



2 Whirlow Farm Mews, Whirlow, Sheffield, S11 9QJ





## 2 Whirlow Farm Mews

### Whirlow

Asking Price

**£395,000**

Tucked away in a private development of just five homes, this delightful freehold stone-built cottage offers a rare opportunity to enjoy both tranquillity and convenience. Perfectly located within walking distance of Whirlow Farm, Ecclesall Woods, and the vibrant amenities of Ecclesall Road, the property also benefits from excellent transport links – with regular bus routes just a short stroll away taking you directly into Sheffield city centre or out towards the stunning Peak District.

Inside, the home is filled with natural light and has been thoughtfully designed to combine modern comfort with cottage charm. The fitted kitchen is both practical and characterful, while the welcoming living room features a cosy gas fire. Wooden floors and underfloor heating run throughout the downstairs, adding warmth and style, while a bright sunroom opens directly onto the beautiful south-facing garden. The garden is a true highlight – a peaceful retreat that must be seen to be believed. Perfect for relaxing or entertaining, it offers an exceptional outdoor space rarely found with properties of this kind. Upstairs, there are two generous double bedrooms, both with fitted wardrobes, and a well-appointed family bathroom. Additional features include a downstairs WC, a useful porch, and a separate garage, as well as a large boarded loft space with ladder access which is great for storage.

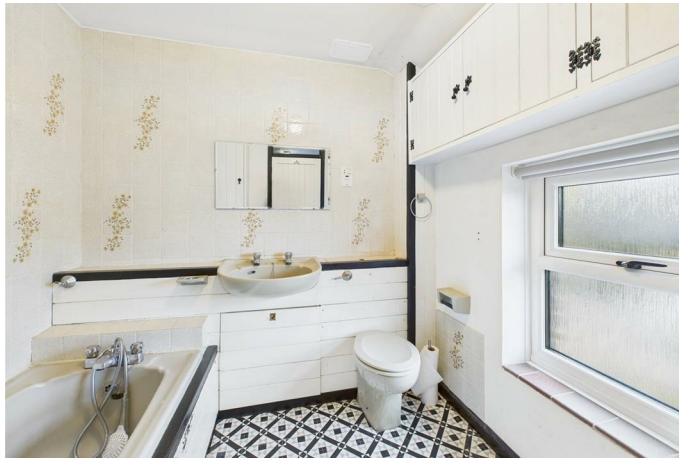
This freehold mews cottage offers a perfect blend of countryside access and city living – ideal for downsizers, professionals, or anyone seeking a quiet yet connected lifestyle.



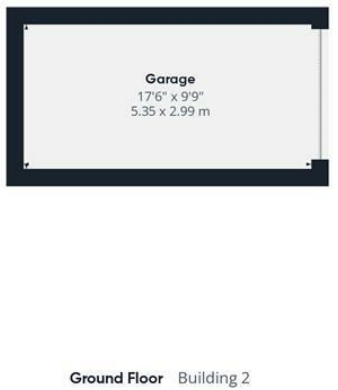
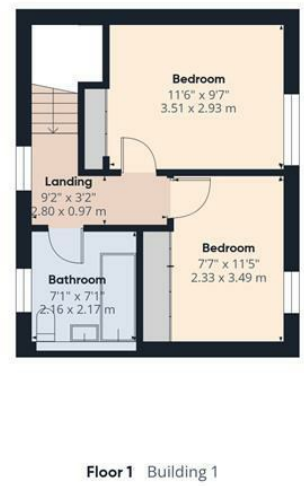
- Freehold and No onward chain
- 2 double bedroom delightful stone-built cottage
- Fabulous location in the heart of Whirlow with easy access to beautiful walks on your door step
- Bus routes nearby into the Peak District and towards the city centre
- Underfloor heating and beautiful wooden floors running throughout the ground floor
- Sunroom with direct access onto the beautiful garden
- Downstairs WC and front porch
- Early viewings recommended
- Separate garage with parking space in front











**Approximate total area<sup>(1)</sup>**  
 982 ft<sup>2</sup>  
 91.1 m<sup>2</sup>

**Reduced headroom**  
 18 ft<sup>2</sup>  
 1.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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