



Skew Hill, Grenoside, S35

Asking Price £750,000

- FREEHOLD
- THREE GREAT SIZE DOUBLE BEDROOMS
- BESPOKE MODERN KITCHEN
- COUNCIL TAX BAND F £3,443.66
- NO CHAIN
- IMMACULATE HIGH SPECIFICATION
- VERSATILE GARDEN OUTBUILDING
- STUNNING STONE FARMHOUSE
- OPEN PLAN LUXURY LIVING
- RURAL LOCATION

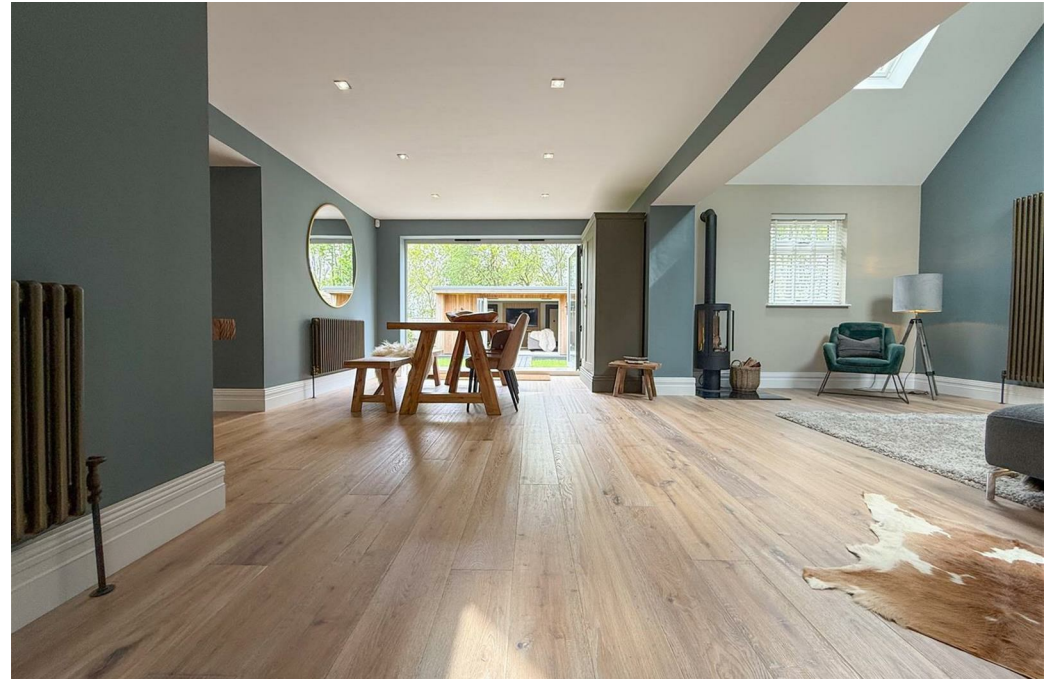
Skew Hill, Grenoside, S35

NO CHAIN | FREEHOLD

An exceptional three double bedroom stone-built detached farmhouse occupying a substantial plot within the sought-after semi-rural setting of Grenoside Village, S35. Finished to an impeccable standard throughout, this stunning home perfectly blends luxurious contemporary living with charming original farmhouse features and character. The property offers spacious and versatile accommodation, including an impressive open-plan living space flowing into a separate dining area overlooking the beautifully landscaped rear garden, enhanced by bifold doors creating seamless indoor/outdoor living. There is also a bespoke fitted kitchen, stylish snug lounge and downstairs WC. To the first floor are three generous double bedrooms, including a superb principal suite with en-suite shower room, whilst the remaining bedrooms benefit from fitted wardrobes and are served by a modern family bathroom. The second floor provides a useful home office, store room and further loft storage. Externally, the property continues to impress with gated off-road parking for multiple vehicles and an immaculate enclosed rear garden designed for entertaining, featuring two seating areas, an impressive stone patio and a substantial cedar-clad outbuilding. A truly outstanding home offering luxury, character and space in an enviable village location. Early viewing is highly recommended.



Council Tax Band: F



ENTRANCE

Enter via a part-obscure glazed composite entrance door into a beautifully presented open-plan reception space, immediately setting the tone for this immaculate home. The entrance area flows seamlessly into a grand and welcoming living environment finished to an exceptional standard throughout. Featuring a ceiling light point, bespoke built-in storage to one side, and a solid oak door leading to the downstairs WC. There is also a front-facing obscure glazed window, allowing natural light to filter through while maintaining privacy. The space is further enhanced by an antique gold triple column horizontal traditional radiator, a stylish feature repeated throughout the property. The area is completed by continuous oak flooring which runs throughout the entire ground floor open-plan layout, creating a cohesive and luxurious finish.

OPEN PLAN LIVING SPACE

LOUNGE

The lounge area is beautifully light and spacious, benefitting from large windows to both the front and rear elevations, allowing natural light to flood the room throughout the day. The impressive high ceilings further enhance the sense of space, complemented by two ceiling light points and two Velux roof windows. Finished with continued oak flooring and a contemporary vertical central heating radiator, this exceptional living space offers a perfect blend of character, style and modern comfort. The space flows seamlessly through into the dining area within the open-plan ground floor layout.

DINING AREA

The dining area enjoys an impressive outlook with bifold doors opening directly onto the rear garden, perfectly framing the surrounding greenery and creating a seamless connection between indoor and outdoor living. Ideal for both entertaining and relaxed summer dining, the space allows the garden to become a natural extension of the home when the doors are fully open. A striking focal point within the open-plan layout, it beautifully captures the outlook over the landscaped garden. The room is finished with recessed ceiling spotlights, a central heating radiator and continued oak flooring, maintaining the exceptional standard carried throughout the property.

KITCHEN

Newly fitted by the current owners, the bespoke kitchen is beautifully appointed with a range of taupe grey wall, base and drawer units complemented by quartz worktops and matching upstands, delivering a refined and timeless finish. A classic Belfast sink is set beneath the worktop with a matching mixer tap, which also includes a boiling water function, alongside a drainer etched into the quartz surface for both practicality and elegance. The kitchen benefits from a large window to the front elevation, providing excellent natural light, with an additional window to the rear elevation further enhancing the bright and airy feel. A superb range of high-quality integrated appliances includes a Candy fridge freezer, Kenwood fitted range oven with gas hob and extractor above, Neff dishwasher and integrated washing machine. The splashback behind the hob is also finished in quartz, ensuring a seamless and premium finish throughout. A bespoke wooden feature area with integrated spot lighting adds a warm and distinctive design element. The space is further enhanced by recessed ceiling spotlights, a central heating radiator and continued oak flooring. A solid wood door provides access to the inner hallway.

INNER HALLWAY

With recessed ceiling spotlights and continued oak flooring, the inner hallway is finished to an excellent standard and maintains the property's consistent high-quality presentation. Stairs rise to the first floor, a composite door provides access to the rear garden, and a solid wood door leads through to the snug.

SNUG

The snug is a beautifully presented reception space, offering a warm and versatile additional living area. It features a window to the rear elevation, ceiling rose with central light point, decorative coving and picture rail detailing. The room also benefits from a central heating radiator and carpet flooring.

DOWNSTAIRS WC

A well-presented downstairs WC featuring a wash basin with feature gold detailing and a tiled splashback, together with a low-level WC. The room benefits from an obscure glazed window to the front elevation, allowing natural light while maintaining privacy, alongside recessed spot lighting and a central heating radiator, with the space finished in oak flooring to provide a cohesive and high-quality finish.

STAIRS RISING TO THE FIRST FLOOR

PRIMARY BEDROOM

A stunning principal bedroom offering a true retreat-like feel, designed for relaxation and unwinding. The room benefits from a window to the rear elevation, providing natural light and a peaceful outlook, complemented by a ceiling light point set within an elegant ceiling rose, decorative coving and picture rail detailing. A subtle walkway leads through to an open en-suite shower room, enhancing the sense of space and luxury within this beautifully appointed principal suite.

EN SUITE SHOWER ROOM

A beautifully appointed en-suite shower room featuring a WC and a wash basin set within a wood-effect floating vanity storage unit. A matching wall-mounted mirrored cabinet complements the finish, while a brushed brass traditional heated towel radiator with overhanging rail adds a touch of elegance. The room benefits from a walk-in shower complete with overhead shower and a fluted effect glass shower screen, complemented by striking stone wall tiling for a luxurious finish. The space is further enhanced by wood-effect flooring, recessed ceiling spotlights, and an obscure window to the front elevation, allowing natural light while maintaining privacy.

BEDROOM TWO

The second bedroom is a beautifully presented and generously sized space, featuring a window to the front elevation, ceiling rose with central light point and decorative coving. Feature panelling to one wall adds a stylish finishing touch, while the room also benefits from a built-in mirrored wardrobe providing excellent storage, alongside a central heating radiator and carpet flooring.

BEDROOM THREE

The third bedroom is a generously sized and well-presented room, featuring a window to the rear elevation, ceiling rose with central light point and decorative coving. A panelled feature wall adds character to the space, while the room also benefits from a built-in wardrobe providing excellent storage, alongside a central heating radiator and carpet flooring, creating a comfortable and stylish additional bedroom.

FAMILY BATHROOM

The family bathroom features a contemporary white suite comprising a freestanding bathtub with floor-mounted brushed brass freestanding bath shower mixer tap. There is a separate shower enclosure with overhead shower and glass screen door, along with a WC and a wash basin set within a wood-effect floating vanity storage unit. A matching wall-mounted mirrored cabinet completes the space, alongside a brushed brass traditional heated towel radiator with overhanging rail. The room benefits from an obscure glazed window to the front elevation, allowing natural light while maintaining privacy, and is finished with stone wall tiling, wood-effect flooring and recessed ceiling spotlights, delivering a stylish and high-quality finish throughout.

FIRST FLOOR LANDING AND STAIRS

The landing is a bright and elegant space, featuring archways, recessed ceiling spotlights and wall lighting. Two windows to the rear elevation provide an attractive outlook over the garden and greenery beyond, allowing natural light to flood the area. The space is finished with carpet flooring and enhanced by feature panelling, alongside a wooden railing and balustrade with iron spindles, adding a refined architectural touch. Stairs rise to the second floor, while solid wood doors provide access to all bedrooms, the family bathroom and a useful storage cupboard.

STAIRS RISING TO THE SECOND FLOOR

With a ceiling light point and carpet flooring, the space is finished to a consistent standard. It is complemented by a wooden railing and balustrade with iron spindles. Solid doors provide access to the office and the storage room.

OFFICE

Currently utilised as a home office, this versatile space benefits from a Velux window and attractive apex ceiling, creating a bright and airy feel. The room is fitted with wall lighting, a central heating radiator and carpet flooring, offering a comfortable and practical working environment with excellent potential for a variety of uses.

STORAGE ROOM

Currently utilised as a storage room, this versatile space would lend itself perfectly as a children's playroom or additional flexible living area. It benefits from a Velux window and attractive apex ceiling, creating a bright and airy feel. The room is fitted with strip lighting, a central heating radiator and carpet flooring. A solid door provides access to a loft storage space above.

LOFT SPACE

A separate loft space provides additional storage and benefits from lighting.

SECOND FLOOR LANDING AND STAIRS

With a ceiling light point and carpet flooring, the space is finished to a consistent standard. It is complemented by a wooden railing and balustrade with iron spindles. Solid doors provide access to the office and the storage room.

OUTSIDE

A gated driveway provides secure off-street parking for multiple vehicles, with direct access from the house into the rear garden enhancing convenience and flow. The immaculate enclosed garden has been thoughtfully designed to create two separate elevated seating and entertaining areas finished in composite decking, one benefitting from a pergola and the other from a covered seating area. An impressive stone patio complements the outdoor space, while the lawned garden features raised planting beds and fenced borders, all beautifully framed by greenery beyond. A composite decked pathway leads through the garden to a substantial cedar-clad outbuilding, providing a versatile additional space.

OUTBUILDING

The cedar-clad outbuilding offers a superb and versatile space, ideally suited to a variety of uses depending on the buyer’s needs. The current vendors have utilised it as an additional outdoor sitting room, creating a stylish and comfortable retreat. It features a bespoke wood-panelled media wall with integrated luxury built-in storage to one side, a window to the side elevation, oak flooring and recessed spotlights. Bifold doors open directly onto the rear garden, seamlessly connecting the space with the outdoors, while external wall lighting further enhances the setting.

DISCLAIMER

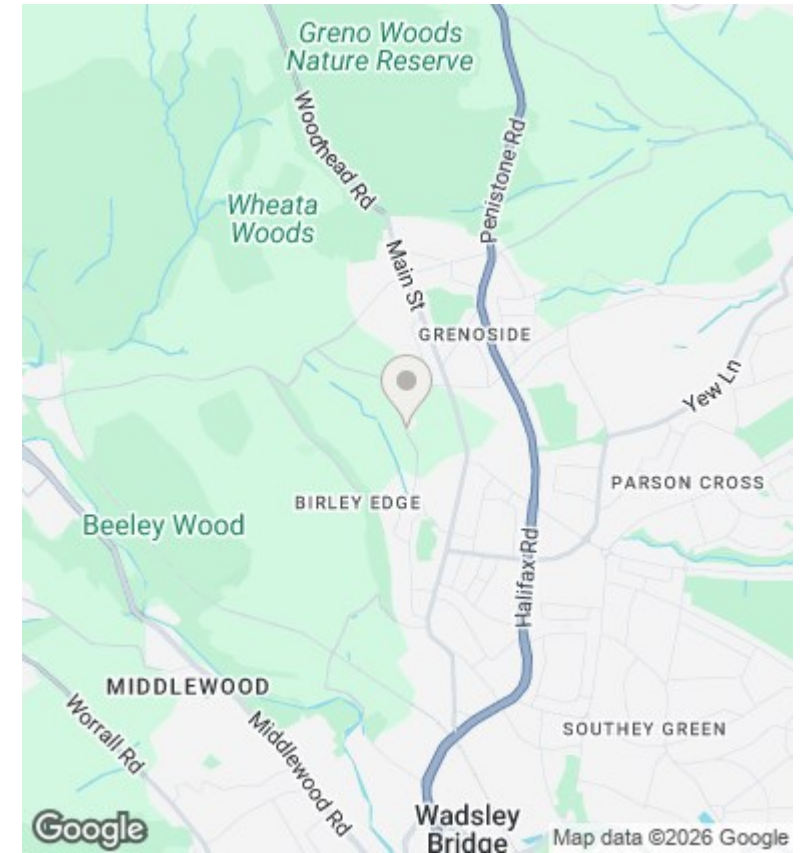
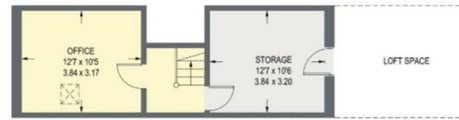
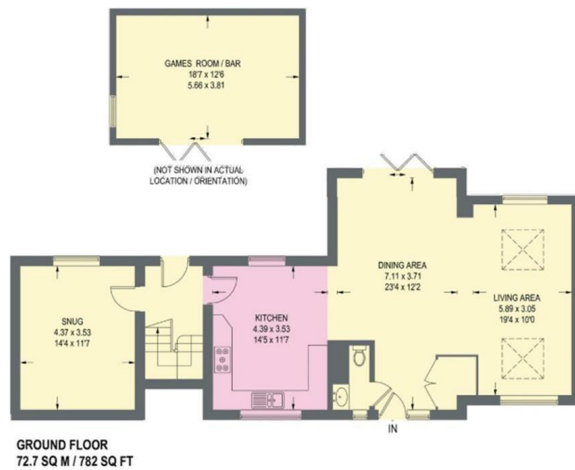
- 1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
- 2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
- 3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
- 4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
- 5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





SKEW HILL FARM

APPROXIMATE GROSS INTERNAL AREA = 170.1 SQ M / 1831 SQ FT
 GARAGE = 21.6 SQ M / 232 SQ FT
 TOTAL = 191.7 SQ M / 2063 SQ FT



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	