

Linhay Barn Lumb lane, Foldrings, Oughtibridge, S35 0GE

£1,575 PCM

- BEAUTIFUL PRESENTED BARN CONVERSION
- THREE BEDROOM FAMILY HOME
- LARGE GARDEN
- BEAUTIFUL SURROUNDING VIEWS
- BOND - £1817
- SPACIOUS ROOMS THROUGHOUT
- RECENTLY RENOVATED
- OFF ROAD PARKING FOR TWO VECIHLES
- RENT - £1575
- COUNCIL TAX BAND E - £2,641.59

Linhay Barn Lumb lane, Oughtibridge S35 0GE

****BEAUTIFUL BARN CONVERSION**** This charming converted barn offers an excellent accommodation with breath-taking views over Onesacre and Bradfield and within close proximity to the Peak District National Park. Extremely high specification throughout, with modern appliances, exposed beams and lots of natural light. Standing in magnificent gardens and rural landscape whilst forming part of a small & exclusive secure development.

The barn conversion comprises of: Entrance hall, Modern kitchen and dining area, Spacious lounge, Utility room, Downstairs WC, Stairs leading to first floor, Double bedroom with En-suite bathroom, Two single bedrooms and Family bathroom. To the outside a private sweeping driveway leads to an enclave of five desirable houses. Providing off road parking for two vehicles and to the rear the characterful home benefits from large garden with laid lawn and wooden fencing, offering superb views over the valley and beyond.



Council Tax Band: E



ENTRANCE HALL

This beautiful property is accessed via double glazed door; Providing lots of natural light; Having; Painted walls; Spot lights; Carpet flooring which leads to steps with wooden handrail down into the kitchen and dining area; Solid doors to Lounge, Utility room and open stair case which leads to the first floor hallway;

KITCHEN

Fully fitted kitchen benefiting from; Modern wall, base and draw units; Sleek white marble effect work top; Integrated NEFF appliances including; Integrated ovens and four ring induction hob; Built in sink with rear facing uPVC double glazed window above; Wood effect vinyl flooring; Painted walls; Spot lights;

DINING AREA

Space for dining table and chairs; Front facing uPVC double glazed window; Wood effect vinyl flooring; Central heating radiator; Painted walls; Spot lights;

LOUNGE

Large lounge with lots of natural light provided by three front facing uPVC double glazed windows; Further windows to the rear with patio door accessing the garden offering far reaching views over the valley; Central heating radiator; Carpet flooring; Painted walls; Ceiling light point;

UTILITY ROOM

Comprising of; uPVC double glazed window to rear elevation; Integrated washing machine and dryer; Modern base cabinets; With Sleek white worktop and integrated stainless steel sink; Extractor fan; Painted walls; Spot lights; Solid door to downstairs wc;

DOWNSTAIRS WC

With; Single wash basin; Tiles to wet areas; WC; Wood effect vinyl flooring; Painted walls; Spot lights

STAIRS TO FIRST FLOOR

The open stair case has wooden hand rails with glass partition; Carpet flooring leading to the first floor;

LANDING

Having; Characterful exposed wooden beam; Wall lights; Double glazed entrance windows offer lots of natural light; Solid doors accessing all three bedrooms and bathroom;

BEDROOM ONE

Spacious double bedroom; Benefiting from; Characterful exposed beam with track lights; uPVC double glazed windows to front and rear elevations; Large corner unit fitted wardrobes; Carpet flooring; Central heating radiator; Painted walls; Carpet flooring; Solid door to En-suite;

EN-SUITE

Having; Tiled flooring and walls; Wash basin; WC; Shower with glass screen; Obscure uPVC double glazed window to rear elevation; Extractor fan; Spot lights;

BEDROOM TWO

Comprising of; Exposed beam with track lights; uPVC double glazed window to rear elevation; Velux window; Carpet flooring; Central heating radiator; Painted walls;

BEDROOM THREE

With; Exposed beam with track lights; Velux window; Carpet flooring; Central heating radiator; Painted walls;

BATHROOM

Three piece suit comprising of: Wash basin, WC and Panelled bath with over head shower and glass screen; Tiled flooring and walls; Rear facing obscure uPVC double glazed window; Vinyl flooring; Extractor fan; Spot lights;

GARDEN

To the rear there is a large laid lawn and stone patio path leading to the front of the property. Having superb views over the valley and beyond.

OUTSIDE

A sweeping driveway leads down to the development from Lumb Lane. Fledgling Lime, Maple and Hornbeam trees, which line the drive, will mature to give privacy and colour throughout time to come.

To the front the property offers to parking spaces and small laid lawn area surrounded by stone built walls.







Directions

Viewings

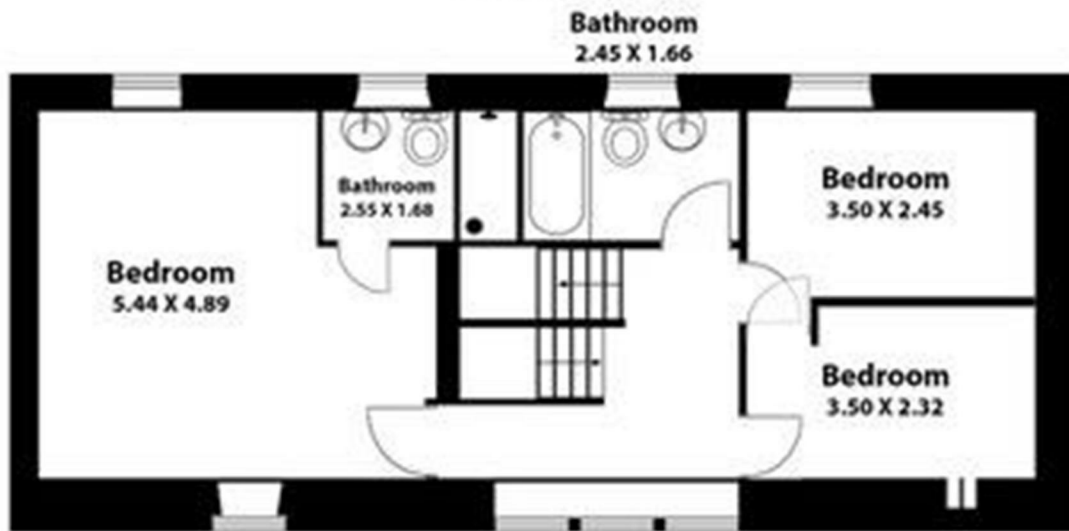
Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

FIRST FLOOR



Ground Floor

