



## Twayblade Cottage Lumb Lane, Sheffield, S35 0GE

£1,275 Per Calendar Month

- CHARMING BARN CONVERSION
- RECENTLY RENOVATED
- BEAUTIFUL COUNTRYSIDE VIEWS
- COUNCIL TAX BAND E - £2,772.79
- SPACIOUS ROOMS THROUGHOUT
- LARGE PRIVATE GARDEN
- RENT - £1275
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- BOND - £1471

# Twayblade Cottage Lumb Lane, Sheffield S35 0GE

**\*\*VIEWING ESSENTIAL\*\*** This charming converted barn offers an excellent accommodation with breath-taking views over Onesacre and Bradfield and within close proximity to the Peak District National Park. Extremely high specification throughout, standing in magnificent gardens and rural landscape whilst forming part of a small & exclusive secure development.

The detached barn conversion comprises of; Entrance porch; Open plan Lounge, diner and Kitchen; Office/family room; Family bathroom; Hallway and Stairs to the first floor landing; Two double bedrooms; Upstairs w.c.

To the outside a private sweeping driveway leads to an enclave of four desirable houses. Providing off road parking for two vehicles and to the rear the characterful home benefits from a rear private garden with large laid lawn and wooden fencing, offering superb views over the valley and beyond.



Council Tax Band: E



### **ENTRANCE PORCH**

Entered via; Double glazed door; Surrounded by double glazed windows; Stone flagged floor; Exposed stone wall; Solid door to open plan reception lounge/kitchen;

### **LOUNGE/DINER**

Open plan lounge; Comprising of; uPVC double glazed window to rear and side elevation; Alarm system; Central heating radiator; Wood effect vinyl flooring; Spot lights; Flowing through to the kitchen; Space for table and chairs;

### **KITCHEN**

Fully fitted kitchen benefiting from; Modern wall, base and draw units; Sleek marble effect work top; Integrated NEFF appliances including; Oven with four ring hob; Washing machine; Front and side facing uPVC double glazed windows; Wood effect vinyl flooring; Spot lights;

### **OFFICE/ FAMILY ROOM**

This space could be used as an office/study, second lounge or perhaps even a third ground floor bedroom; Benefiting from; Large front facing double glazed window; Further double glazed window to rear elevation; Carpet flooring; Central heating radiator; Ceiling light point;

### **FAMILY BATHROOM**

Three piece suite comprising of: Pedestal w.c; Wash basin; Panelled bath with over head shower and glass screen; Wall mounted heated towel rack; Fully tiled walls and flooring; Ceiling light point;

### **STAIRS & LANDING**

With; Carpet flooring leading to first floor; Solid doors to both bedrooms and bathroom;

### **BEDROOM ONE**

Spacious double bedroom; Comprising of; Double glazed uPVC window to side elevation; Carpet flooring; Central heating radiator; Ceiling light point;

### **BEDROOM TWO**

Secondary double bedroom; Benefiting from; Double glazed uPVC window to side elevation; Carpet flooring; Central heating radiator; Ceiling light point;

### **UPSTAIRS W.C**

Having; Pedestal w.c; Corner wash basin; Wood effect vinyl flooring; Ceiling light point;

### **OUTSIDE**

To the front of the property a private sweeping driveway leads to an enclave of four desirable houses. Providing off road parking for two vehicles outside this detached property.

The barn conversion benefits from a rear private garden with large laid lawn and wooden fencing, offering superb views over the valley and beyond.





## Directions

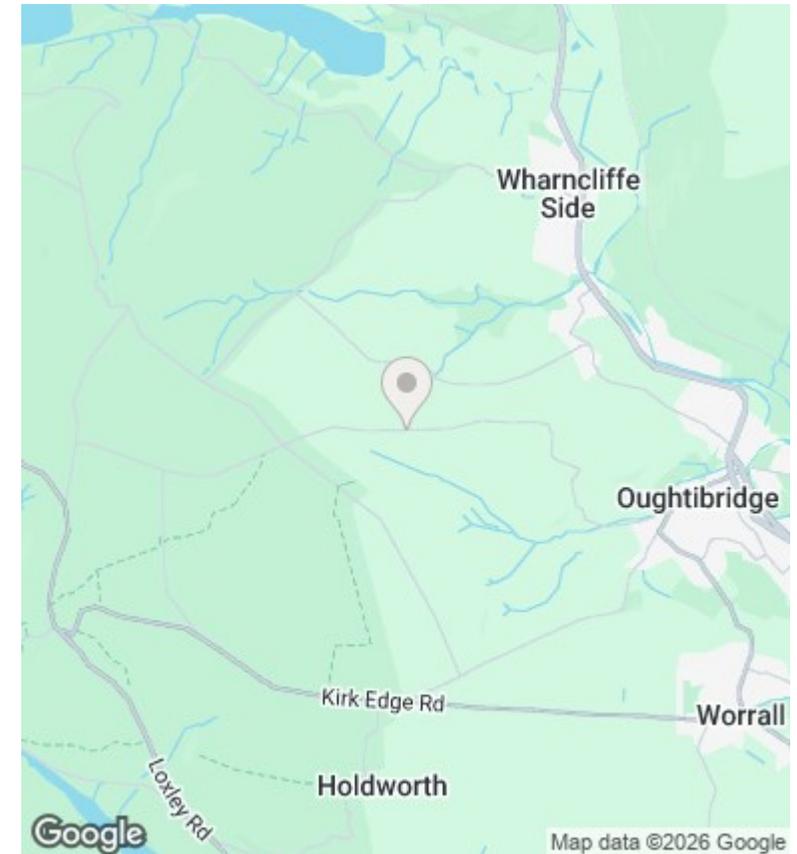
Please call 01142299060

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	