



3-5 School Lane, Greenhill, Sheffield, S8 7RL

Saxton Mee

# 3-5 School Lane Greenhill

£795,000

An exceptionally rare opportunity to acquire a Grade II Listed three double bedroomed and two bathroomed detached former Yeomans house which has been extended and includes No 1 School Lane, a detached one bedroomed cottage within the extensive garden and grounds.

Set away from the main thoroughfare yet close to the heart of this highly sought after village of Greenhill, the property which is steeped in history with the deeds dating back to the Queen Elizabeth I period. There are a comprehensive range of nearby amenities including reputable schooling, nearby retail parks at St James and off Archer Road, together with nearby Millhouses and Graves Parks along with ease of access to the ring road, nearby supermarkets and sports clubs.

Ideal for a family (with great potential for the small cottage for a dependant relative or even Airbnb), the property is complemented by a delightful large garden which is beautifully stocked with a variety of plats and shrubs which provides a mass of colour in the spring and throughout summer. The main house, number 3 and 5 School Lane has not been offered to the open market for approx. 100 years and possesses a wealth of charm and character blended with modern appointments including gas fired central heating. Spacious reception hall with twin external doors, downstairs cloakroom/WC, laundry room, inner hall with under stairs store, three reception rooms with feature fireplaces and the sitting room having a multi fuel stove, fitted kitchen, pantry, twin staircases. First floor three double bedrooms, two excellent bathrooms.

The detached cottage annex comprises of a living room with stone flagged floor extending to the fitted kitchen with an Ideal combination boiler fitted around 2019. Landing, double bedroom and spacious bathroom.

Ample off road parking for five vehicles, beautiful gardens and grounds with outbuildings. Shed and external WC.

- Grade II Listed period former Yeomans house with additional detached cottage/annex ideal for dependant/Airbnb
- Beautiful large garden
- Ample parking for up to five vehicles
- Wealth of charm and character
- Main house has three double bedrooms and two bathrooms
- Having been in the same family for over 100 years
- Well away from the main thoroughfare yet close to the heart of the village
- Superb range of nearby amenities
- Viewing by appointment only
- Council Tax Band: F Tenure: Freehold







Floor 0

Approximate total area<sup>(1)</sup>

448 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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