



25 Mortomley Lane
High Green | Sheffield | S35 3HS

FINE & COUNTRY

STEP INSIDE

25 Mortomley Lane

A stunning 3 bedroom cottage; sympathetically refurbished resulting in a delightful home with retained period feature and spacious versatile accommodation which is complimented by quality fitments to both the kitchen and bathrooms.

A delightful property which enjoys a privately enclosed rear garden, provides off road parking for several vehicles and has planning permission for a further ground floor extension to the rear. The property is offered to the market with no upwards chain and enjoys a sought after location which is well served by an abundance of local services whilst being positioned within close proximity of both open countryside and the M1 motorway network.

A composite double glazed entrance door opens directly to the lounge; a spacious room with two windows to the front aspect resulting in excellent levels of natural light. This room has an original retained beam to the ceiling and a useful cupboard which houses the central heating boiler. Access is gained through to the inner hallway which has a staircase to first floor.

A snug offers versatility and would make an excellent third bedroom or home office with windows to front and rear aspect and exposed beams to the ceiling.

The dining room has a window to the side aspect, original exposed beams and trusses into the apex of the ceiling and steps which lead down into the kitchen which is presented with a comprehensive range of fitted furniture with quartz work surfaces that incorporates a single drainer one and half bowl pot sink with a mixer tap over. This room has windows to two aspects, a door opening directly onto the rear garden, full tiling to the floor and spot lighting to the ceiling. A complement of appliances includes a leisure stove that consists of a double oven and grill with a five ring hob and hot plate, with a quartz splash back and extractor canopy over. There is also a fridge freezer and plumbing for an automatic washing machine.

First floor

There is a window to the landing and two double bedrooms each with windows to both front and rear aspect ensuring excellent levels of natural light.

The bathroom is presented with a modern suite, finished in white, comprising a 'P' shaped bath with shower over, a low flush W.C. and a wash hand basin with vanity cupboard beneath. The room has full tiling to the floor, partial tiling to the walls, a heated chrome towel rail and a frosted effect window.











STEP OUTSIDE

25 Mortomley Lane

To the front aspect of the property a forecourt garden is set within a stone walled boundary. A gravel driveway extending to the rear elevation offers parking for several vehicles. The garden in the main is laid to lawn and sits within a stone wall boundary and has established laurel hedging, flowerbeds, a Yorkshire stone patio with a pagoda structure over.





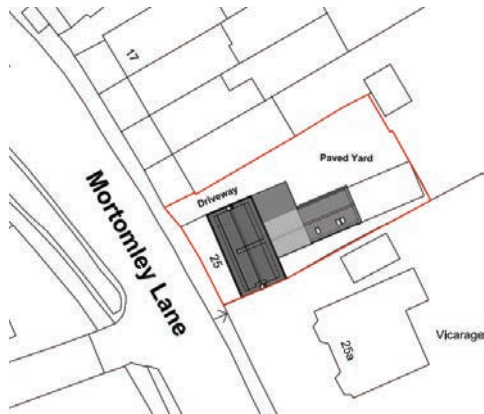
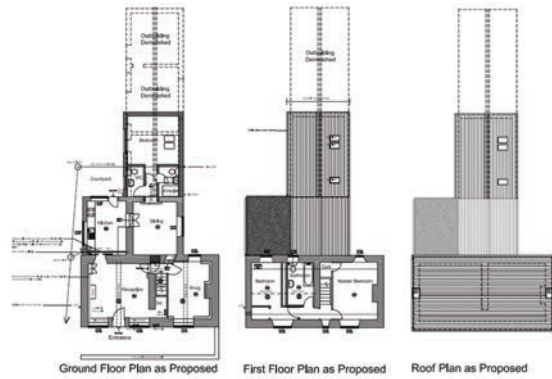
Local area

A delightful village location situated to the north side of the city positioned within walking distance of local amenities which include a variety of village shops, pubs and restaurants. The railway station at Chapeltown is within a 5 minute drive and the M1 motorway can be accessed by two junctions (35 and 35a). There are also regular bus services into Sheffield and additional services to Barnsley and Rotherham town centres. Open countryside is accessed within immediate walking distance as is Greno Woods, ideal for walking or mountain biking. Nearby attractions include Wortley Hall, Wentworth Woodhouse and Wentworth Castle. There are Golf clubs at both Tankersley and Wortley. The Peak District is accessed within a short drive presenting an idyllic external lifestyle.

Sheffield centre is within a 20 minute drive and presents prestigious universities, hospitals and many public houses specialising in real ales. The city has major theatres, museums and art galleries, a multitude of restaurants and an active nightlife. The fabulous 19 acre Botanical gardens and the recently restored glass pavilions present an immediate attraction and the glorious Peak district is also within a short drive. Meadowhall shopping centre can be reached within 15 minutes.



Plans/Drawings with planning permission granted



INFORMATION

Additional information

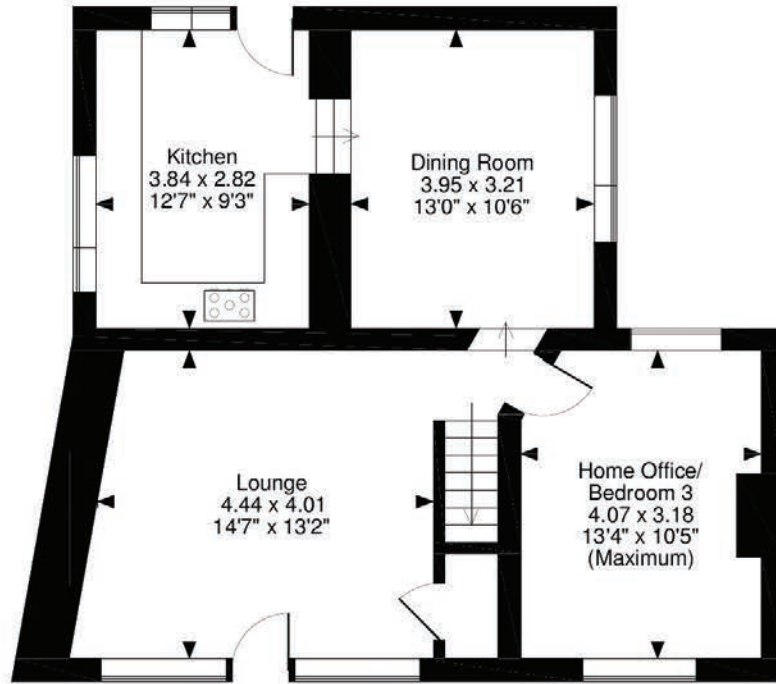
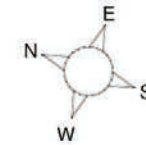
A Freehold property with mains gas, water, electric and drainage. The property has full planning permission for a single extension to the rear aspect; reference / planning number 20/00546/FUL. Fixtures and fittings by separate negotiation.

Directions

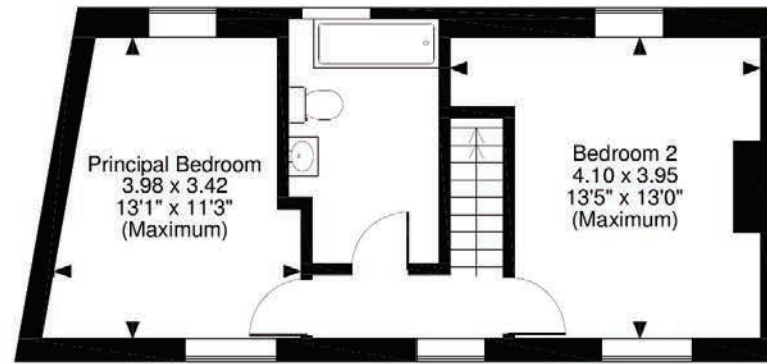
Off Westwood New Road turn into Wortley road following the signs for High Green. Proceed over the roundabout onto Mortomley Lane. The property is on the left.



Mortomley Lane, High Green, Sheffield
 Approximate Gross Internal Area
 1068 Sq Ft/99 Sq M

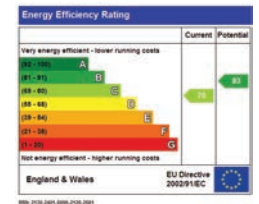


Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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