



Fall Cottage, Old Hay Lane, Dore, Sheffield, S17 3AT

Saxton Mee



# Old Hay Lane

Dore

**£1,100,000**

Occupying a stunning, very desirable private setting off a quiet private access drive which in turn, runs off Old Hay Lane, right on the edge of Dore in beautiful grounds. A large, sympathetically extended, stone built five bedroom, two bathroom detached family residence. Entrance vestibule, large entrance hall, sitting room with open fire, family room with multi-fuel stove, large living kitchen with Aga, utility room, rear hall, cloak room, spectacular large dining/entertaining room with access to garden, five bedrooms, master with en-suite and family bathroom. Outside, lovely grounds in a beautiful, majestic setting adjoining Blacka Dike, small paddock and lovely woodland walks, totalling approximately two acres.









# FALL COTTAGE, OLD HAY LANE

APPROXIMATE GROSS INTERNAL AREA = 316.6 SQ M / 3408 SQ FT

GARAGE = 37.3 SQ M / 401 SQ FT

TOTAL AREA = 353.9 SQ M / 3809 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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