



Mill House Low Matlock Lane, Loxley, Sheffield, S6 6RN

Saxton Mee

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Loxley

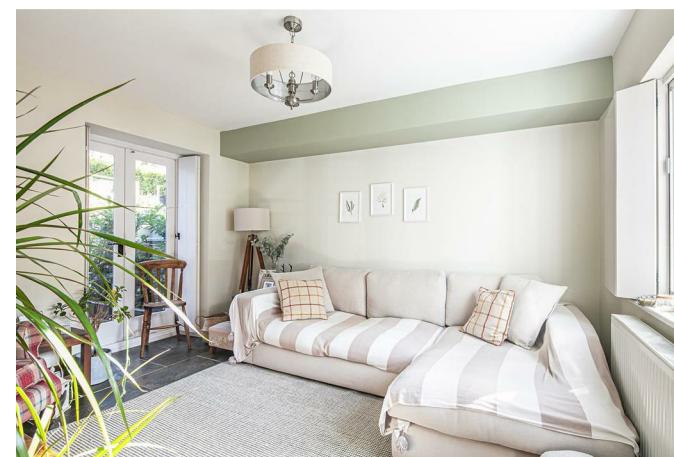
Offers In The Region Of

£475,000

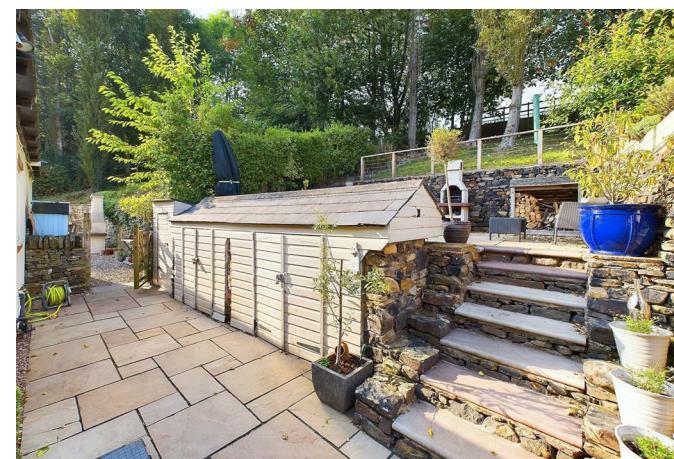
A rare and exciting opportunity has arisen to acquire this stunning four bedroom/one bathroom Grade II listed, Georgian period property located in this little known hamlet of Low Matlock close to Loxley, Stannington and Bradfield.

The accommodation at Mill House briefly comprises: a front entrance door leads into the entrance lobby with attractive slate tiling continuing into the lounge/snug the focal point being the stone chimney breast with multi fuel stove. A large opening leads into the stunning open plan dining kitchen having a range of wall, base and drawer units, attractive work surfaces, a Range cooker, fridge freezer, with large Velux windows. A door leads into the separate utility with housing and plumbing for a washing machine, sink and drainer with mixer tap and side entrance door. From the entrance lobby a staircase rises to the first flooring landing with a study area and Velux window. A door gives access to storage room into the eaves. Two bedrooms and a well presented modern and contemporary bathroom. Second floor: two double bedrooms both benefiting from exposed beams.

Externally, there is a blocked paving provides ample off street parking. A natural stone wall and wrought iron gate opens to a front courtyard including a gravelled area and stone seat. Shared access leads to a gate opening a tiered rear garden which includes an Indian stone patio, further large patio and lawn area to the side, to the top of the garden is a seating area/play area with far reaching views. Wood store and two garden sheds.



- Stunning Grade II Listed Property With Georgian Façade
- Beautiful Location In A Quiet Hamlet
- Close To Open Countryside In Loxley & Bradfield
- Allocated Parking
- Four Spacious Bedrooms And A Separate Study
- Large Garden With Lawn And Seating Area
- Fantastic Versatile Living Accommodation
- EPC Rating: D / Tenure: Freehold
- Council Tax Band: D
- Viewing Via Banner Cross Office



Ground Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



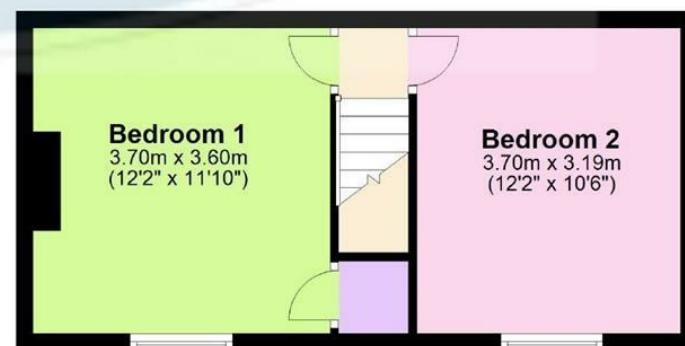
First Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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