



## Christmas Cottage

The Mill, 16 Church Street, Oughtibridge

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**Blenheim**  
Park Estates





THE  
MILL

A Recently Refurbished  
Three Bedroom Cottage







Christmas Cottage

## Welcome to Christmas Cottage

A fabulous three bedroomed family residence, which dates back to the late 1800s and offers recently refurbished accommodation with an abundance of character and charm.

Christmas Cottage offers a mix of period features such as exposed beams, timber cottage style windows and a gritstone fireplace with a log burning Esse stove.

This character stone built home has the benefit of a light and airy dining kitchen, generously proportioned lounge, spacious master bedroom, contemporary family bathroom and off-road parking for two vehicles within a shared courtyard.

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:** Entrance hallway, lounge, dining kitchen, pantry, boot room and utility cupboard.

**On the first floor:** Landing, master bedroom, bedroom 2 and family bathroom.

**On the second floor:** Bedroom 3 (or home office) and a walk-in drying cupboard/room.

**On the basement level:** Cellar.

### Ground Floor

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

#### Entrance Hallway

Having a pendant light point and timber doors open to the lounge and dining kitchen.

#### Lounge

13'9 x 12'11 (4.19m x 3.94m)

A generously proportioned lounge with front and side facing timber double glazed windows, recessed lighting, telephone point and TV/aerial points. There's a range of fitted furniture, incorporating cupboards and open shelving. The focal point of the room is the Esse log burning stove with a gritstone mantel/hearth and brick surround.

#### Dining Kitchen

13'8 x 13'6 (4.17m x 4.11m)

A spacious dining kitchen with a front facing timber double glazed sash window with fitted shutters, an exposed timber beam, recessed lighting, wall mounted light points, central heating radiator with decorative cover and oak flooring. Also having recessed shelving with recessed lighting. There's a range of fitted base and drawer units with matching work surfaces, tiled upstands and an inset 1.5 bowl Franke sink with a chrome mixer tap. Appliances include a four-ring gas hob, Hotpoint fan assisted oven/grill with an extractor hood over, integrated Kenwood fridge and an integrated dishwasher. A timber door opens to the:

#### Pantry

Having a flush light point and fitted shelving. A timber door opens to a stone staircase, leading down to the:

#### Basement Level

##### Cellar

16'0 x 12'0 (4.88m x 3.66m)

Having a light point, power, stone meat slab table and wine shelving.

#### Ground Floor Continued

From the dining kitchen, an opening with a timber stable-style half door opens to the boot room.





**Lounge**  
13'9 x 12'11 (4.19m x 3.94m)

A generously proportioned lounge with front and side facing timber double glazed windows, recessed lighting, telephone point and TV/aerial points. There's a range of fitted furniture, incorporating cupboards and open shelving. The focal point of the room is the Esse log burning stove with a gritstone mantel/hearth and brick surround.

A Generously Proportioned  
Reception Room...







**Dining Kitchen**  
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A Fabulous Dining Kitchen  
with Integrated Appliances







## A Stone Built Cottage, which Dates Back to the Late 1800s and Retains a Wealth of Period Features

### Boot Room

8'6 x 5'10 (2.59m x 1.78m)

Having a side facing timber double glazed window, side facing timber glazed panel, pendant light point, central heating radiator and stone flagged flooring. A handmade hardwood stable-style door opens to the front of the property.

A timber door opens to the:

### Utility Cupboard

5'11 x 3'9 (1.80m x 1.14m)

Having a rear facing timber double glazed obscured window, pendant light point and stone flagged flooring.

glazed windows, pendant light point and a central heating radiator.

### Family Bathroom

Being fully tiled and having a rear facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. There's a suite in white by Villeroy & Boch, which comprises of a low-level WC and a pedestal wash hand basin with a Hansgrohe chrome mixer tap and an illuminated vanity mirror above. To one corner, there's a panelled bath with a Hansgrohe chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.

From the first floor landing, a timber door opens to a staircase with timber balustrading rising to the:



From the entrance hallway, a staircase with timber balustrading and handrail rises to the:

### First Floor

#### Landing

Having a pendant light point and fitted shelving. Timber doors open to the master bedroom, bedroom 2 and family bathroom. A timber door also opens to the staircase rising to the second floor.

#### Master Bedroom

13'6 x 12'9 (4.11m x 3.89m)

A light and spacious master bedroom with front and side facing timber double glazed windows, recessed lighting, central heating radiator with decorative cover and TV/aerial points. To one corner, there is fitted furniture.

#### Bedroom 2

10'2 x 8'11 (3.10m x 2.72m)

Another double bedroom, with front and side facing timber double

### Second Floor

#### Bedroom 3

12'3 x 8'1 (3.73m x 2.46m)

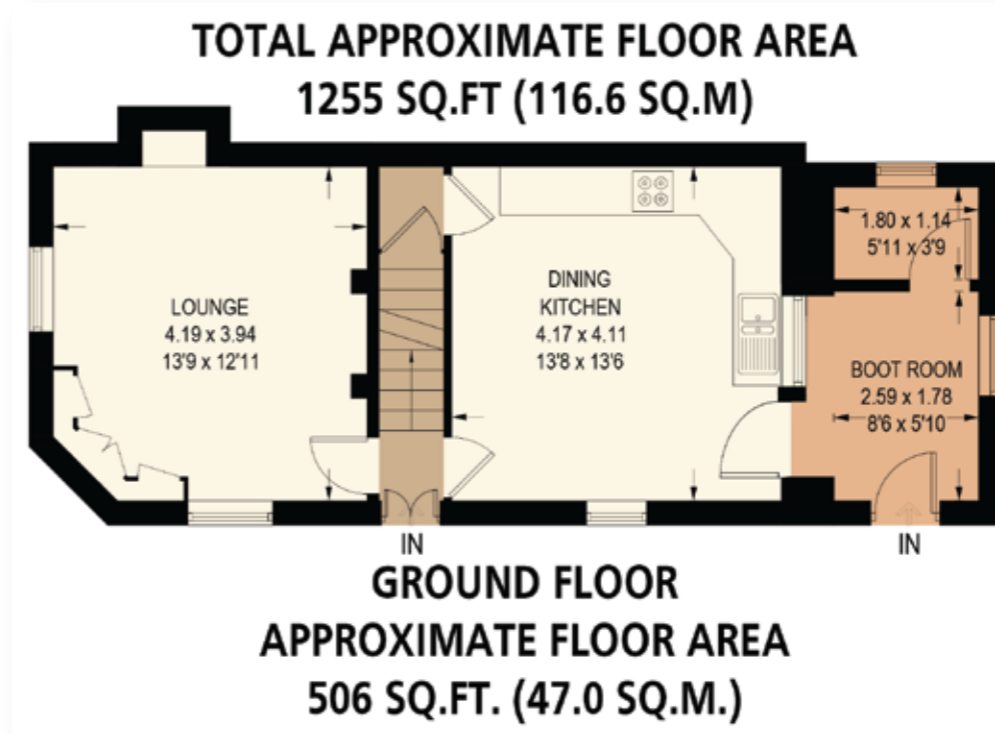
A versatile room, which could be used as a third bedroom or home office. Having a Velux roof window, wall mounted light points, central heating radiator and eaves storage.

#### Walk-in Drying Room/Cupboard

Having a flush light point and housing the Baxi combination boiler.

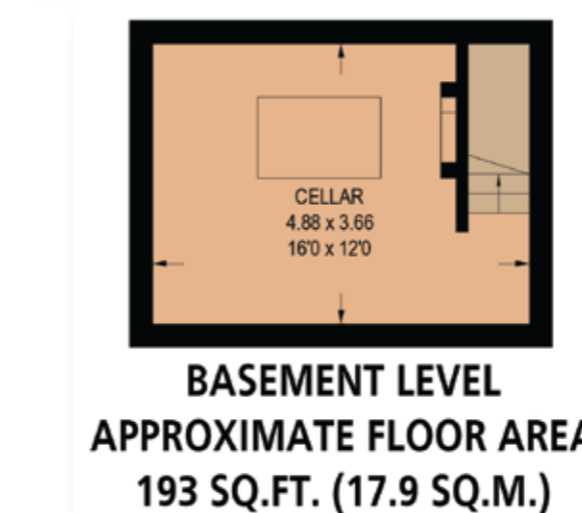
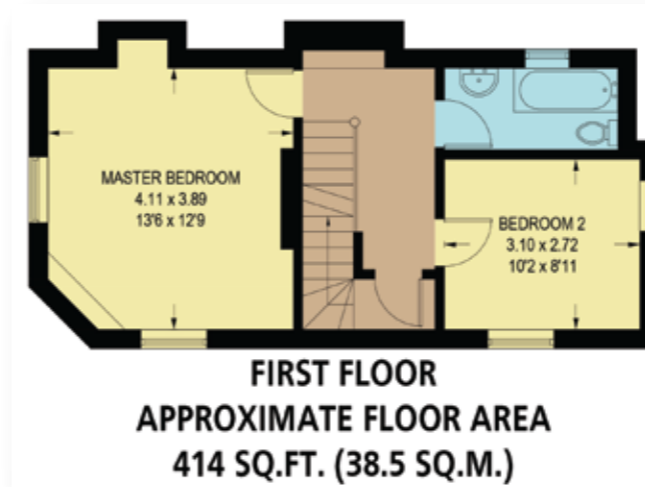
#### Exterior

From Church Street, a gravelled communal access road provides access to the main entrance door and leads to a shared courtyard where Christmas Cottage has space to park two vehicles. To the side of the property, there's a gravelled area which is partially enclosed by wrought iron railings and having metal planting troughs and exterior lighting. Access can be gained to the utility room.



### 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		83   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



### Master Bedroom

13'6 x 12'9 (4.11m x 3.89m)

A light and spacious master bedroom with front and side facing timber double glazed windows, recessed lighting, central heating radiator with decorative cover and TV/aerial points. To one corner, there is fitted furniture.



A Light & Spacious  
Master Bedroom...





## Bedroom 2

10'2 x 8'11 (3.10m x 2.72m)

Another double bedroom, with front and side facing timber double glazed windows, pendant light point and a central heating radiator.







**Family Bathroom**

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A Superb Contemporary  
Family Bathroom...





### Bedroom 3

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Viewing strictly by appointment with our consultant on

**0114 358 2020**

Mobile: 07891 400 020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold



## Christmas Cottage

The Mill, 16 Church Street, Oughtibridge,  
Sheffield, South Yorkshire S35 0FW

**Offers in the Region of £250,000**