



**HOLLIN BUSK FARM
DEEPCAR
SHEFFIELD
S36 1QQ**



OCCUPYING A SUPERB POSITION DOWN A PRIVATE TRACK SERVICING JUST TWO PROPERTIES, THIS FANTASTIC, STONE BUILT PERIOD FARM HOUSE OFFERS SPACIOUS ACCOMMODATION AND AN EXCELLENT MIX OF MODERN FIXTURES AND FITTINGS PLUS PERIOD CHARM AND CHARACTER. THERE IS EASY ACCESS TO THE M1 AND A628. With truly fabulous, extensive, mature gardens to rear including a vegetable patch and offering panoramic views, nearby walks to both open countryside and Fox Valley's amenities including restaurants and shops; the home must be viewed to be fully appreciated. Accommodation briefly comprises to: ground floor, entrance hall, living room, fitted kitchen with integrated appliances, dining room, utility, downstairs W.C. To first floor, there are three bedrooms with fitted furniture and a four piece family bathroom. Outside there is off street parking to front with a garage and as mentioned, an extensive garden to rear. Homes of this type are rare to the market and are in high demand with an early viewing essential.

Offers around £385,000

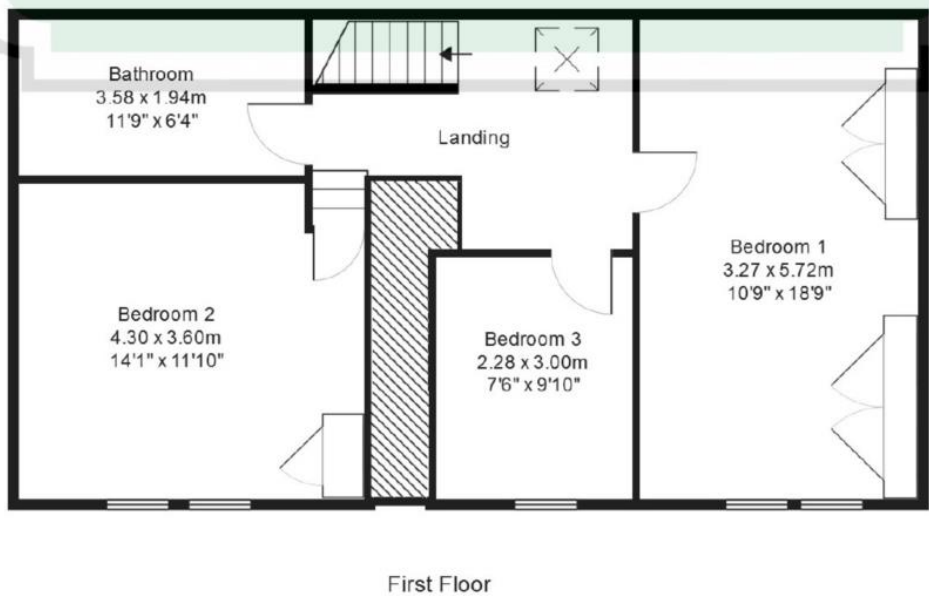
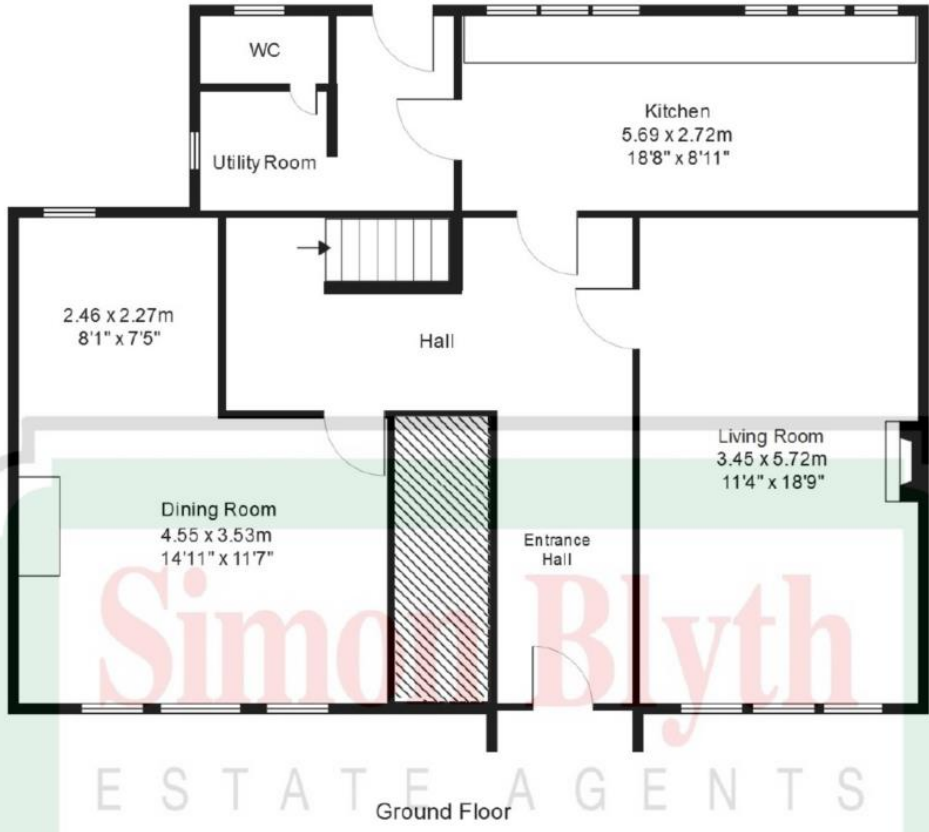
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www.simonblyth.co.uk



Hollin Busk Farm, Deepcar, Sheffield





ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hallway. A fabulous entrance hallway with exposed timber beam work. There is a tiled floor and two central heating radiators and a staircase which rises to first floor. Here we gain access to the following rooms:



LIVING ROOM

An excellently proportioned principal reception space benefiting from natural light via uPVC double glazed windows to front with views towards neighbouring fields. There is exposed timber beam work and a stone fireplace with Dunsley multi-fuel stove within. There is a central heating radiator and two wall lights.



KITCHEN

With a range of wall and base units in a solid oak shaker style with Corian worktops, again there are exposed timber beams, inset ceiling spotlights and a central heating radiator. The kitchen has integrated appliances in the form of: a Neff electric oven with a matching Neff hob with extractor fan over, an integrated Neff microwave/oven, an integrated fridge and an integrated Bosch dishwasher. There is also a sink with a stainless steel mixer tap over. There is ample room for table and chairs and Amtico solid flooring. Natural light is gained via two banks of uPVC double glazed windows to rear. A timber and glazed door leads through to utility.



UTILITY

With wall and base units, there is plumbing for a washing machine, space for a tumble dryer and space for a free standing fridge-freezer. There is a basin with a chrome mixer tap over. There are two ceiling lights, quarry tiled flooring uPVC obscure glazed window to side and an uPVC glazed door giving access to rear. A door opens to downstairs W.C.



DOWNSTAIRS W.C.

Comprising of a close coupled W.C. And central heating radiator with quarry tiled floor, a ceiling light and an obscure uPVC double-glazed window to rear.

DINING ROOM

A fabulously proportioned further reception space offering a high degree of flexibility, currently used as a dining room however it would make an ideal playroom or a further lounge area. There are uPVC double-glazed windows to front and rear, exposed timber beam work, a central heating radiator and a fire place with a coal effect gas stove. There is a ceiling light and two wall lights. The dining room oozes with character with fantastic reared beam work.



FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to first floor landing with white oak spindle balustrade, a ceiling light with exposed timber beam work and a Velux window to rear. There is access to the loft via a hatch. Here we gain access to the following rooms:



BEDROOM ONE

An excellently proportioned principal bedroom with banks of fitted wardrobes and fitted furniture. There is a ceiling light, two wall lights, a central heating radiator and an uPVC double glazed window to front with views.



BEDROOM TWO

A further double bedroom, again with fitted wardrobes, exposed beams and access to storage. There is a ceiling light, central heating radiator and an uPVC double glazed window to front.



BEDROOM THREE

Currently used as a study, this further bedroom has a ceiling light, a central heating radiator, exposed beam work and an uPVC double glazed window to front.



BATHROOM

An excellently proportioned family bathroom boasting a four piece white suite with Villeroy and Boch lower level W.C. with matching basin with chrome mixer tap over. There is a corner bath with air spa fitted and chrome mixer tap and a separate walk-in shower with a mainsfed chrome mixer shower within. There are inset ceiling spotlights, part tiling to walls, a chrome towel rail/radiator and a wood effect Amtico flooring, with an obscure uPVC double-glazed window to rear.



OUTSIDE

The home sits in an idyllic location down a driveway unique to this and the neighbouring property. There is off street parking in front of the property leading to a spacious garage. To the front of the home there is a stone flagged path with raised flower beds containing mature plants and shrubs. The path leads round the side of the property and in turn leads to the rear garden. Immediately from the back door there is a stone flagged patio seating area, offering an abundance of seating space with hard standing for a shed. Beyond this is a truly superb garden, separated into many principal areas and offering an abundance of beautiful plants and shrubs. Interspersed with low maintenance gravelled areas, further seating spaces and a pond. There is a lawned area and to the side there is a significant vegetable patch allowing home growing, the garden is fully enclosed with perimeter stone walling. There is a superb position with panoramic views over neighbouring countryside. A septic tank is located in the grounds of the adjoining property which is used by both properties.



GARAGE

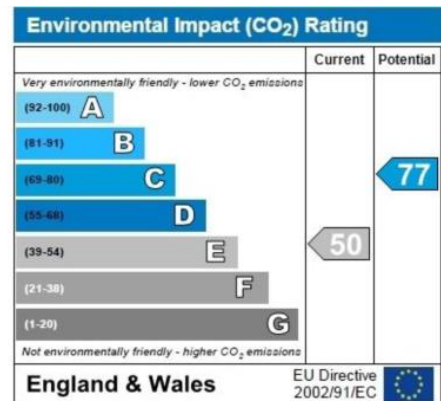
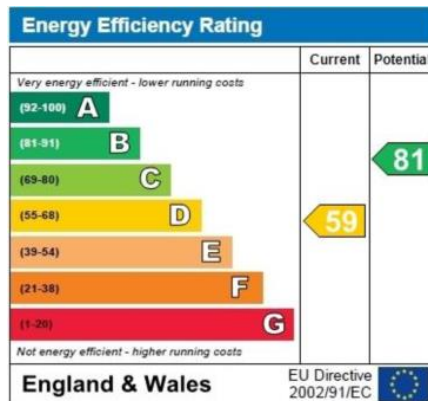
The garage is stone built with a roller shutter door, a pitched roof and a window to side. The garage electric roller door is operated by a remote control. It is a larger than average garage offering off street parking, further storage with under eaves storage opportunity. It is equipped with installed power and lighting.



TENURE

The vendor has informed us that the property is freehold .

EPC



VIEWING

For an appointment to view, please contact the Sheffield Office on 0114 3216590

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)

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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 independant 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 5:30 pm

Saturday - 9:00 am to 4:30 pm

Sunday - 11:00 am to 4:00 pm

Details printed 31/05/19

