

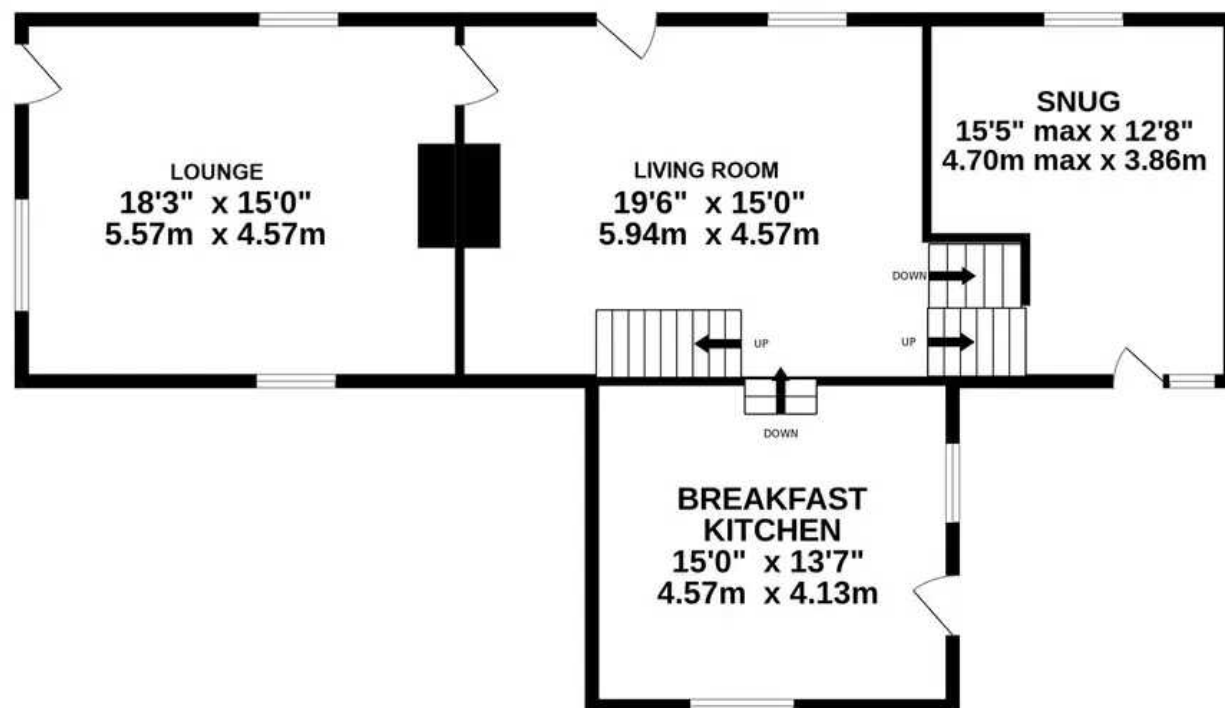


**Crabtree Lodge, New Hall Lane, Stocksbridge**

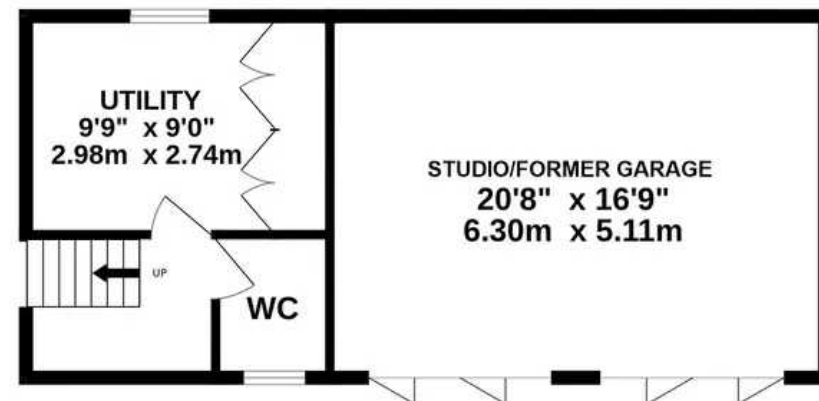
Sheffield

Offers Over **£800,000**

GROUND FLOOR

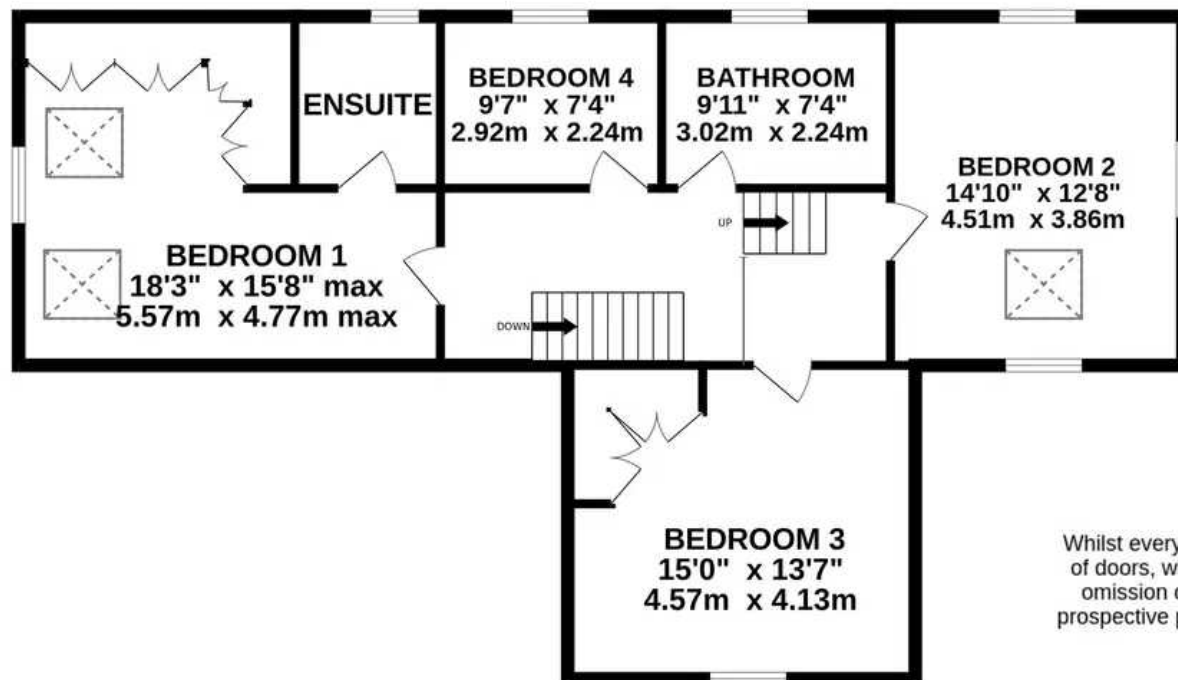


LOWER GROUND FLOOR





1ST FLOOR



NEW HALL LANE

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 operability or efficiency can be given.

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## Crabtree Lodge, New Hall Lane

Stocksbridge, Sheffield

A DELIGHTFUL DETACHED PERIOD FARMHOUSE OFFERING A CHARACTERFUL SPACIOUS FAMILY DWELLING, WITH PERIOD FEATURES IN A ABUNDANCE FORM OF EXPOSED TIMBER BEAMS, EXPOSED STONE WORK AND STONE BRICK WORK WITH AN INDIVIDUAL SPLIT LEVEL. OCCUPYING THIS LITTLE-KNOWN POSITION IN A HAMLET WITH A HANDFUL OF JUST A FEW SIMILAR PROPERTIES, CRABTREE LODGE HAS GENEROUS FAMILY LIVING ACCOMMODATION AND HAS PLANNING PERMISSION PASSED FOR FURTHER EXTENSION OF THE FORMER DOUBLE GARAGE AS ADDITIONAL LIVING SPACE. THE PROPERTY BRIEFLY COMPRISES; Breakfast kitchen, living room, dining room, lounge, utility/boot room and downstairs W.C. To the first floor there are four bedrooms including master with en-suite and family bathroom. Externally there is off street parking for approximately four vehicles, garden spaces to the side and rear, in addition there is one acre of paddock just a short distance from the rear garden. This unique property, which must be viewed to fully appreciate the superb charm and character in this beautiful rural setting with panoramic views of the beautiful surrounding countryside. The home is well situated within easy reach of local amenities, fabulous reservoir as well as major transport links. The EPC rating is E-43 and the council tax band is G.







### ENTRANCE

Entrance is gained via composite stable style door with ornate glass, into the breakfast kitchen.

### BREAKFAST KITCHEN

Having a central island with breakfast bar seating area with solid gloss worktops. The kitchen itself has a range of wall and base units in a wood shaker style with contrasting granite tops with matching up stand, complimented by a tiled floor. There is an integrated dishwasher, space for an Aga cooker and housing for an American style fridge freezer. There is an inset stainless-steel sink with stainless steel mixer tap over and chrome hot tap. The room has period features in abundance with exposed timber beams and stonework. Natural light is gained via uPVC double glazed windows to the front and side. Steps then descend to the living room.

### LIVING ROOM

An excellently proportioned reception space, being the central hub of the home. Having exposed timber beams and exposed stonework showing the true age of the property. The main focal point of the room being a multi fuel stove sat within surround. The room has inset ceiling spotlights, two central heating radiators, wood effect Karndean flooring and natural light is provided by uPVC double glazed window to the rear enjoying views and timber and double-glazed door giving access to the rear garden.

### HALL

From the living room steps descend down to a hall area which gives access to the following.





### DOWNSTAIRS W.C.

Comprising a close coupled W.C. and pedestal basin with chrome taps over. There is a wall light, central heating radiator, tiled floor, and obscure uPVC double glazed window to the front.

### UTILITY/BOOT ROOM

An excellently proportioned utility room with space for coats and boots. There are built in cupboards, wooden base units with laminate worktops and a sink with chrome mixer tap over. There is plumbing for a washing machine, space for a tumble dryer, inset ceiling spotlights, tiled floor and uPVC double glazed window to the rear. Please note there is restricted head height.

### LOUNGE

A further excellently proportioned reception space with period beams, exposed stonework, fireplace containing a coal effect gas fire, two central heating radiators and a continuation of the Karndean flooring. Natural light is provided by uPVC double glazed window to the front and further windows to the side and rear, each with its own window seat. There is a further uPVC double glazed door giving access to the side of the property.

### DINING ROOM/SNUG

Accessed via the stairs from the living space, this versatile living space is currently used as a dining room with ample room for a dining table and chairs. This room could also make a further sitting space or home office if so desired. The room has inset ceiling spotlights, exposed timber beams, central heating radiator and a continuation of the Karndean wood effect flooring. Natural light is provided by uPVC double glazed windows to the front and rear with uPVC and double-glazed door giving access to the front patio.







### FIRST FLOOR LANDING

A galleried landing with timber balustrade and an impressive A frame mezzanine storage space. There are two ceiling lights, central heating radiator, exposed stone work and natural light gained via three Velux sky lights. There is a uPVC double glazed door to the front, leading to coach steps. From here we gain access to the following rooms.

### BEDROOM ONE

An impressive master suite with imposing A frame timber work, further timber beams under a impressive pitched roof. There are built in wardrobes, built in dressing area, two ceiling lights, two central heating radiators and natural light is gained via two Velux sky lights and two uPVC double glazed windows to the side and a mezzanine storage space.

### EN-SUITE SHOWER ROOM

Comprising a three-piece white suite in the form of a close coupled W.C., pedestal basin with chrome taps over and shower enclosure with mains fed mixer shower within. There is ceiling light, timber beams, full tiling to walls and floor, chrome towel rail/radiator, shaver socket, extractor fan and uPVC double glazed window to the rear.

### BEDROOM FOUR

A single bedroom with ceiling light, exposed timbers, central heating radiator and uPVC double glazed window to the rear.





### HOUSE BATHROOM

A family bathroom comprising a three-piece white suite in an antique style in the form of a close coupled W.C., pedestal basin with chrome mixer tap over and a free standing roll top bath with chrome mixer tap with a telephone style shower attachment. There are ceiling lights, exposed timbers, shaver socket, wood effect Karndean flooring, extractor fan, central heating radiator and obscure uPVC double glazed window to the rear.

### BEDROOM TWO

Accessed via a further set of stairs from the first-floor landing, this further double bedroom has a bank of fitted wardrobes, exposed timber woodwork, ceiling light, central heating radiator and uPVC double glazed windows to the front.

### BEDROOM THREE

A further generous double bedroom with exposed timbers, ceiling light, central heating radiator, uPVC double glazed windows to three sides and Velux skylight to the front.







## OUTSIDE

To the front of the property a timber gate opens onto Indian stone flagged patio seating area, steps then descend to cobbled area which gives access to the front of the studio. Twin timber gates open onto the gravelled driveway providing off street parking for two vehicles, to the other side of the property there is a further gravelled area providing two further parking spaces. To the side of the home is a lawned garden with perimeter flower beds, drystone walling, lower section with seating space and raised flower beds. Timber field gate opens onto the formal garden, predominantly lawned with a raised decked area and gravelled seating space. Of generous proportions this has flower beds containing various plants, shrubs and trees with perimeter dry stone walling, a timber gate opens to the side towards the properties land. The land is off set from the house and provides one acre approximately of paddock (to be checked). Ideal for those with an equestrian interest or those who may wish to have other animals given necessary permissions are met.

## STUDIO/FORMER GARAGE

This was the former site of a double garage however it has been amended by the current vendor to create further accommodation. The studio is accessed via two sets of uPVC and double glazed bi-folding doors, this provides a superb studio or could possibly provide a work from home space. The studio has planning permission passed for a conversion to create further living accommodation and to extend above to create an annexed accommodation under planning reference (21/01202/FUL).















## **ADDITIONAL INFORMATION**

The EPC Rating is E-43, the council tax band is G and we are informed by the vendor that the property is Freehold.

### **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 321 6590.

### **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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **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





## Simon Blyth Estate Agents

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