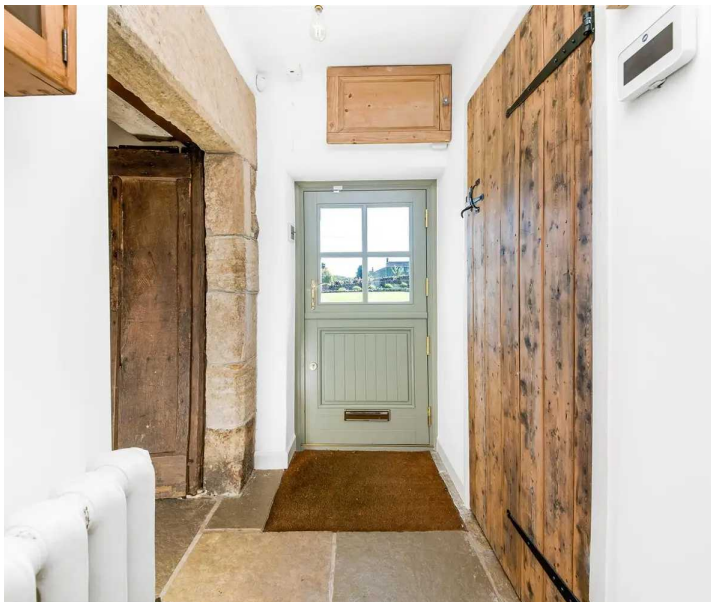
Very high-quality stable style door with the upper portion being double glazed gives access through to the entrance hall, this with a beautiful limestone floor has twin windows and central stone mullion giving a pleasant outlook over the property's rear gardens. This hallway area has cloaks area to one side with utility area to the other with work surface with storage beneath, plumbing for an automatic washing machine and period style cupboards over. There is a period style central heating radiator and two ceiling light points.

DOWNSTAIRS W.C.

Timber boarded and latch door gives access through to the ground floor W.C., this has a continuation of the attractive flooring, stylish wash hand basin, low level W.C. with polished timber seat, heated chrome towel rail, ceramic tiling to ceiling height and period cupboard.

LOUNGE

Beautiful timber boarded and latch door gives access to the lounge. This fabulous room has a beautiful oak boarded floor, superb timber beamed ceiling and windows to three sides providing a large amount of natural light and views over the gardens and beyond. The room has the unusual feature of a stable style door similar to the front entrance door and gives access out to the stone flagged terrace and gardens beyond. The room has a large number of wall light points, beautiful wall of exposed stone believed to be original and a superb fireplace, this with stone fireplace with header stone on stone cobbles, raised stone hearth and all being home for a cast iron wood burning stove with glazed door. The room has a period style central heating radiator.



DINING KITCHEN

Fabulous oak door which is believed to be the original within a stone surround gives access through to the dining kitchen, this as the photograph and floor layout plan suggests is of a particularly good size, it has beams and timbers to the ceiling, beautiful polished stone floor, bank of mullion windows within a deep reveal giving a lovely view out over the property's side gardens and a further window above the ceramic sink unit which gives a lovely view out over the front gardens. Above the sink is a period style chrome mixer tap, there is an integrated dishwasher and integrated fridge, Bosch hob (electric) and a beautiful Rayburn in black being of a two-oven design with the usual chrome hot plates. There is a combination of polished stone and timber working surfaces and a good amount of kitchen storage units, spot lighting and central ceiling light point above the dining area, period style central heating radiator and recessed display shelf.

FIRST FLOOR LANDING

From the dining kitchen, staircase rises to the first-floor landing, this has a chandelier point and timber boarded and latch door gives access through to:





BEDROOM ONE

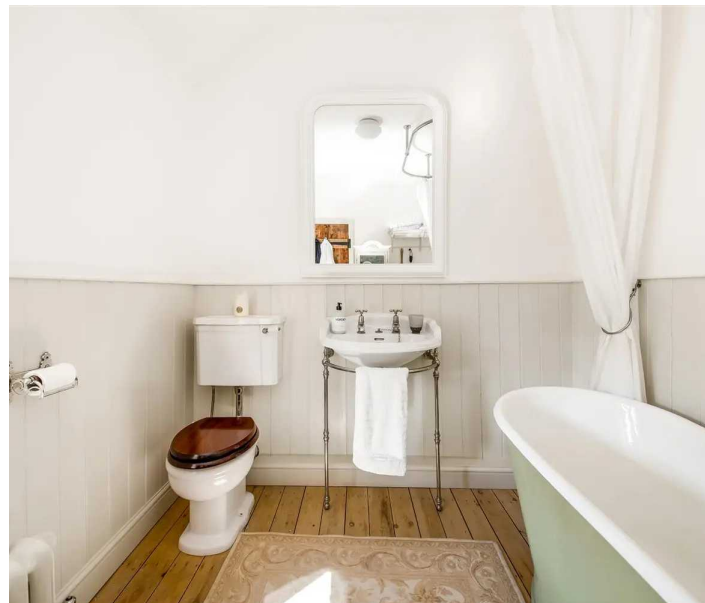
As the photographs suggest, this particularly beautiful room with a high angled ceiling, windows to two sides giving terrific views out over the property's gardens and long-distance views beyond. Large bank of inbuilt wardrobes with drawers beneath and additional storage cupboards over, further inbuilt storage cupboard and period style central heating radiator.

BEDROOM TWO

Large second bedroom with the unusual feature of two double beds built in, (see photographs), the bedroom is presented to a particularly high standard and has a high and angled ceiling line with beam on display and window giving a pleasant view over farmland and long-distance view beyond.

BATHROOM

The property's bathroom is once again presented superbly, it has a period style double ended bath with wall mounted mixer tap with high American style shower head with fabulous chrome rail and curtains surrounding, period style wash hand basin, low level WC with polished timber seat, polished timber boarded floor, mullion window giving a pleasant view out over the property's gardens. The bathroom is timber panelled to the dado height and has a period style central heating radiator.



OUTSIDE

The property occupies a remarkable location enjoying a commanding view over the village and over the wooded valley with the reservoir in the bottom, this location is close to wonderful rural walks and scenery and is just a short walk away from the village pub. Timber gate gives access to the brick set driveway, this provides parking and turning, pebbled area to one side providing extra parking and giving access to the detached double garage which is of stone construction beneath a pitched stone slate roof, has twin roller style doors and is of a good size and has an inspection pit, is alarmed and fitted with power, light and water. There is a secondary yard area which offers separate access from the road with a metal gate, this provides useful additional land.

GARDENS

As the photographs suggest, the property has wonderful well laid out and landscaped gardens with mature trees and shrubbery giving that period charm, it is all behind a high-quality dry-stone wall with mature shrubbery, the property also has an extensive stone flagged terrace/patio running around the home, this can be found to three sides and is fabulous for external party space. At the upper level there is also a further stone flagged terrace accessed through picket fencing by attractive gates, this play area provides a superb view out over gardens and valley scene beyond. The property is complemented by external lighting and well-established boundaries.





ADDITIONAL INFORMATION

Please note The property has planning permission for the alteration of the double garage to create annexed accommodation, this which includes a single garage offers a great deal of flexibility whether that be for additional accommodation (guest/granny) or indeed home office/workspace, please see plans attached. PLANNING APPLICATION 19/01493/FUL The property has a sophisticated security system including alarm and CCTV. The property has oil fired central heating powered by the Rayburn previously mentioned, the property is double glazed and Grade II listed. Carpet, curtains and certain other extras may be available by separate negotiation.



ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is F-32, the council tax band is E, and the property is Freehold. Please note: - The property has planning permission for the alteration of the double garage to create annexed accommodation, this which includes a single garage offers a great deal of flexibility whether that be for additional accommodation (guest/granny) or indeed home office/workspace, please see plans attached. The property has a sophisticated security system including alarm and CCTV. The property has oil fired central heating powered by the Rayburn previously mentioned, the property is double glazed and Grade II listed. Carpet, curtains, and certain other extras may be available by separate negotiation.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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