



<b>HOUSE STYLE</b> Cottage
<b>RECEPTION ROOMS</b> 2
<b>BEDROOMS</b> 3
<b>EPC RATING</b> D
Gardens overlooking river

**EXCEPTIONAL THREE BEDROOM COTTAGE - BEAUTIFULLY RE-APPOINTED DURING OUR CLIENT'S OWNERSHIP - WONDERFUL RIVERSIDE SETTING - EASY ACCESS TO SURROUNDING COUNTRYSIDE AND TPT - VILLAGE PRIMARY SCHOOL ONLY A SHORT WALK AWAY - PRIVATE PARKING FOR THREE VEHICLES - GORGEOUS GARDENS TO THREE SIDES INCLUDING BEAUTIFUL RIVERSIDE, DECKED, SEATING AREA**

**DESCRIPTION** Being one of only a handful of properties set down this peaceful lane, this beautiful end cottage is set into surprisingly generous gardens including a wonderful riverside sitting area with built in bar. The cottage dates from 1760 and still retains many original character features, the extensive high quality renovation carried out during our clients' ownership very much in keeping with the origins of the property. Private parking for three vehicles is provided whilst the property further enjoys gas heating, sealed unit double glazing and offers beautifully presented accommodation which extends to impressive front facing Lounge, Dining Room/Snug, beautiful bespoke Breakfast Kitchen fitted by Rural Interiors of Denby Dale, three first-floor Bedrooms, Bathroom with period style suite.

**£320,000**



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## Property Details

GROUND FLOOR The heavy, timbered, Entrance Door to the front elevation opens into the Lounge.



LOUNGE 16' 9" x 16' 5" (Reducing to 13') (5.11m x 5m) A Principal Reception Room of excellent proportions, in turn displaying many character features, including original ceiling beams and exposed red brick fireplace with wood burning stove. There is oak effect laminate flooring throughout, three wall light points, a useful understairs store and the room is further heated by a cast iron style radiator.





**DINING ROOM/SNUG 6' 10" x 7' 0" (2.08m x 2.13m)**  
A very versatile space off the lounge, accessed from the lounge, currently utilised as a dining room with part-exposed brick and stonework to one wall. This area could, alternatively, be used as a home office.

**INNER LOBBY** With staircase rising to the first floor and also giving access to the Breakfast Kitchen.



**BREAKFAST KITCHEN 11' 3" x 10' 7" (3.43m x 3.23m)** Beautifully presented, providing an extensive range of bespoke units by Rural Interiors of Denby Dale, including a Belfast sink with monobloc tap over. There are base storage cupboards and a very cleverly designed larder unit. In addition, there is a central island/breakfast bar, with oak worktop, the remainder of the worktops having a quartz finish with



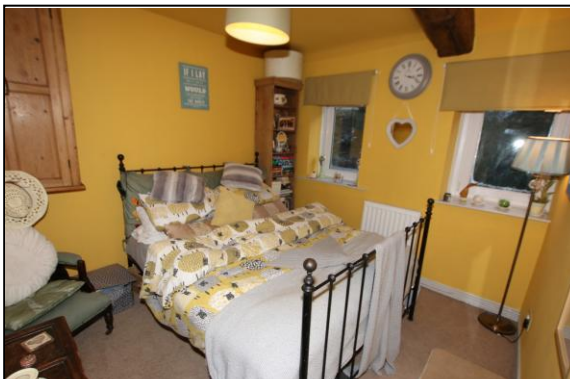


matching upstands. There are numerous ceiling downlighters, oak effect laminate flooring, a cast iron radiator, concealed plumbing facilities for a dishwasher and free-standing Rangemaster oven set to a tiled chimney breast recess. A high quality, composite stable door with integrated blinds in turn provides access to the side and rear garden areas.



## FIRST FLOOR

**BEDROOM ONE 11' 10" x 11' 2" (3.61m x 3.4m)**  
This well-proportioned Principal Double Bedroom has two windows to opposing walls and the room displays exposed brickwork to the chimney breast with period cast fireplace, whilst heating is provided by a double panel radiator.



**BEDROOM TWO 10' 6" x 9' 6" (3.2m x 2.9m)** This front facing Double Bedroom has two windows providing a fine outlook. There is exposed ceiling timber work and a double panel radiator.

**BEDROOM THREE 10' 5" x 6' 9" (3.18m x 2.06m)**  
Once again positioned to the front of the property, this single bedroom is heated by a double panel radiator and is currently utilised as a dressing room, containing a single bed and substantial free-standing wardrobes (not included in the sale).



**BATHROOM 7' 0" x 6' 6" (Plus Entrance Recess) (2.13m x 1.98m)** Presented very much in keeping with the character of the property, the bathroom displays a three piece suite in white comprising of a





double end bath with thermostatic shower over, pedestal wash hand basin and low flush WC. There is full height tiling to the bath surround with further half tiling to the remaining walls, ceiling downlighters and extractor fan and a cast iron effect radiator/chrome towel rail.



**LANDING** A very spacious landing area with side facing window providing natural light. There is also a cupboard which contains the Glow Worm gas fired combination heating boiler.

#### OUTSIDE

**UTILITY** 8' 8" x 6' 5" (2.64m x 1.96m) Providing excellent storage facilities and also having plumbing facilities for an automatic washing machine.



**GARDENS** Adjacent to the property, lovely cottage style gardens wrap around the side and rear elevations, the rear garden being particularly private and containing a substantial Summer House with full mains electric supply, designed to contain a hot tub if so required. There is then a further garden area to be enjoyed, overlooking the River Don, containing a built-in bar and timber deck sitting area, designed to take full advantage of the delightful river views.



**PARKING** There is a parking space for two vehicles in front of the property whilst to the side elevation there is a third space for a small vehicle.

**SERVICES** All mains are laid to the property.

**HEATING** A gas fired heating system is installed.

**DOUBLE GLAZING** The property benefits from



sealed unit double glazing.

DIRECTIONS Postcode: S36 9RP for SatNav services.

IB/JL PROPERTY DETAILS PREPARED 15 DECEMBER - NOT YET VERIFIED BY VENDOR.





**For further information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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