



## Church Street, Oughtibridge, S35

Offers Over £300,000

- SUPERB THREE BEDROOM COTTAGE SET OVER THREE FLOORS
- CHARACTERFUL PERIOD PROPERTY BUILT IN THE LATE 1800'S
- RENOVATED TO A HIGH STANDARD BY THE CURRENT OWNERS
- MANY OUTSTANDING FEATURES
- HEART OF OUGHTIBRIDGE VILLAGE LOCATION CLOSE TO EXCELLENT AMENITIES
- FREEHOLD - COUNCIL TAX BAND B - £1681.01pa
- OFF ROAD PARKING FOR TWO VEHICLES
- SPACIOUS ROOMS THROUGHOUT
- PARTIAL NEW WINDOWS AND NEW ENTRANCE DOOR

## Church Street, Oughtibridge, S35

**\*\* FANTASTIC THREE BEDROOM PERIOD COTTAGE \*\*** This very individual property was the original Mill manager's house and dates back to 1780. Having been lovingly renovated for modern living whilst keeping the charm and warmth of the original property. Great light floods through the property with most rooms having front and side facing Georgian windows. Just a short walk into the centre of Oughtibridge and it's varied amenities. This and a small cluster of properties lay around the Mill pond, with the residents there creating a lovely living environment. This great property briefly comprises of; Entrance hallway; Lounge with log burner; Kitchen diner; Boot room; WC and utility room; Two first floor bedrooms; Family bathroom; Attic bedroom three with office area; Two off road parking spaces; Front and side garden;



Council Tax Band: B



### **ENTRANCE HALLWAY**

Christmas Cottage is accessed via a shared driveway from Church Street. A most attractive approach, leading through an iron gate and fencing, with a path to the front entrance door. Opening to the hallway which has; A brand new composite door, with a glazed panel above; Tiled effect vinyl flooring; Ceiling light point; Stairs to the first floor; Doors to the lounge and kitchen dining room;

### **LOUNGE**

A lovely living space with; Feature log burning stove set on a raised fireplace, using stone from the original properties, dating back to the 1700's; Fitted corner media unit with space for TV and storage, with recessed ceiling spotlights above, lighting the area; Front and side facing Georgian double glazed windows provide great light to the room, which benefit from secondary glazing, minimising any outside noise; Recess with open shelving; Carpet flooring; Central heating radiator;

### **KITCHEN DINING ROOM**

This spacious family room has; A good range of painted base and drawer units, with black roil top work surfaces; Brickwork style tiled splash backs; One and a half sink and drainer with hose mixer tap; Integrated under unit fridge and dishwasher; Four ring gas hob with extractor hood above; Built in oven; Insulated kitchen floor, with wood effect vinyl flooring; A beautiful double glazed Georgian window to the front elevation, with deep sill and exposed stone detail and wooden framed surround; Exposed beam; Recessed ceiling spotlights; Central heating radiator; Large space for dining table and chairs; Door to the pantry, with a further door to the cellar access steps; Window and door to the boot room;

### **CELLAR**

With; Power, lighting and the original large stone slab table;

### **PANTRY**

Having; Open shelf storage, power and lighting;

### **BOOT ROOM**

Conveniently placed to leave any outdoor items on a rainy day. Benefitting from; Hardwood stable style door to the garden; Georgian double glazed window to the side elevation; Stone flagged floor; Central heating radiator; Ceiling light point; Door to WC utility room;

### **WC UTILITY ROOM**

With; Stone flagged floor; Exposed stone wall; WC and pedestal wash basin; Smart washer dryer, less than one year old, is to be included in the sale; Ceiling light point; Obscure double glazed window to the rear elevation;

### **STAIRS RISING TO FIRST FLOOR**

### **BEDROOM ONE**

This good sized primary bedroom has; Feature corner media storage unit with plynth and spotlights above; Great light provided via front and side facing Georgian windows, again with noise minimising secondary glazing; Recess with Recessed ceiling spotlight; Decorative Niche, with a recessed ceiling spotlight; Carpet flooring;

### **BEDROOM TWO**

A further double bedroom with; Front and side facing Georgian double glazed windows; Brand new carpet flooring; Ceiling light point; Central heating radiator;

### **MODERN FAMILY BATHROOM**

Comprising of; Grey tiled walls and floor; Tiled side paneled bath; Wall mounted shower with rainhead and handheld shower attachments; Bi-folding side screen door; Pedestal wash basin; WC; New Georgian obscure double glazed window to the rear elevation; Recessed ceiling spotlights; Vertical heated towel rail;

### **STAIRS TO THE SECOND FLOOR**

With a door from the landing to the stairs access to attic double bedroom three;

### **BEDROOM THREE**

This spacious attic bedroom has areas of sleeping and currently has a home office area too. With; Double glazed Velux window; Built in cupboard storage, housing the wall mounted boiler; Carpet flooring; Double central heating radiator; Wall light point; Painted beams; Low door to under eave storage area; Painted balustrade;

### **LANDING AND STAIRS**

Having; Carpeted stairs; Niche to the bulkhead, with open shelving; To the landing; Bookcase recess, with open shelving; Painted handrail and balustrade; Doors to bedrooms one and two, the family bathroom and the entrance to the attic stairs;

### **OFF ROAD PARKING AND DRIVE**

A shared drive, with a turning circle provides access to the rear of the property and the properties two private car parking spaces and two useful secure storage containers;

### **OUTSIDE**

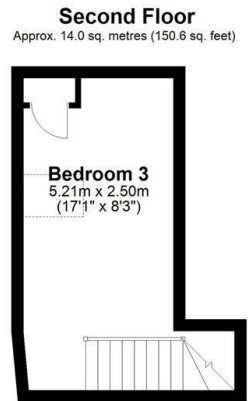
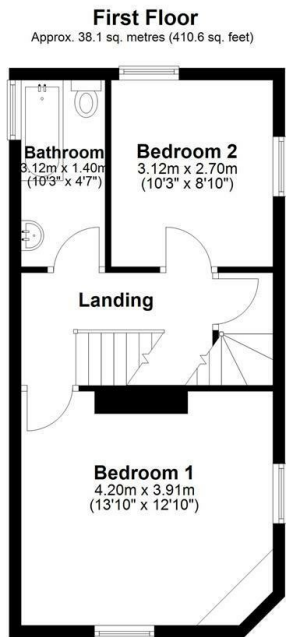
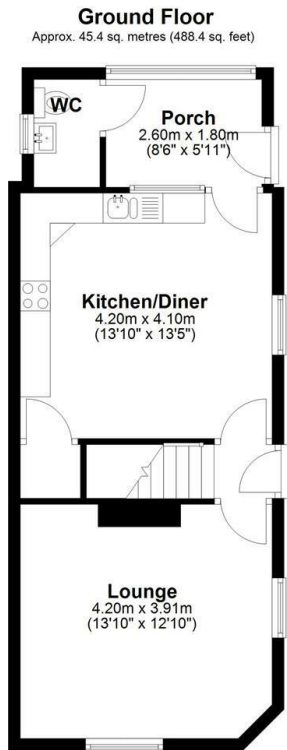
Gated rear and side gardens, having; Iron fence and bamboo privacy edges; Raised lawn area with planted borders; Seating area; Iron gate access to the parking spaces and storage; Entrance door to boot room; Gate to the front of the property; Outside water supply;

### **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	