







Chestnut Cottage

Rowell Lane • Loxley • S6 6SH

Guide Price £440,000 - £460,000

A unique, stunning 3 double bedroom barn conversion with a rural location in Loxley, S6. Offering deceptively spacious accommodation over split levels and finished to a high standard flooded with natural light and pleasant countryside views. Benefits from underfloor heating, double glazing and off street parking with enclosed garden adjoining open fields. The property enters into a galleried landing with solid oak stairs leading down to the versatile, generously proportioned open plan living space incorporating useful built in storage and underfloor heating throughout the ground floor. Adjoining is a fabulous open plan dining kitchen and separate utility including WC which features French doors leading out onto a rear courtyard. The bespoke kitchen is fitted with high gloss cream units topped with contrasting granite worktops and integrated appliances to include Siemens double oven, induction hob, microwave and dishwasher, plus full length larder units and space for a freestanding fridge freezer. From the galleried landing stairs rise to a family bathroom tiled throughout equipped with focal freestanding bath, shower enclosure, heated towel rail, Velux widow and electric underfloor heating. Also on this level is a neutral double bedroom presented in neutral tones featuring solid oak floor and Velux window. Steps rise to 2 further double bedrooms, one being a superb master bedroom styled with modern décor and complemented by a lower level, fully tiled impressive ensuite bathroom. Externally is gated access to secure off-street parking for 2 vehicles. To the front of the property is a raised, enclosed elevated garden adjoining open fields, a perfect, tranquil place to relax with rural views. On the edge of the peak district, in a semi rural location, yet in close proximity to local amenities in Hillsborough and Stannington providing excellent transport links. Within close proximity of Damflask Reservoir, offering beautiful country walks in the Peak Park and Loxley Valley. In catchment area for several reputable schools.



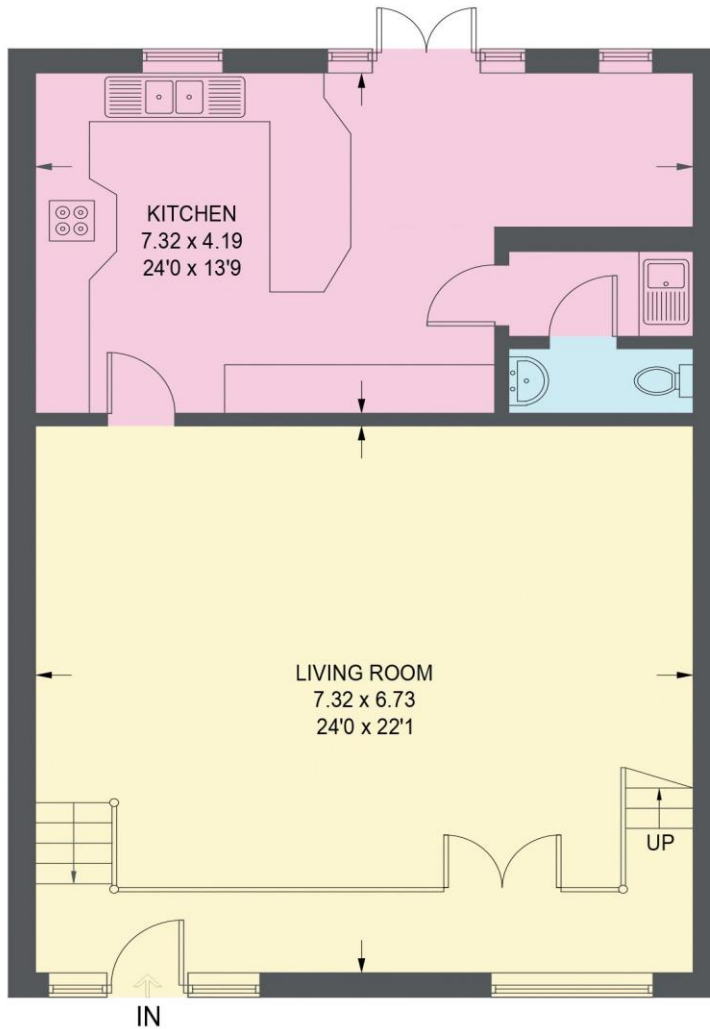


- Unique Barn Conversion in Rural Location, S6
- Stylishly Presented Throughout
- 3 Double Bedrooms
- Family Bathroom & Impressive Master Ensuite
- Underfloor Heating & Double Glazing
- Fabulous Open Plan Dining Kitchen
- Enclosed Garden Adjoining Open Fields
- Off Street Parking for 2 Vehicles
- Freehold
- Council Tax Band D, EPC Rating D

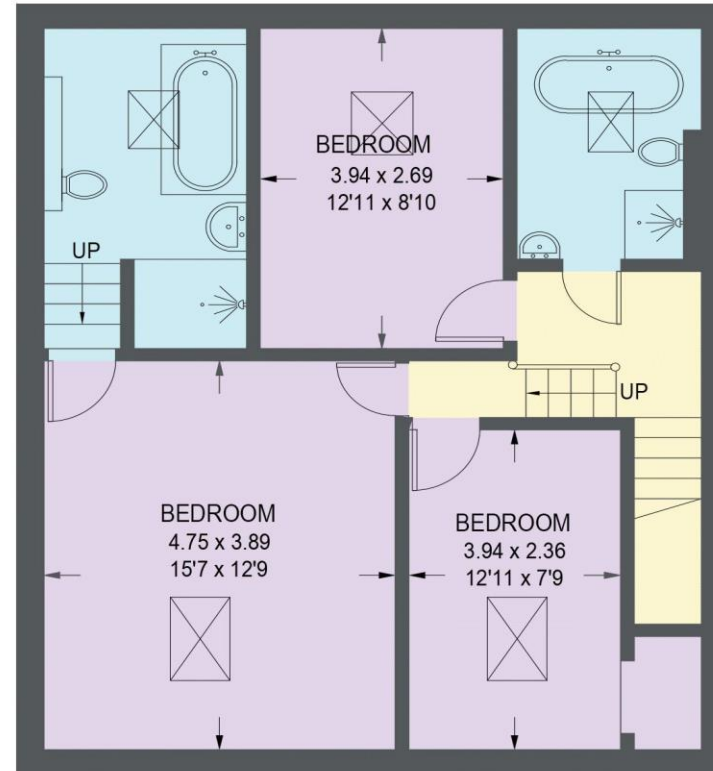


CHESTNUT COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 146.3 SQ M / 1575 SQ FT



GROUND FLOOR
81.3 SQ M / 875 SQ FT



FIRST FLOOR
65.0 SQ M / 700 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868