



The Little Coach House, 39A Dowcarr Lane, Woodall Nr Harthill, Sheffield,

Saxton Mee

39A Dowcarr Lane

Woodall Nr Harthill

Offers Around

£260,000

Delightfully situated in this very popular small hamlet, close to Harthill and mentioned in the Domesday Book of 1086. This is a new two bedroom, two bathroom conversion which has been very sympathetically undertaken by the current owner to create a delightful character residence fitted out to a high standard, with a lot of attractive features and high insulation and for sale with immediate vacant possession and no chain.

Harthill has good local amenities, shops, pubs, restaurants, public transport and popular picturesque Harthill reservoir. Easy access of the Motorway network.

Superb dining kitchen with a high quality range of units, and excellent range of built in appliances and a central island. Opening through to sitting room with bi-fold doors to outside terrace, bedroom one with bi-fold doors to the front and ensuite shower room, bedroom two with bi-fold doors and built in wardrobes and luxury main bathroom with full suite.

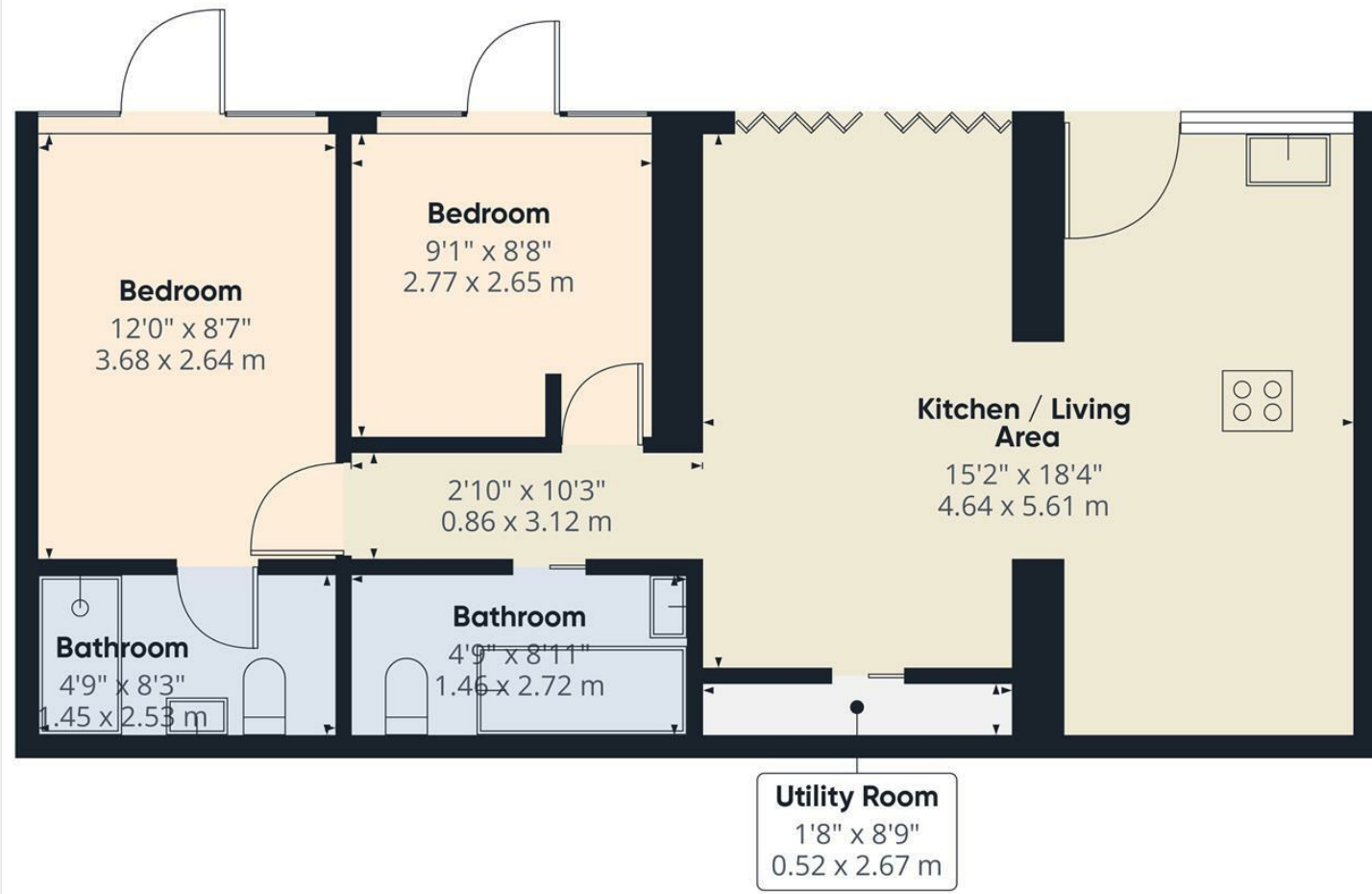
Outside a long driveway and courtyard area providing extensive off-road parking for several cars and good sized garden area.



- Lovely quiet location
- Popular small hamlet close to Harthill
- Two bedroom / Two bathroom new conversion
- Superb dining kitchen with high quality range of units and extensive range of appliances
- Built to a high specification and high insulation
- Extensive off-road parking for several cars and garden area
- Available with immediate vacant possession and no chain
- EPC TBC







Approximate total area⁽¹⁾
617 ft²
57.3 m²

(1) Excluding balconies and terraces

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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