



w**ards**
estate agents

Church Street

Wales, Sheffield, S26 5LQ

Asking price £695,000

Church Street

Wales, Sheffield, S26 5LQ

A truly unique opportunity to acquire this tucked away equestrian, five bedroom family detached bungalow having fabulous versatile living space over 2650 Sq Ft. Available with NO CHAIN the property stands in approx 2.5 acres.

Splendid west facing open countryside views to the rear. Set in a conservation area in the village of Wales with great links to local amenities, shops, sought after reputable schools, excellent transport links to the M1, Sheffield and surrounding areas.

Internal Inspection is paramount to fully appreciate this extended property which benefits from a superb self-contained Annex(potential to convert to two separate dwellings, subject to consents). It is enviably positioned well back from the road, approached by a long private drive with ample parking for multiple vehicles/caravan. Seven stables/ large barn/garage. Large West facing lawned garden and grazing paddock (approx 1.5 acre)Planning Permission in principle for a 3 bed detached bungalow in the grounds with Rotherham County Council in 2016. Scope for further new development(subject to consents)

Summary

Gas central heating (Ideal Logic Combi Boiler)
uPVC double glazed Windows, Doors & Fascias
Gross internal floor area -Inc the Annex 246.6 sq.m./2654 sq.ft.
Council Tax Band - Rotherham E
Secondary School Catchment Area - Wales High School
Fitted Carpets and Blinds Included.

Front uPVC French Entrance Doors

Entrance Hall

Re-fitted Kitchen

15'2 x 9'9 (4.62m x 2.97m)
Fitted with a range of Beech fronted base, drawer and wall units with complementary work surface and tiled splash backs. Inset single drainer stainless steel sink with mixer tap. Integrated Oven and Hob, Extractor over. Integrated Dishwasher and Fridge Freezer. Inset wine shelves. Ideal Logic Combi Boiler (2018)

Utility Room

12'8 x 9'11 (3.86m x 3.02m)
With base units, space for washer and dryer. Storage cupboard.

Rear Dining Room

13'4 x 12'1 (4.06m x 3.68m)
Currently utilised as a further bedroom. Having picture window with lovely rear open views. Beams to ceiling.

Rear Sitting Room

31'6 x 13'4 (9.60m x 4.06m)
Picture windows provide superb open views to the rear. Fireplace with electric fire. Patio doors onto the rear patio.

Master Rear Bedroom Double (1)

14'8 x 11'0 (4.47m x 3.35m)
with open views

Side Bedroom Double (2)

14'5 x 9'1 (4.39m x 2.77m)

Family Bathroom

Partly tiled with 4 piece white suite comprising of bath, low level WC, wall mounted wash hand basin and corner shower cubicle with shower.

Front Bedroom (3)

11'9 x 8'10 (3.58m x 2.69m)

Family Bathroom





Front Bedroom (4)
11'3 x 6'5 (3.43m x 1.96m)

Annexe
Accessed via internal hallway

Rear Double Bedroom
16'1 x 14'11 (4.90m x 4.55m)
Superb views to the rear.

En Suite Shower Room
Comprising of Separate shower cubicle, low level Wc and pedestal wash hand basin.

Sitting Room
20'1 x 19'7 (6.12m x 5.97m)
with electric wall heaters, French Doors with side windows give access onto the front courtyard area.

Kitchen
12' x 7'4 (3.66m x 2.24m)
Base units with complimentary worktops and tiled splash backs. Integrated oven and hob, stainless steel single drainer sink unit. Space for Dishwasher, Fridge and Freezer.

Cloakroom/WC
with low level WC and wash hand basin.

Outside
Long front private drive, tree-lined with mature side gardens (preservation orders to trees) gives access via wrought iron gates to the front courtyard area which provides ample car standing space for several vehicles or caravan standing. There is a further area of lawn garden alongside the driveway which has Planning Permission in principle (2016) for a 3 bedroom detached bungalow. Further rear access to the Garage and Block of Seven Stables all with light, power and water and an additional Storage Barn.

At the rear the bungalow enjoys a large lawn garden with conifer boundary.

Beyond is the additional paddock area which is approximately 1.5 acres



School catchment areas

Prospective purchasers must make direct enquiries to Rotherham County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan

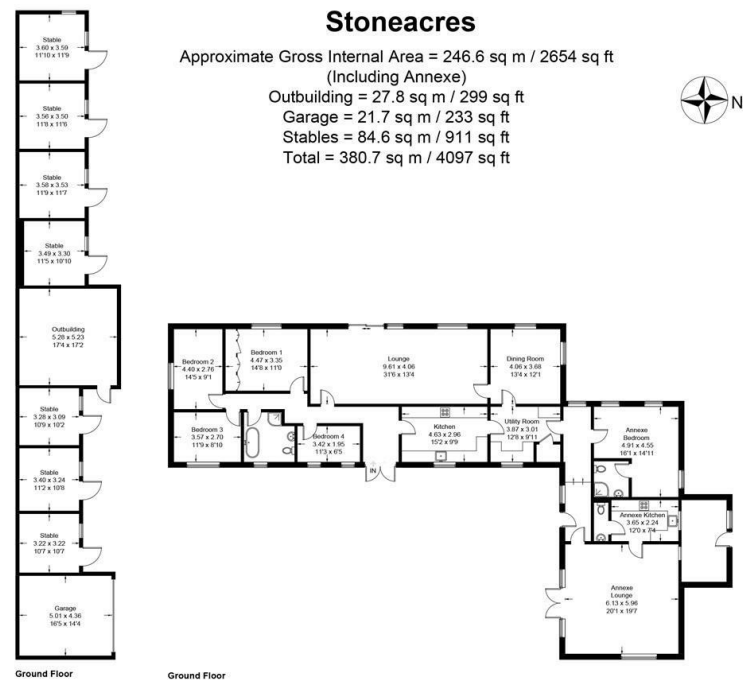
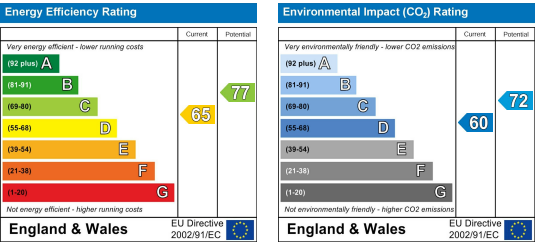


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID530324)

Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, (space for more things to be added as custom) referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

