



Easter Cottage

The Mill, 20 Church Street, Oughtibridge



Blenheim
Park Estates



Old Mill Cottage

20

A Superb Three Bedroomed
Cottage with Character...





Easter Cottage

Welcome to Easter Cottage

A superb stone built three bedroomed cottage, dating back to the late 1800s and providing good-sized accommodation over three floors, which has been recently refurbished and retains a wealth of character features.

Easter Cottage offers the ideal opportunity for a first time buyer and has the benefit of a spacious lounge with a stone fireplace and multi-fuel Esse stove, well-proportioned country style kitchen, second floor master bedroom and family bathroom.

Situated with good access to the local amenities of Oughtibridge, including shops, restaurants, public houses, GP surgery, parks and local schooling. The property is also well positioned for the Fox Valley Shopping Park, Stocksbridge Bypass, M1 motorway network and Peak District National Park.

The property briefly comprises on the ground floor: Lounge and kitchen.

On the first floor: Landing, bedroom 2, bedroom 3, family bathroom and ironing board cupboard.

On the second floor: Master bedroom.

On the basement level: Cellar.

Ground Floor

Double handmade hardwood doors with double glazed panels above open to the:

Lounge

14'2 x 12'8 (4.32m x 3.86m)

A well-proportioned lounge, with a front facing timber double glazed window, pendant light point, central heating radiator with a decorative cover, telephone point and a TV/aerial point. The focal point of the room is the multi-fuel Esse stove with a stone mantel/hearth and stone brick surround.

A timber door opens to the:

Kitchen

14'2 x 11'9 (4.32m x 3.58m)

Having a rear facing timber double glazed window, recessed lighting, pendant light point, exposed oak beam, exposed stone wall, central heating radiator, pine flooring and tiled flooring. Also housing the Worcester combination boiler. There's a range of fitted base and drawer units with matching work surfaces,

tiled upstands and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a four-ring gas hob, Hotpoint fan assisted oven/grill, integrated fridge, Beko dishwasher and a Hotpoint automatic washing machine. A handmade hardwood stable-style door opens to the rear of the property.

A floor access hatch opens to a stone staircase, leading down to the:

Basement Level

Cellar

9'6 x 9'3 (2.90m x 2.82m)

Having a light point.

Ground Floor Continued

From the kitchen, a staircase with a timber handrail rises to the:

First Floor

Landing

Having a rear facing timber double glazed window and pendant light points. Timber doors open to bedroom 2, bedroom 3, family bathroom and ironing board cupboard.

Bedroom 2

14'4 x 8'0 (4.37m x 2.44m)

Having a front facing timber double glazed window, pendant light point and a central heating radiator with a decorative cover.





Lounge

14'2 x 12'8 (4.32m x 3.86m)

A well-proportioned lounge, with a front facing timber double glazed window, pendant light point, central heating radiator with a decorative cover, telephone point and a TV/aerial point. The focal point of the room is the multi-fuel Esse stove with a stone mantel/hearth and stone brick surround.

A Spacious Lounge with
a Multi-Fuel Stove...





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A Well-Proportioned
Country Style Kitchen





A Recently Refurbished Home, Offering the Ideal Opportunity for a First Time Buyer

Bedroom 3

11'7 x 7'9 (3.53m x 2.36m)

Having a rear facing timber double glazed window, pendant light point and a central heating radiator with a decorative cover.

From the landing, a staircase rises to the:

Second Floor



Family Bathroom

Having a flush light point, extractor fan, full-height vanity mirrors to one wall, partially tiled walls, central heating radiator and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps. To one corner, there's a panelled bath with a chrome mixer tap and an additional hand shower facility.

Ironing Board Cupboard

A useful storage space.

Master Bedroom

14'5 x 8'11 (4.39m x 2.72m)

Having a Velux roof window, wall mounted light points, central heating radiator with a decorative cover and eaves storage.

Exterior

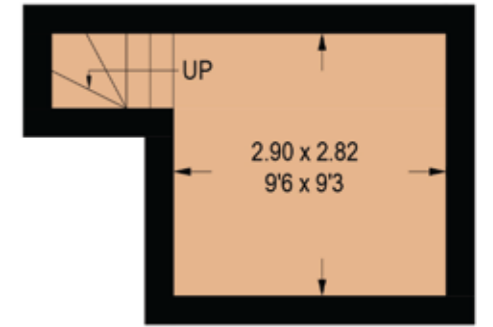
From Church Street, access can be gained to the main entrance door and a gravelled communal access road leads to a shared courtyard at the rear of the cottage where Easter Cottage has space to park two vehicles. To the rear, there's a cobbled area with a mature tree and exterior lighting. Stone steps rise to the kitchen entrance door.



TOTAL APPROXIMATE FLOOR AREA 962 SQ.FT. (89.3 SQ.M.)



GROUND FLOOR APPROXIMATE FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)

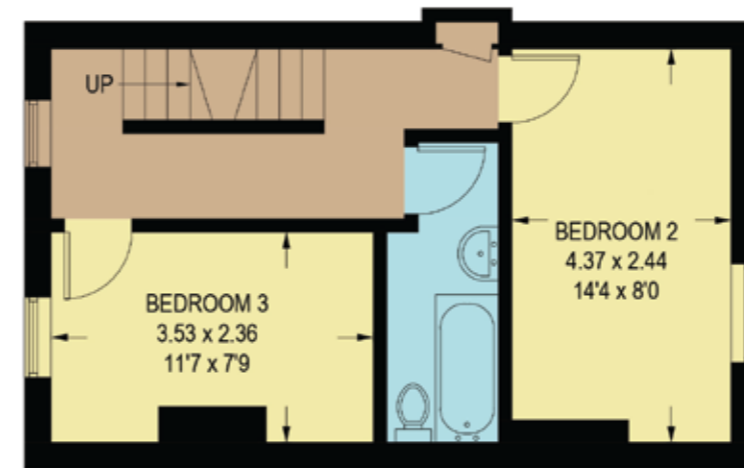


BASEMENT LEVEL APPROXIMATE FLOOR AREA 99 SQ.FT. (9.2 SQ.M.)

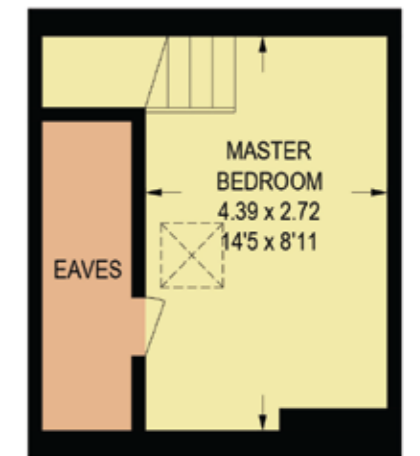
Note

All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All images are for illustration purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR APPROXIMATE FLOOR AREA 362 SQ.FT. (33.6 SQ.M.)



SECOND FLOOR APPROXIMATE FLOOR AREA 138 SQ.FT. (12.8 SQ.M.)

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Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



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The Mill, 20 Church Street, Oughtibridge,
Sheffield, South Yorkshire S35 0FW

Offers in the Region of £195,000