



Andrew Carr Farm Oughtibridge Lane, Oughtibridge, Sheffield S35 8QD



Lettings

# Andrew Carr

## Oughtibridge

Per Calendar Month

### £2,200 Per Calendar

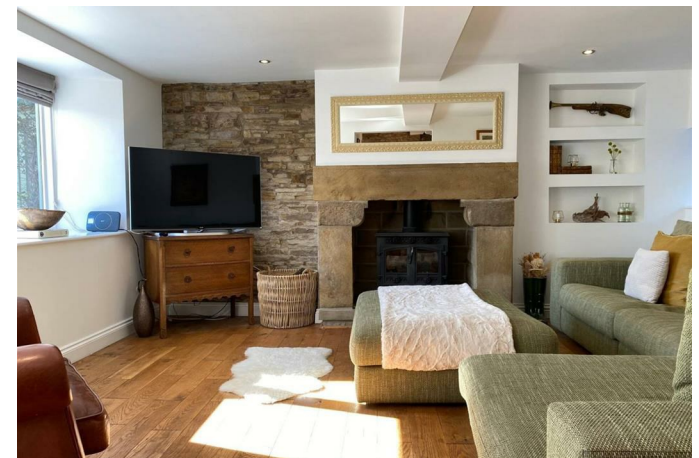
Welcome to this charming cottage located on Oughtibridge Lane in the picturesque village of Oughtibridge, Sheffield. This delightful property boasts four bedrooms and two bathrooms, offering ample space for a growing family or those who love to entertain guests.

Easy access of amenities and delightful open countryside. Local school catchment of Oughtibridge Primary School and Bradfield Secondary.

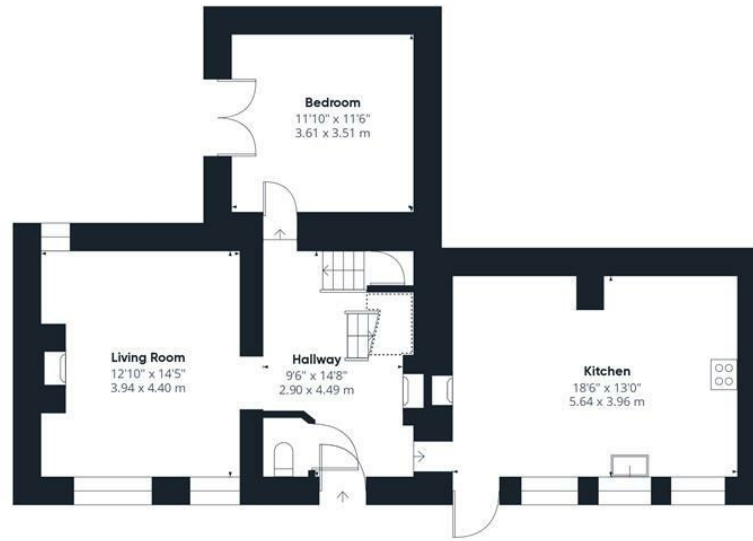
The property briefly comprises of; entrance hallway, lounge with log burner, open plan kitchen/dining room and double bedroom to rear with patio doors onto private seating area. Staircase to first floor; master double bedroom, a further double bedroom and bathroom with three piece white suite and shower over.

UNFURNISHED. Restrictions: No smokers. Energy Efficiency Rating - Awaiting Information Council Tax Band E

- Spectacular Views
- Four Double Bedrooms
- Sought After Location
- High Specification
- Beautifully Designed And Fitted Out
- Garden With Views Over Adjoining Countryside
- Automatic Electric Gates
- Character Cottage



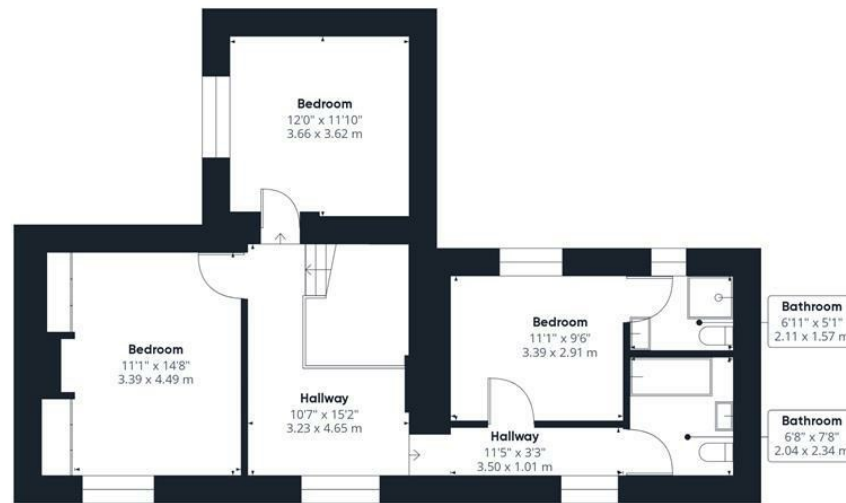




Ground Floor

Approximate total area<sup>m</sup>  
1438.38 ft<sup>2</sup>  
133.63 m<sup>2</sup>

Reduced headroom  
51.03 ft<sup>2</sup>  
4.74 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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