



Castle Armstrong, New Mill Bank, Bolsterstone, S36 3ZG



Price Guide £550,000-£575,000 A truly outstanding and imposing stone built detached home with stone feature turret, set in just under two acres and enjoying stunning uninterrupted views over the Ewden Valley. THE ACCOMMODATION IS EXTREMELY VERSATILE AND IS LAID OUT TO SUIT TWO FAMILIES, OR THREE GENERATIONS AND COULD EASILY CREATE A 5/6 BEDROOM HOME OR THE OPPORTUNITY TO CREATE SEPERATE ANNEXED ACCOMMODATION WITH MINIMUM ALTERATION. The property has LPG gas central heating with contemporary cast aluminium radiators, a new boiler and HIVE controls. uPVC double glazing throughout. The accommodation briefly comprises: magnificent breakfasting kitchen, four good sized reception rooms, two with feature fireplaces, one of which is a natural ashlar stone inglenook. Three double bedrooms, all with en suite bathrooms and further separate ground floor WC. Outside: set in beautiful gardens including large stone patio, feature natural pond and water falls. The grounds have numerous secluded terraces beyond which is paddock of 1.6 acres having its own gated access. There is a new tarmaced sweeping driveway with parking for several vehicles. Location: Set in greenbelt and enjoying beautiful local walks around the reservoirs. Local amenities include local pubs and church at Bolsterstone. Slightly further afield are good local schools, shops, supermarkets etc. Easy access to Sheffield which is approximately 10 miles. Good motorway connections. Local bus service from the village of Bolsterstone. EPC rating E.

Price guide **£550,000 to £575,000**

OPEN 7 DAYS A WEEK

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**THE ACCOMMODATION COMPRISES**  
UPVC French doors with glass panels, open into the

## LOBBY

With tiled floor. Natural stone feature wall.

A further uPVC door with glazed panel to the side, opens into the

## SUPERB LIVING ROOM

7.39m x 4.66m (24'3" x 15'3")

The measurements taken into a large walk in bay window with uPVC double glazed windows enjoying superb, uninterrupted views across the Ewden Valley. Modern contemporary cast aluminium radiator. There is a feature fire surround with marble hearth and tiled insert with living gas fire. Coved mouldings to the ceiling. Down lighting with dimmer switch. Built in open bookcase and display unit.

A solid mahogany door leads off to the

## MAGNIFICENT BREAKFASTING KITCHEN

6.64m x 4.48m (21'9" x 14'8")

There is a beautiful bespoke range of wall, base and drawer units in solid oak to three sides. Wine rack. Quality granite work surfaces incorporating a modern contemporary sink with granite drainer and monotap over. Matching splash backs. Further tiled splash backs. Integrated appliances include dishwasher, Rangemaster double oven with grill and five ring ceramic hob with a Rangemaster extractor hood over. Down lighting throughout. There are two velux roof lights. A uPVC window to the side having a pleasant aspect across the rear garden. Virtually full height uPVC glazed door enjoying superb uninterrupted views over the Ewden Valley. Under pelmet lighting. Ample room for American fridge, freezer etc and large dining table and chairs. Modern contemporary cast aluminium radiator. TV point. Attractive stone coloured flooring throughout.

To one end of the kitchen a solid mahogany door leads back into the  
Double solid mahogany doors lead off to the

## IMPRESSIVE DINING ROOM

6.59m x 4.20m (21'7" x 13'9")

With uPVC double glazed windows to the front with stone lintels enjoying 180 degree views over the beautiful Ewden Valley. Three Modern contemporary cast aluminium radiators. Down lighting throughout. To the rear is a large uPVC door with two windows to one side, making this a bright and airy room. Double inter-connecting doors back into the living room. Dimmer switch.

Note this room could easily convert into an additional two bedrooms if required.

## UNIQUE LOUNGE

7.45m x 4.91m (24'5" x 16'1")

There is a beautiful minstrel fireplace with two feature Yorkshire Roses. There is a cast iron gas fired stove with stone hearth. Four central heating radiators. There is a French door to the front. To the side are feature French doors with full glazed windows to either side overlooking the beautiful rear gardens and water feature. There are three uPVC double glazed windows. Down lighting throughout. To one side of the lounge is a feature circular staircase with natural hand carved stone steps with feature wrought iron handrail with three arrow slit uPVC double glazed windows. A further mahogany panelled door opens into the

## INNER LOBBY

A solid mahogany door leads into

## BEDROOM TWO

3.59m x 4.65m\* (11'9" x 15'3" \*)

Quality fitted mahogany coloured wardrobes to one side including two double wardrobes to one side and a central area with shelving and display shelf above. Down lighting throughout. Modern contemporary cast aluminium radiator. uPVC double glazed windows with stone feature lintels enjoying the stunning uninterrupted views across the beautiful Ewden Valley.

\*Narrowing to 2.81m

To one side is a further panelled door leading into the

## EN SUITE BATHROOM

2.89m x 1.50m (9'6" x 4'11")

With full suite including panelled bath with seating area, WC and wash hand basin, all with chrome fittings. There is a central fed Mira shower and glass screen. Fully tiled throughout in an attractive modern white tile with dolphin border, complemented by attractive mosaic tiled flooring. Heated chrome towel rail. Shaver point. Mirrored medicine cabinet. Modern style down lighting.

From the kitchen, a door opens to the

## INNER LOBBY

Access into insulated loft area. To one end there is a panelled door which leads into

## BEDROOM ONE

5.03m x 3.04m (16'6" x 10'0")

There is a comprehensive range of bespoke fitted wardrobes including bedside cabinets, shelving and further wall cupboards above the bedhead. There is a large dressing area with drawers to either side. Large uPVC double glazed window with stone lintel taking in the beautiful views over the Ewden Valley. Modern contemporary cast aluminium radiator. Coved mouldings to the ceiling.

A mahogany panelled door to one side leads to the

## EN SUITE SHOWER ROOM

2.11m x 1.74m (6'11" x 5'9")

With a curved shower cubicle with Mira shower and sliding doors, WC and wash hand basin. Central heating radiator. Fully tiled throughout in a modern cream tile with attractive border. Shaver point and heated chrome towel rail. Obscured uPVC double glazed window to one side. Mirror with bevelled edges and lighting. Shelving above the wash hand basin. Fully tiled stone coloured floor.

From the inner hallway, there is a mahogany panelled door into the



#### SEPARATE WC

1.72m x 0.9m (5'8" x 2'11")

With WC, wash hand basin and mirrored splash back with feature lighting.

#### SEPARATE UTILITY ROOM

2.82m x 1.87m (9'3" x 4")

With a range of wall, base and drawer units in oak. Attractive work surfaces incorporating a stainless steel sink with drainer and modern rinsing tap. The area is fully tiled throughout. To one side is a large virtually floor to ceiling unit. Plumbing for an automatic washing machine. Attractive stone coloured flooring. uPVC double glazed French door with virtually full height window to one side. Hanging space. Modern contemporary cast aluminium radiator.

From the unique lounge, a spiral stone and wrought iron staircase rises to the

#### FEATURE LANDING

With a panelled door leading to large deep storage space. Modern contemporary cast aluminium radiator. There is a feature French door which leads to a bridge with wrought iron railings to each side which leads to the magnificent rear gardens and paddock.

A natural stone dog-leg staircase leads to the

#### MEZZANINE FLOOR STUDY

3.37m x 3.59m (11'1" x 11'9")

Having seven uPVC windows with stone lintels enjoying the uninterrupted views across the beautiful Ewden Valley. Modern contemporary cast aluminium radiator. Down lighting throughout. Access to well insulated roof space.

A mahogany panelled door leads off to the

#### DRESSING ROOM AREA

With fitted dresser with ample drawers and further drawers and linen box. Velux double glazed roof light. Down lighting throughout. A mahogany panelled door leads off to the

#### EN SUITE SHOWER ROOM

With a larger than average curved shower cubicle with sliding glazed doors. Central fed Mira shower. WC and wash hand basin with modern chrome fittings throughout. Two heated chrome towel rails. Shaver point. Fully tiled throughout in a modern cream tile with beautiful border. Velux roof light. Down lighting. Stone coloured tiled flooring.

A mahogany panelled door leads into the

#### MAGNIFICENT MASTER BEDROOM 3

4.64m x 5.12m (15'3" x 16'10")

There is a cathedral style uPVC double glazed window with natural stone lintels enjoying spectacular, uninterrupted views across the beautiful adjoining countryside and Ewden Valley. Two contemporary cast aluminium radiators with thermostatic control. There is a further uPVC double glazed window to one side with stunning views over open fields. Velux double glazed roof light with black out blind. Down lighting throughout. There is a beautiful range of maple wardrobes to either side of the bed with bedside cabinets. A further double and single with hanging and storage space. There is a dresser area with ample drawers and matching double wardrobe.

#### OUTSIDE

At the front of the property there is a large natural stone patio with wrought iron railings, flag pole and feature lighting. To the side of the property, there is a gated entrance with beautiful stone flagged patio and wrought iron fencing which leads to the rear where there is a substantial patio area with natural stone walls. Feature lion. Natural waterfall and rockery. Feature half moon stone steps lead to a magnificent private natural stone flagged area with beautiful planted borders. External lighting. Further stone steps lead up to a large sweeping stone flagged patio with beautiful planted borders including plum tree, lavender, conifers, red acer, cotoneaster etc. Outside tap. Electric point with wiring for hot tub etc. Further steps lead up to a superb paddock which is approximately 1.6 Acres with natural stone boundaries with attractive trees to the boundaries including oak. Separate gated entrance on to New Mill Bank. To one side of the boundary is a public right of way which does not infringe on the land. Feature pond. A further patio with wrought iron gate leads to a

#### SUBSTANTIAL STORE

4.1m x 3.5m (13'5" x 11'6")

With uPVC obscured glazed windows and French door. Florescent lighting and eight power points together with water services. Large heavy duty worktop and extensive metal shelving.

#### NOTE

Please note there is a ventilation and heat recovery system.

The living room, bedroom two, utility and inner hallway could quite easily create separate annexed accommodation.

Drone photography by Alex Dunigan at Orbit Media.

#### SERVICES

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

#### FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

#### FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

#### VIEWING

Strictly by appointment through our Stocksbridge office.

#### VALUER

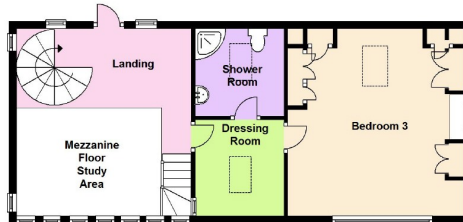
Linda Crapper/hmm



**Ground Floor**  
Approx. 188.3 sq. metres (2026.6 sq. feet)



**First Floor**  
Approx. 57.4 sq. metres (617.7 sq. feet)



Total area: approx. 245.7 sq. metres (2644.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(12-146) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(63-80) <b>C</b>			(69-80) <b>C</b>
(50-62) <b>D</b>			(50-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>	42	54	(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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