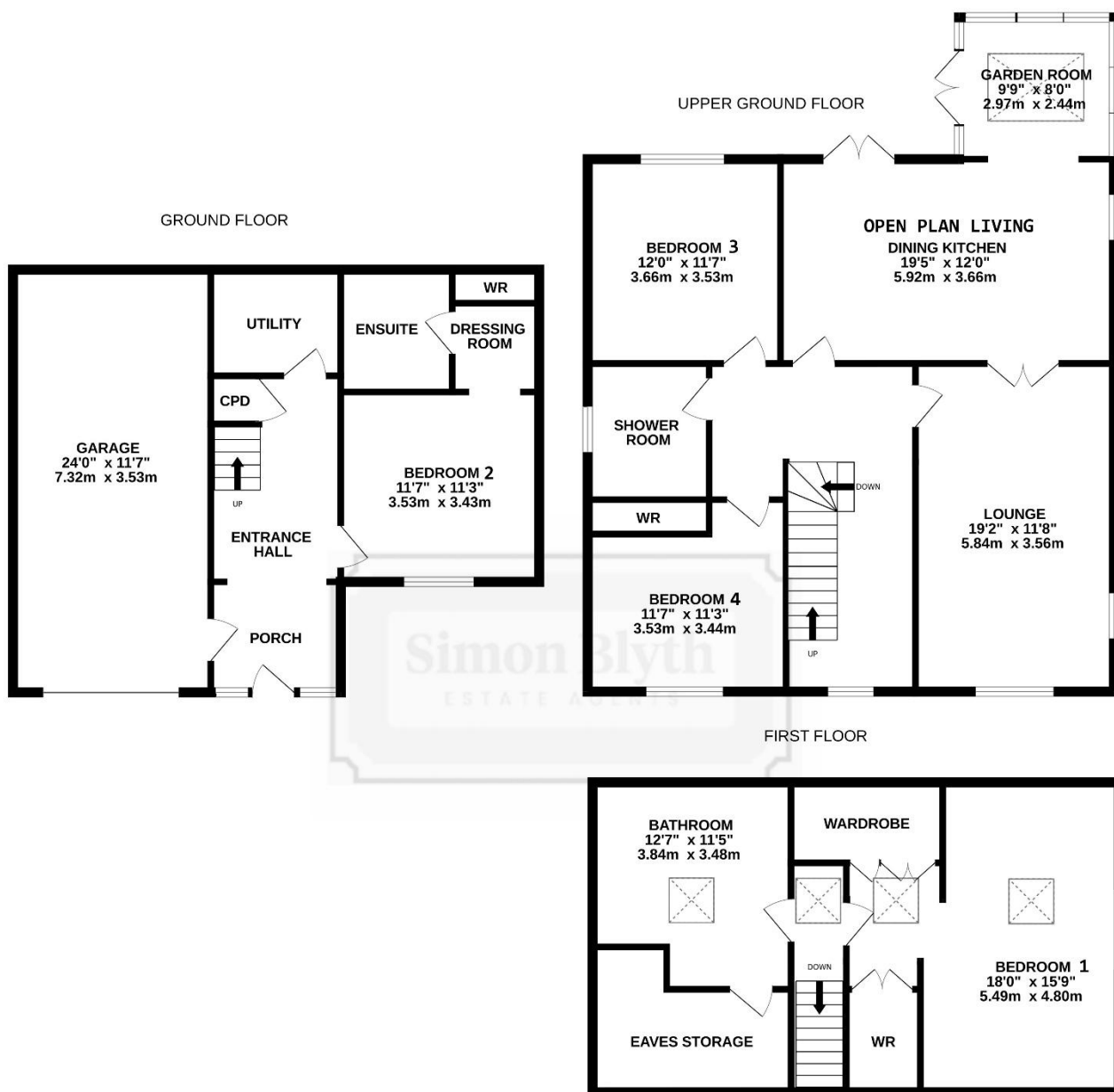




OLD MILL LANE, THURGOLAND - S35 7AG



OLD MILL LANE

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PROPERTY DESCRIPTION

OCCUPYING AN IDYLIC SEMI-RURAL POSITION WITHIN THIS TRANQUIL LOCATION, SURROUNDED BY BEAUTIFUL WOODED COUNTRYSIDE AND ABUNDANT LOCAL WILDLIFE, WE ARE DELIGHTED TO OFFER TO THE MARKET THIS IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME, PROVIDING SUBSTANTIAL AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS. Ideally positioned for commuters with excellent access towards Sheffield, Manchester and surrounding areas, this exceptional home offers a flexible layout perfectly suited to modern family living. The accommodation briefly comprises, to the ground floor, an entrance porch and welcoming hallway, a spacious double bedroom with dressing area and en-suite bathroom, together with a utility room offering potential to create a kitchenette and form a self-contained ground floor annex if desired. To the first floor, there is a generous lounge, a stunning open-plan living dining kitchen, house bathroom, and two further double bedrooms. The second floor provides a superb principal bedroom and an additional bathroom. Externally, the property benefits from beautifully maintained gardens to both the front and rear, a driveway providing off-street parking, and a generously proportioned integral garage. Properties of this calibre and location rarely come to the market, and an early viewing is highly recommended to fully appreciate the quality, space, versatility, and outstanding setting this exceptional home has to offer.

OFFERS IN REGION OF: £540,000

ENTRANCE PORCH

Access is gained via a composite entrance door with obscured glazed side panels, allowing an abundance of natural light into the entrance porch. The porch features ceramic tiled flooring, a ceiling light, and internal access to the integral garage. Glazed twin French doors then lead through to the welcoming entrance hall.



ENTRANCE HALL

A spacious reception hall featuring continuation of the tiled flooring, ceiling light, and central heating radiator. The hall also benefits from a fitted understairs storage cupboard and a staircase rising to the first-floor landing. From here, access is gained to the following rooms:



BEDROOM TWO

A spacious ground floor double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front and access to spacious dressing area via an archway. From the dressing area we gain access to en-suite bathroom.



EN-SUITE

Comprising a three-piece white suite in the form of a close-coupled W.C., pedestal wash hand basin with chrome mixer tap, and a P-shaped bath with glazed shower screen and electric Triton shower over. The bathroom benefits from tiled flooring, inset ceiling spotlights, a ladder-style heated towel rail/central heating radiator, and an extractor fan.



UTILITY

The utility room comprises a range of wall and base units with laminate work surfaces, together with a stainless-steel sink and tiled flooring. There is plumbing for a washing machine and space for additional appliances. This versatile area offers excellent potential and, if desired, could be adapted to create a kitchenette, providing the opportunity to form a self-contained ground floor living space along with the bedroom two with its own en-suite.



FIRST FLOOR LANDING

From the entrance hall, a staircase with stainless steel and wood spindle balustrade rises to the first-floor landing, which benefits from a ceiling light, central heating radiator, and a uPVC double glazed window to the front elevation. A further staircase leads to the second-floor landing, providing access to the following rooms:



OPEN PLAN LIVING DINING KITCHEN

A fabulous open-plan living space incorporating areas for relaxing, dining, and entertaining. The modern kitchen features a range of light grey shaker-style wall and base units with contrasting wood-effect laminate work surfaces, together with a central island providing additional storage, workspace, and seating for informal dining. Integrated appliances include a microwave, convection oven, fridge, freezer, dishwasher, and washing machine. The space benefits from wood-effect flooring throughout, two contemporary vertical central heating radiators, and an abundance of natural light, with uPVC twin French doors opening onto the patio area. The adjoining garden room extension features large uPVC windows to the rear and side elevations, together with further twin French doors providing access to the garden, and benefits from a further central heating radiator.

GARDEN ROOM

Currently utilised as an additional living area, this versatile space offers excellent flexibility and could also be used as a dining area, home office, or further entertaining space.





LOUNGE

A generously proportioned front-facing principal reception room, enjoying an abundance of natural light via two double glazed windows to the front and side elevations. The room features a central heating radiator and a modern wall-mounted electric fire, creating an attractive focal point. Internal glazed doors lead through to the impressive open-plan living dining kitchen, seamlessly connecting the spaces and creating an ideal setting for entertaining.



BEDROOM THREE

A versatile rear-facing room that could be utilised as a second reception room, formal dining room, or double bedroom if required. The room benefits from a central heating radiator and a uPVC double glazed window to the rear, enjoying views over the property's private garden.



BEDROOM FOUR

A further spacious double bedroom featuring a ceiling light, central heating radiator, and uPVC double glazed window to the front elevation, enjoying far-reaching views.



BEDROOM ONE

A superb principal bedroom of excellent proportions, featuring a generous range of built-in wardrobes positioned along two opposing walls within the entrance area. The room benefits from both single and double panel central heating radiators, ensuring a comfortable environment, whilst a side-facing window provides a delightful outlook along Old Mill Lane. Two rear-facing Velux windows flood the room with an abundance of natural light.



SECOND FLOOR BATHROOM

A modern and spacious bathroom comprising a contemporary four-piece white suite, including a close-coupled W.C., roll-top bath set on a chrome frame, wash hand basin with vanity unit and drawers beneath, and a generous shower cubicle with thermostatic shower. The room is finished with grey oak-effect laminate flooring and benefits from a rear-facing Velux window allowing natural light, inset ceiling spotlights, and a heated chrome towel rail. Access is also provided to a generous eave's storage area.



OUTSIDE

The gardens to the front and rear of the property have been beautifully landscaped, with the rear garden being particularly well-proportioned, private, and offering a variety of outdoor spaces for enjoyment. To the rear, there is a flagged seating area adjoining the open-plan living dining kitchen, with two sets of twin French doors providing a seamless connection between the indoor and outdoor spaces. Steps rise to a further terraced area, featuring an additional flagged seating area alongside an impressive summer house/bar, creating the perfect setting for relaxation and outdoor entertaining while enjoying fabulous far-reaching views within a private setting. Further steps lead to a lawned area, currently utilised as a vegetable garden, which provides a peaceful spot to appreciate the surrounding views and tranquil location. To the front there is a block-paved driveway providing off-street parking for up to three vehicles. This leads to the integral garage, offering excellent versatility with space for one larger vehicle or two smaller vehicles, together with additional room that could be utilised as a home gym or storage area. The garage further benefits from an electric shutter door, a range of fitted wall and base units positioned to the rear and houses the Vaillant gas-fired combination boiler.











ADDITIONAL INFORMATION

EPC rating – C-71

Property tenure – Freehold

Council tax band – F

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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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

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