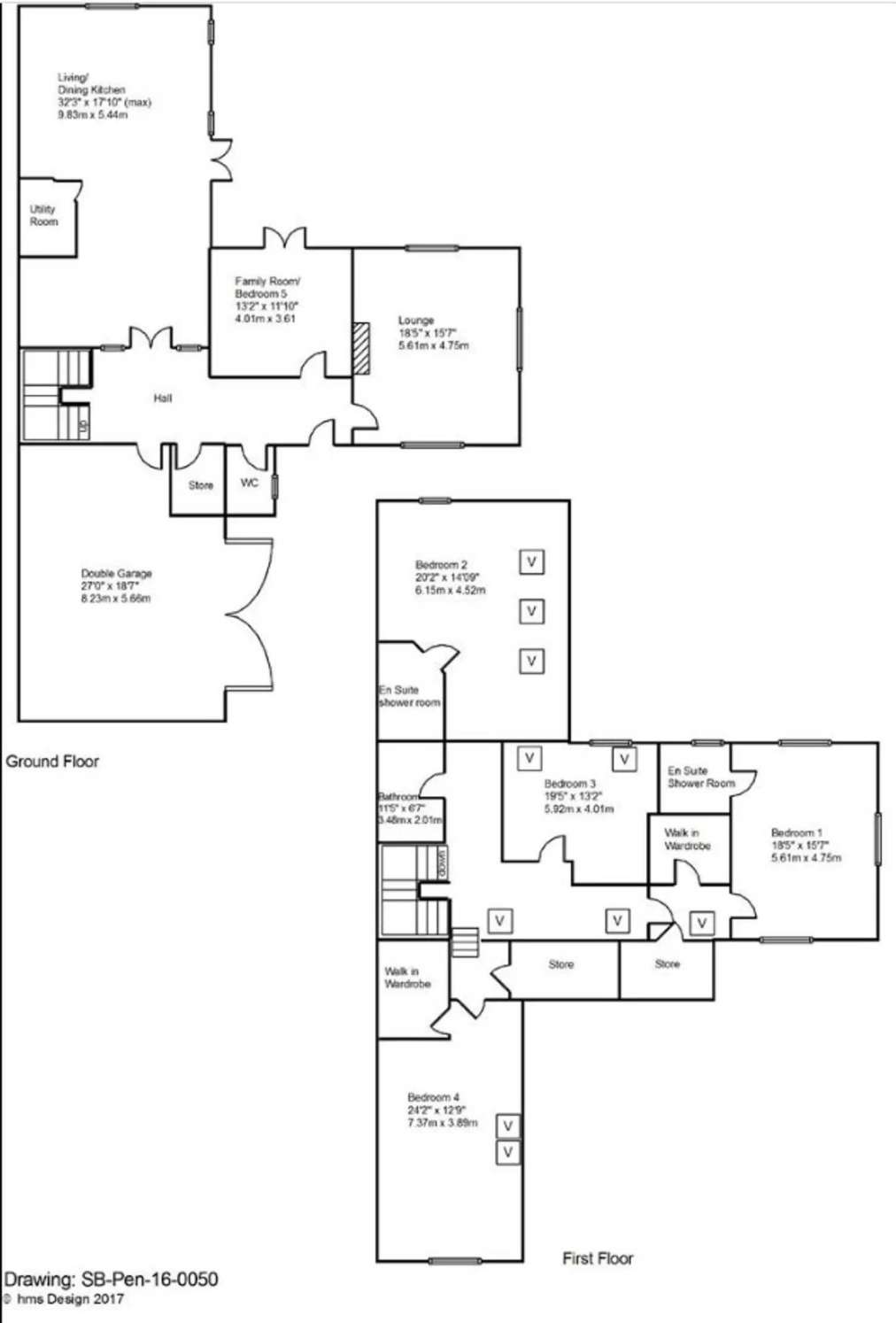




**The Spires, Haigh Head Road**  
Sheffield

Offers in Region of **£750,000**



Drawing: SB-Pen-16-0050  
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## The Spires

Haigh Head Road, Sheffield

HIGH QUALITY FOUR/ FIVE BEDROOM, THREE BATHROOM PROPERTY RECENTLY UNDERGONE SUBSTANTIAL IMPROVEMENTS CREATING BEDROOMS 3 AND 4, BUILT FROM NATURAL RECLAIMED STONE PROVIDING MUCH CHARACTER AND A SOUL TO THE PROPERTY. HAS A LARGE AMOUNT OF LIVING SPACE (APPROXIMATELY 2,927 SQ FT) Situated in an elevated position on the edge of the village looking out over rolling countryside towards Cawthorne and Emley moor and into the distance on a clear day, double garage with hormann remote controlled, sectional doors and pleasant gardens in a quiet backwater location in a development of three very bespoke and individual properties just out of the village centre where the church, public houses, cricket ground and the like are just a short walk away.



#### **ENTRANCE**

High quality oak door with glazing inset and matching glazed side panels give access through to the entrance hall.

#### **ENTRANCE HALL**

Entrance hall has beautiful flooring and is of a particularly good size, in sets the scene in terms of style and finish which is to be found throughout the home. There is attractive ceramic tiled flooring, architraves and stylish doors. A doorway gives access to a downstairs wc.

#### **DOWNSTAIRS W.C**

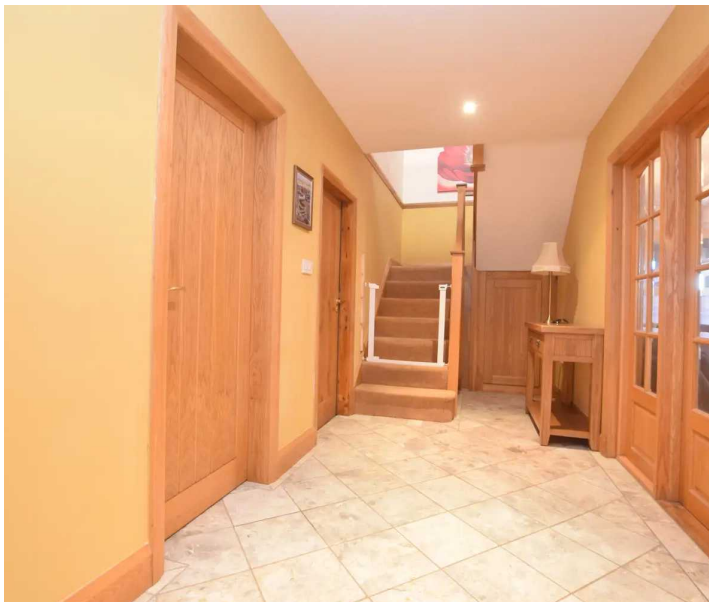
This has a continuation of the high quality flooring, there is a chrome heated towel rail, obscure glazed window, stylish low level wc and pedestal hand basin, inset spotlighting to the ceiling.

#### **HALLWAY**

Door through to the property's garage and a further door to a very large cloak/store room. There is also a useful under stairs store. Timber and glazed door gives access through to the lounge.

#### **LOUNGE**

This wonderful room enjoys fabulous views out over the properties gardens and ground beyond, courtesy of three large windows, these windows allow the room a huge amount of natural light, the views from here are quiet simply superb, long distance views reaching approximately 50/60 miles particularly over Cawthorne and the mature trees and delightful farmland. There is inset spotlighting to ceiling, three wall light points, beautiful fire place with a raised stone hearth all of which is home for a wood burning cast iron stove with timber mantel over, roof light points and inset ceiling spot lights.



## RECEPTION ROOM

This flexible room can be utilised for a number of purposes such as TV/family room/home office/bedroom 5

## LIVING/ DINING KITCHEN

Timber and glazed doors with matching glazed size panels lead through to the huge dining living kitchen. This one again enjoys stunning views courtesy of windows and timber and glazed doors that give direct access out to the properties patio and large gardens beyond, there is beautiful oak flooring, inset spotlights to ceiling, chandelier point, wall light points. The kitchen area has a range of units at both high and low level with ivory shaker style and contrasting granite worktops and upstands, there is a double ceramic Belfast sink with mixer tap, range cooker with extractor fan (available by separate negotiation) and provision for an American style fridge freezer and Bosch dishwasher. The dining area has glazed doors giving super views and direct access over the terrace and gardens. The living area is of a good size and presented to a high standard.

## UTILITY ROOM

With similar style units and attractive worktop surfaces, there is plumbing for a washing machine, space for a tumble dryer, extractor fan, inset ceiling spotlights and continuation of the oak flooring.





#### **STORE**

Accessed off the entrance hallway, this useful space has continuation of the solid tiled floor. A built in cupboard houses the meters and there is space to hang coats. The store gives access to the integral double garage.

#### **STAIRS AND LANDING**

A spindle staircase in solid oak rises and turns to the first floor landing with oak balustrade which is of a good size with useful storage cupboards off.. There are inset ceiling spotlights, two Velux windows to the front, central heating radiator and continuation of the oak skirting. An oak door leads through to the inner hallway,

#### **INNER HALLWAY**

With further velux light, inset ceiling spotlights and oak door opening into walk in wardrobe providing excellent storage. Further archway leads through to bedroom one.

#### **BEDROOM ONE**

A large double room once again having three windows, inset spot lighting to the ceiling.

#### **EN-SUITE**

As the photograph suggests, beautifully finished and comprising of a three piece suite in white of low level wc, basin with chrome mixer tap and double enclosed shower, there are inset spot lights to the ceiling, travertine tiling to the walls and floor with built-in cupboard, mirror and chrome combination central heating radiator, heated towel rail.





#### **BEDROOM TWO**

A large double en-suited bedroom presented to a high standard and having stylish windows including three large Velux windows, further window to the gable, inset spot lighting to the ceiling and in-built wardrobes.

#### **EN-SUITE**

Presented to a high standard with ceramic tiling to the ceiling height, inset ceiling lights, closed couple WC, pedestal basin with chrome taps over set in a vanity unit and fully enclosed shower cubicle. There is a central heating radiator/heated towel rail,

#### **BEDROOM THREE**

Once again a double bedroom with an array of windows including two Velux windows to the rear with further window enjoying the views over the garden and beyond. There is inset spot lighting to the ceiling.

#### **BEDROOM FOUR**

A good sized room with walk-in wardrobe and under eaves storage area, there are two large Velux windows and further window to the side. Inset spot lights to the ceiling.

#### **HOUSE BATHROOM**

A high quality luxury bathroom suite boasting four piece sanitary ware in the form of pedestal basin with chrome mixer tap over, low level WC, double enclosed shower cubicle with mains fed chrome mixer shower with sliding glazed and chrome door and Jacuzzi bath with separate shower attachment. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor and contemporary vertical radiator incorporating a mirror. The airing cupboard houses the hot water tank.





### **INTEGRAL DOUBLE GARAGE**

This very large double garage includes a workshop area, there is power and lighting and access via two huge twin steel and timber doors offering very good access for broad and tall vehicles. There is a Baxi boiler and as previously mentioned includes worktop/storage space. The garage is fitted with power and light and personal door to the accommodation.

### **OUTSIDE**

The property enjoys a remarkable out of the way accommodation and is just a walk away from the villages various facilities including Church, Pub, Cricket Ground and the like. Spectacular rural walks virtually on the doorstep. The super location is sure not to disappoint. The broad gateway, gives access to a good sized driveway. This gravel driveway provides a huge amount of parking and turning space and gives access to the double garage. The gardens are presented well with mature shrubberies and flowering beds. To the principal garden is a spectacular lawned garden overlooked by a stone flagged terrace, all of which enjoys superb long distance views over towards Emley Moor and beyond. The garden is enclosed by attractive stone walling and beyond is an additional two parking spaces giving a degree of flexibility, this is accessed via a neighbouring driveway.

### **ADDITIONAL INFORMATION**

Please note the property has underfloor heating to the ground floor, carpets, curtains and light fittings may be available by separate negotiation.



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Please note the property has underfloor heating to the ground floor, carpets, curtains and light fittings may be available by separate negotiation.

## VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400

## 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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## FLOOR PLANS

Sketch Plan for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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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.

## IMPORTANT NOTES

When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

## MAILING LIST

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## MEASUREMENTS

Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not

be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.

## 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 TIMES

### 7 DAYS A WEEK

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

Saturday - 9:00am - 2:00pm

Sunday - 11:00am - 1:00pm



## Simon Blyth Estate Agents

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