







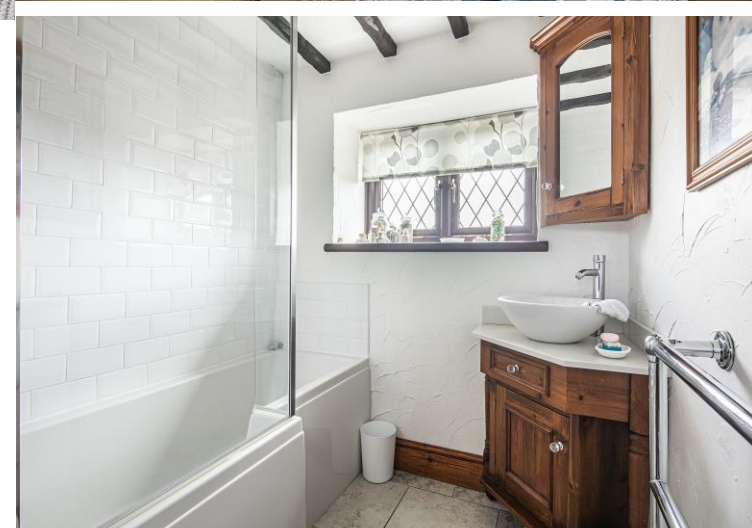
Acorn Cottage

144 Greaves Lane • Stannington • Sheffield S6 6BE

Guide Price £450,000 - £475,000

Guide Price £450,000 - £475,000 Overlooking Loxley Valley is a fabulous 3 double bedroom farmhouse full of period charm and character. Gated property providing generous off-street parking and beautiful landscaped garden including versatile outbuildings, offering great potential, subject to any necessary consents. Ideally located on the edge of woodland and stone's throw from open countryside. Benefits from double glazing and combination gas central heating. Freehold & no chain. The property enters into a tiled porch offering generous cloakroom storage. The ground floor retains much period charm, decorated in neutral tones and exposed wooden beams with fabulous rear aspect onto the landscaped garden. The dining kitchen hosts cream wooden shaker units finished with granite worktops, Belfast sink, electric AGA and space with plumbing for further appliances. There are 2 versatile dual aspect reception rooms, one housing a gas stove within a focal stone chimney breast and the lounge offering a feature cast iron surround with coal effect gas fire and patio doors creating a seamless link to the patio. Stairs rise from a generous, flexible study area to the first floor comprising of 3 rear facing double bedrooms, the master being dual aspect, all taking full advantage of the of the pleasant garden aspect and far-reaching woodland views. Two of the bedrooms feature balcony access. A modern family bathroom is equipped with bath, overhead rainfall shower, hand wash basin and heated towel rail with





- Stunning Farmhouse with Period Charm
- Located in the Heart of Stannington Village
- 3 Double Bedrooms with Great Views
- Breakfast Kitchen & Separate Dining Room
- Beautiful Established Garden
- Gated Entrance & Generous Off-Street Parking
- On the Doorstep of Woodland & Countryside
- Catchment Area for Reputable Schools
- Freehold & No Chain
- Council Tax Band E, EPC Rating E



ACORN COTTAGE

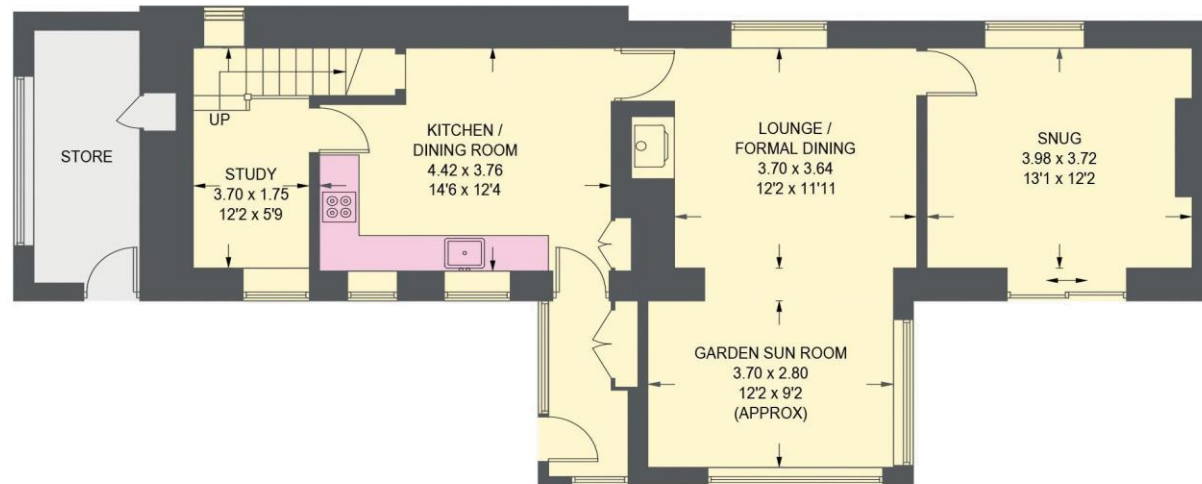
APPROXIMATE GROSS INTERNAL AREA = 131.6 SQ M / 1417 SQ FT

STORE = 7.3 SQ M / 78 SQ FT

TOTAL = 138.9 SQ M / 1495 SQ FT



FIRST FLOOR = 57.4 SQ M / 618 SQ FT



**GROUND FLOOR = 74.2 SQ M / 799 SQ FT
(EXCLUDING STORE)**



NOT IN ACTUAL LOCATION/
ORIENTATION

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



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