



2 Beauchief Abbey Cottages

Beauchief Drive, Sheffield



A Charming Grade II Listed
Three Bedroomed Cottage





Beauchief Abbey



2 Beauchief Abbey Cottages

Welcome to 2 Beauchief Abbey Cottages

Offered for sale is this three bedroomed semi-detached home that is Grade II listed and stands beside the historic Beauchief Abbey which dates back to the 12th century.

2 Beauchief Abbey Cottages poses a great opportunity for those eager to renovate a quaint stone cottage and put their own stamp on its living spaces. The front elevation features an attractive, traditional cottage facade and also faces the Abbey. To the rear of the cottage, there is a garden area and a driveway that provides parking and a garage.

The property has good access to the amenities of Hutcliffe Wood, Abbey Lane and Millhouses, including supermarkets, shops, cafes, public houses and restaurants. Within walking distance from the property, there is the popular Beauchief Golf Club, which features an 18-hole course with breathtaking views of the surrounding Peak District. The cottage is also perfectly situated for access to local walking trails through scenic woodlands.

The property briefly comprises on the ground floor: Kitchen, lounge, dining room and stairway.

On the first floor: Landing, bedroom 1, bedroom 2, bedroom 3 and shower room.

Ground Floor

From the rear of the property, a timber door with obscured double glazed panels opens to the:

Kitchen

13'0 x 7'9 (3.96m x 2.36m)
Having rear facing double glazed timber windows, a flush light point and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a freestanding cooker and two under-counter appliances. Timber doors open to an under-stairs storage cupboard and to the lounge.

Lounge

13'10 x 9'9 (4.22m x 2.97m)
This reception room has a front facing timber glazed sash window, pendant light point, wall-mounted light points, central heating radiators and TV/aerial cabling. Also having a coal effect electric fire with a timber mantel and decorative surround/hearth. Timber doors open to the dining room and the stairway, which rises to the first floor. A timber door also opens to the front of the property.

Dining Room

13'8 x 8'5 (4.17m x 2.57m)
Having a front facing timber glazed sash window, pendant light point and a central heating radiator.

Stairway

Having a side facing timber glazed window, a central heating radiator and a telephone point. A staircase with timber hand rails rises to the first floor landing.

First Floor

Landing

Having a pendant light point and timber doors opening to bedroom 1, bedroom 2, bedroom 3 and the shower room. From the entrance hall, a staircase with a timber hand rail rises to the:

Bedroom 1

13'8 x 10'10 (4.17m x 3.30m)
A good-sized double bedroom with a front facing timber glazed sash window, a pendant light point, a central heating radiator and TV/aerial cabling.

Bedroom 2

14'0 x 8'4 (4.27m x 2.54m)
Another double bedroom with a front facing timber glazed sash window, pendant light point and a central heating radiator. There is also a loft access hatch.

Bedroom 3

9'5 x 7'7 (2.87m x 2.31m)
Having a rear facing timber double glazed window, pendant light point and a central heating radiator.

Kitchen

13'0 x 7'9 (3.96m x 2.36m)

Having rear facing double glazed timber windows, a flush light point and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a freestanding cooker and two under-counter appliances. Timber doors open to an under-stairs storage cupboard and to the lounge.





Lounge

13'10 x 9'9 (4.22m x 2.97m)

This reception room has a front facing timber glazed sash window, pendant light point, wall-mounted light points, central heating radiators and TV/aerial cabling. Also having a coal effect electric fire with a timber mantel and decorative surround/hearth. Timber doors open to the dining room and the stairway, which rises to the first floor. A timber door also opens to the front of the property.





Bedroom 1
13'8 x 10'10 (4.17m x 3.30m)

A good-sized double bedroom with a front facing timber glazed sash window, a pendant light point, a central heating radiator and TV/aerial cabling.



2 Beauchief Abbey Cottages



Great Location for Access to the Peak District, and Local Amenities of Hutcliffe Wood and Abbey Lane

Shower Room

Having a rear facing timber double glazed obscured window, flush light point, partially tiled walls, central heating radiator and a built-in storage cupboard which houses the Valiant boiler. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there is a shower tray with a fitted electric shower.

Exterior and Gardens

From Beauchief Drive/Beauchief Abbey Lane, a timber gate opens to a shared stone flagged path that provides access to the original front door of the property, which opens to the lounge. From the path, a timber gate opens to the right of the property and a path provides access to a gardeners WC. A wrought iron gate also opens to the rear.

Gardeners WC

Having a pendant light point, a low-level WC and a wall mounted wash basin with chrome mixer taps.

The main access to the property from Beauchief Drive is at the rear of the property. The access is shared with 1 Beauchief Abbey Cottages and the driveway is split between the two cottages. The driveway provides parking with exterior lighting and a water tap. Access can be gained to the garage, kitchen and store.

Garage

15'4 x 9'4 (4.67m x 2.84m)

Having an up-and-over door, a side facing timber double glazed window, a rear facing timber glazed obscured window, light, power and a personal entrance door.

Store

Having light and power.

From the driveway, stone steps lead down to as garden which is also split with 1 Beauchief Abbey Cottages and is mainly laid to lawn with mature trees and shrubs. To the right of the driveway, there is a paved area and a path which is bordered to one side by lawn and leads to the far boundary of the property.



Bedroom 2
14'0 x 8'4 (4.27m x 2.54m)

Another double bedroom with a front facing timber glazed sash window, pendant light point and a central heating radiator. There is also a loft access hatch.



Bedroom 3
9'5 x 7'7 (2.87m x 2.31m)

Having a rear facing timber double glazed window, pendant light point and a central heating radiator.

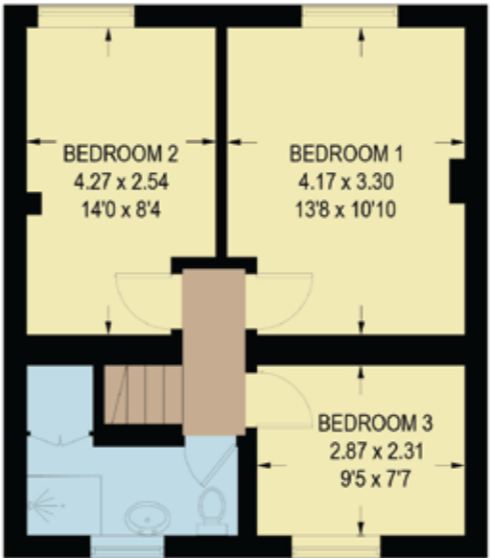
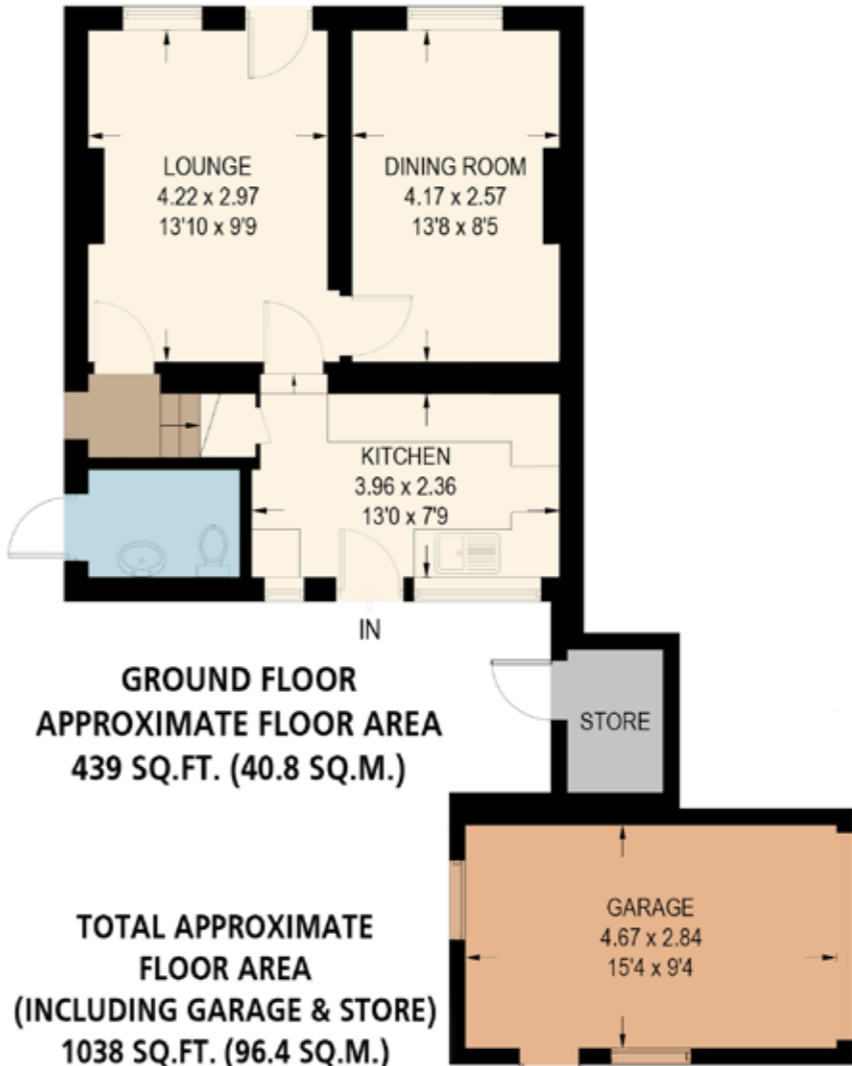


Shower Room

Having a rear facing timber double glazed obscured window, flush light point, partially tiled walls, central heating radiator and a built-in storage cupboard which houses the Valiant boiler. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there is a shower tray with a fitted electric shower.



Floor Plans & EPC



Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



2 Beauchief Abbey Cottages

Beauchief Drive, Sheffield, South Yorkshire S8 7BD

Offers in the Region of £375,000