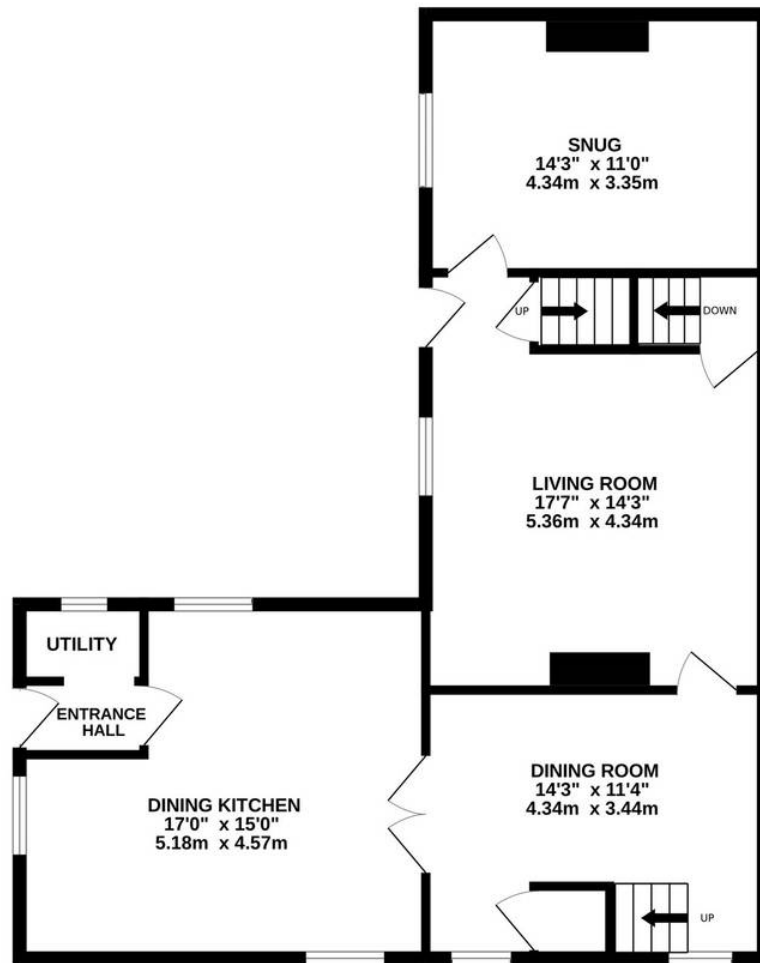




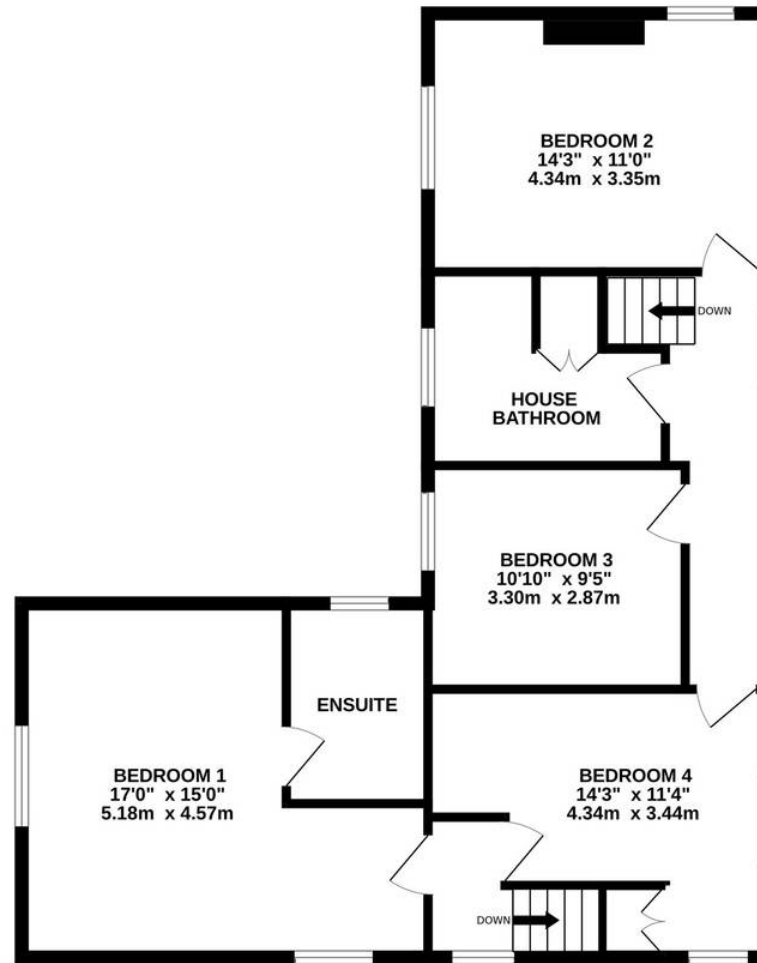
Smithy House, Sheffield Road, Oxspring
Sheffield

£500,000

GROUND FLOOR



1ST FLOOR



SMITHY HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



Smithy House, Sheffield Road

Oxspring, Sheffield

A UNIQUE OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL STONE BUILT, SIGNIFICANTLY EXTENDED DETACHED PERIOD FAMILY HOME, OFFERING A WEALTH OF CHARACTER AND PERIOD FEATURES. FORMERLY A SMITHY, THIS NOW OFFERS GENEROUS LIVING ACCOMMODATION IN A FABULOUS CORNER PLOT POSITION. Internally this house comprises dining kitchen, dining room, living room, snug, access to cellar, utility. To first floor, which is accessed via two separate staircases, there are four bedrooms including bedroom one with en-suite and family bathroom. There are period features throughout including exposed stonework and timber beams and framework. There are beautiful mature colourful, lawned gardens with perimeter dry stone walling. A true one of a kind opportunity to purchase this significant and note worthy detached dwelling offering unrivaled scope for diversification of accommodation and potential incomes, perched towards the end of this highly regarded semi-rural village with excellent local schooling, Trans Pennine trail yet well positioned for the daily commute. This is an absolute must to see the property internally to fully appreciate the versatility and quality of the period accommodation on offer in this highly regarded setting with views towards Thurgoland to rear.





ENTRANCE HALL

Entrance gained via uPVC and double glazed stable style door into entrance hall with ceiling light, part wood tiling to walls and stone flagged flooring and an archway leads through to utility space.

UTILITY

There is plumbing for a washing machine, wooden worktop with space for tumble dryer above, ceiling light, central heating radiator, stone flagged floor and uPVC double glazed window.

DINING KITCHEN

From entrance hallway a door opens through to the dining kitchen. An excellently proportioned dining kitchen in a farm house style with a range of units in a cream shaker style with solid wood block worktops all complemented by gorgeous Yorkshire stone flagged flooring. There is space for a range cooker with extractor fan over, there is an integrated fridge freezer, ceramic Belfast style sink with chrome mixer tap over. There are ceiling lights, exposed timber beams and uPVC double glazed window to three elevations and the room is heated by two electric plinth heaters and twin French doors in timber and glazing lead though to dining room.



DINING ROOM

With exposed timbers, exposed stonework, ceiling lights, two windows to side elevations including one arched. There are two central heating radiators and a staircase rising to first floor with storage cupboard underneath, door then opens through to living room.

LIVING ROOM

A principal reception space with main focal point being a multi fuel stove sat within stone hearth and surround. There are exposed timbers part wood cladding, wall lights, uPVC double glazed window and composite and obscure glazed door giving access out.

SNUG

An additional versatile reception space, currently used as an additional lounge area but ideal as a home office, playroom or gym. There are three ceiling lights, part wood cladding to walls, central heating radiator, stoned mullioned fire surround and uPVC double glazed window to front garden with window seat. A door then opens to staircase rising to first floor, staircase can also be accessed via door from dining room.





STAIRCASE TO FIRST LANDING

With wall light, exposed timber, port hole window to side and door opening through to bedroom one

BEDROOM ONE

A fabulous principal bedroom, dominated by fantastic A frame timber structures. There are ceiling lights, two central heating radiators, uPVC double glazing to three sides with views to the rear garden towards Thurgoland. The room has exposed wooden flooring and door connects to en-suite bathroom.

EN -SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin with chrome taps over and roll top bath with chrome taps. There are two ceiling lights, exposed timbers, part tiling to walls, wooden flooring and uPVC double glazed window to the side.



HOUSE BATHROOM

Comprising a four piece white suite in an antique style in the form of close coupled W.C., pedestal basin with chrome taps over, roll top cast iron bath with chrome taps and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, exposed timber beam, part tiling to walls, wooden flooring, built in cupboard above the stairs, radiator/ heater towel rail and uPVC double glazed window.

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.



HOUSE BATHROOM

Comprising a four piece white suite in an antique style in the form of close coupled W.C., pedestal basin with chrome taps over, roll top cast iron bath with chrome taps and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, exposed timber beam, part tiling to walls, wooden flooring, built in cupboard above the stairs, radiator/ heater towel rail and uPVC double glazed window.

CELLAR

Door opening through to cellar providing more useful storage, in the cellar head we find the boiler, there is also door opening to second staircase to first 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.





ADDITIONAL INFORMATION

The EPC rating is D- 62, the council tax band is D, and we are informed by the vendor that the property is Freehold.

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)

COPYRIGHT

Unauthorized reproduction prohibited.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000