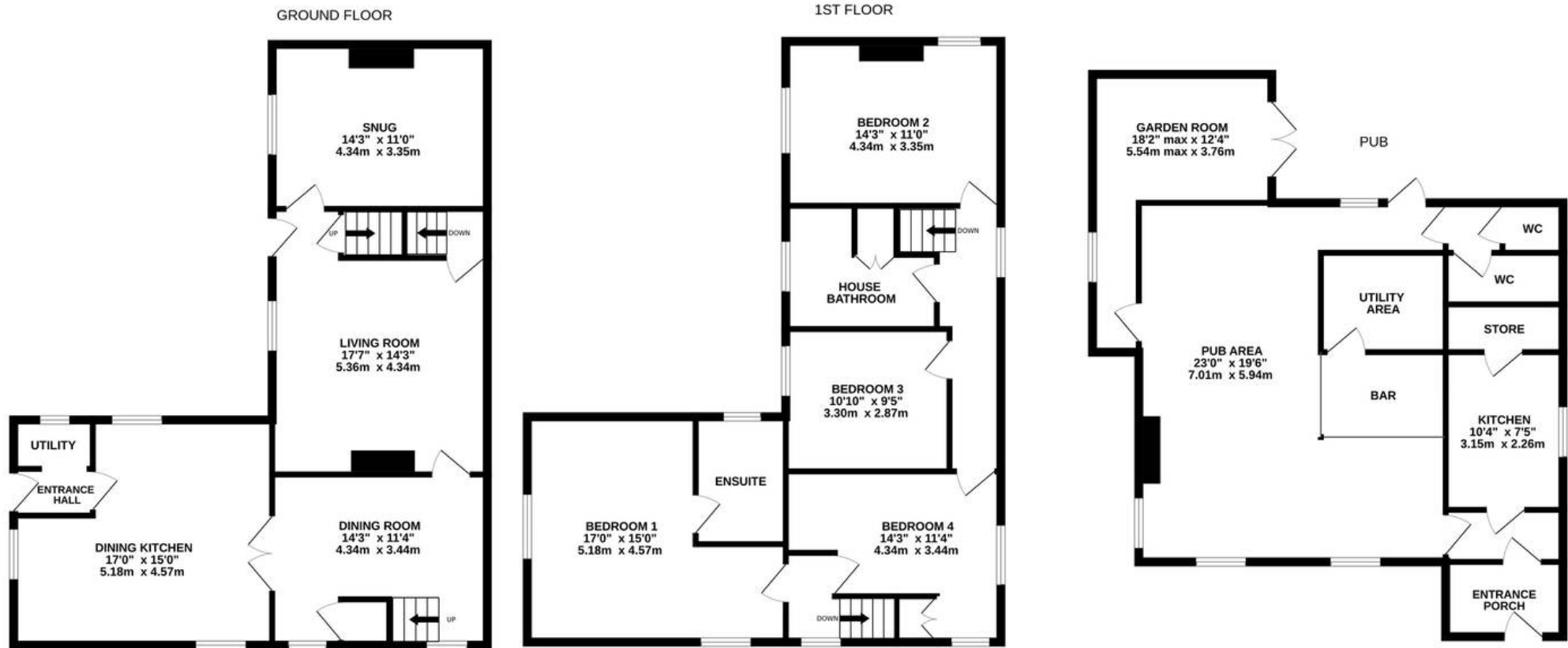




Smithy Arms, Sheffield Road, Oxspring
Sheffield

Offers in Region of **£779,000**



SMITHY HOUSE

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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Smithy Arms, Sheffield Road

Oxspring, Sheffield

FABULOUS CORNER PLOT POSITION WITH SIGNIFICANT OUTBUILDING THAT UP UNTIL FEBRUARY 2024, TRADED AS A SUCCESSFUL PUBLIC HOUSE. OFFERING FANTASTIC POTENTIAL TO RE-OPEN AS SUCH OR INDEED BE CHANGED TO A DIFFERENT BUSINESS TYPE OR POTENTIALLY APT FOR RESIDENTIAL DEVELOPMENT GIVEN NECESSARY PLANNING AND CONSENTS ARE OBTAINED. THE COMMERCIAL PREMISES WILL BE SOLD ALONG WITH THE RESIDENTIAL PROPERTY SMITHY HOUSE.



PUB AREA

Complete with bar and seating, this was a thriving business until recently and has three uPVC double glazed windows to three elevations, flagged flooring, a multi-fuel stove within stone mullion fireplace and timber door giving access to the rear. From the main road, further door opens onto the garden room area with space for additional seating, wall light, continuation of flagged flooring and twin French doors in timber and glazing giving access to the rear patio.

BAR AREA

Behind the bar there is a pump room and sink with chrome taps, this could be used as a kitchen space or store.

KITCHEN

Back from the entrance further door opens through to the kitchen, with units in a high gloss white with wood effect laminate worktops, tiled splashbacks and tiled floor. Ideal for a preparation area and space for various appliances. There is ceiling strip light and two uPVC double glazed windows.



ADDITIONAL UTILITY SPACE

Further door opening through to additional utility space with base units and worktop with stainless steel sink with chrome mixer tap over and ceiling light.

TOILETS

Accessed via the main pub area, doors open to inner hallway with ceiling light and tiled floor with separate doors opening to gents and ladies toilets each with low level W.C. and wall mounted basins with chrome taps over. There are ceiling lights in each, extractor fans and tiled floor.

OUTSIDE

The property sits in a lovely corner plot position with generous gardens. Twin timber and iron gates open onto cobbled and tarmac driveway providing parking for numerous vehicles and turning circle with perimeter dry stone walls and additional personal gate. Immediately behind the home there is a low maintenance flagged seating area with Yorkshire stone. The area is fully enclosed with perimeter fencing, beyond which there is a mature lawned garden with perimeter dry stone walling and the garden offering an array of plants, shrubs and trees offering colour throughout the year. To the lower section of the garden, there is an impressive pond with water feature and flower beds with various wild flowers and beech hedging. It also offers a range of fruit trees with access to stone built outbuilding, ideal for storage with timber front door and uPVC double glazed window to the side. Behind the pub there is a flagged patio seating space enjoying fabulous views to Thurgoland. This area can be accessed via the main garden via two pedestrian gates.





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