







## 7 Studfield Hill

Loxley • Sheffield • S6 4SH

Asking Price £275,000

Fabulous 2/3 bedroom stone built cottage, retaining charm and character located on a popular road in Wisewood, S6. Tastefully and sympathetically decorated throughout offering an occasional, versatile room on the second floor, attractive, established rear garden, country style bespoke kitchen and a conservatory, which is in need of maintenance. Solid wooden door opens into a tiled porch with WC offering utility space and housing the combination boiler. The superb bespoke kitchen is fitted with a range of crafted oak units topped with granite worktops and Shaw Belfast pot sink. There is space and plumbing for freestanding appliances including an impressive AGA available via separate negotiation, supplied by mains gas. Features attractive breakfast bar, rustic stone floor and providing access to the cellar. A cosy lounge features an open fire and is presented in elegant pastel tones and neutral carpet. Adjoining is a conservatory, in need of repair, which overlooks the beautiful established rear garden. The first floor comprises of 2 stylishly presented bedrooms with the rear facing double providing pleasant garden views. The bathroom is equipped with modern white suite, raised panelled bath, spacious corner shower, chrome heated towel rail and tiling. The second floor creates an excellent occasional room filled with natural light and offering flexibility as a guest room, study or dressing area. The front entrance is through a stone paved forecourt complemented by established planting. To the rear is a substantial garden, laid mostly to lawn, featuring decorative stone patio, summer house, mature fruit patches and attractive planting creating a private, secluded outdoor space. Ideally located on a regular bus route with excellent transport links to the city centre, hospitals and universities. A sought-after location with reputable schools and delightful countryside. Within walking distance of local amenities.





- Fabulous Stone Built Cottage

- 2/3 Bedrooms

- Full of Character & Charm

- Sought After Location in S6

- Versatile Occasional Room on Second Floor

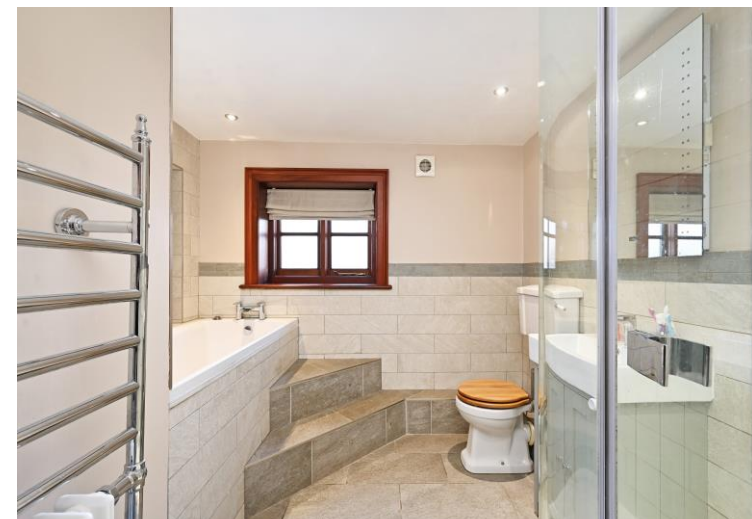
- Cosy Lounge & Open Fire

- Bespoke Country Style Kitchen

- Generous Attractive Rear Garden

- Freehold

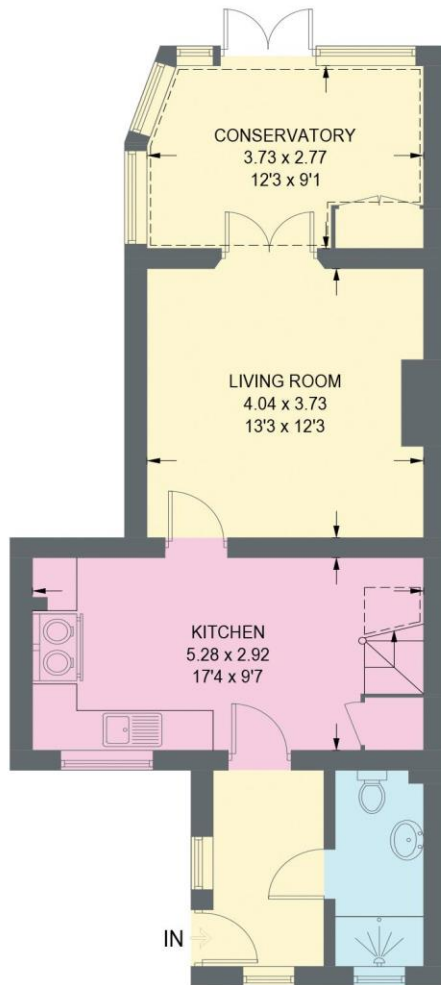
- Council Tax Band A, EPC Rating E





# 7 STUDFIELD HILL

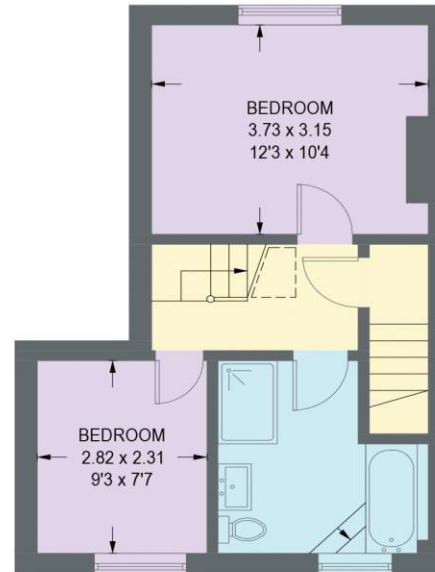
APPROXIMATE GROSS INTERNAL AREA = 114.5 SQ M / 1232 SQ FT



**GROUND FLOOR**  
**52.5 SQ M / 565 SQ FT**



= Reduced headroom below 1.5m / 5'0"



**FIRST FLOOR**  
**34.3 SQ M / 369 SQ FT**



**SECOND FLOOR**  
**27.7 SQ M / 298 SQ FT**

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



haus

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