



HOUSE STYLE	Brick-Built and Rendered
RECEPTION ROOMS	2
BEDROOMS	4
EPC RATING	43

FOUR DOUBLE BEDROOM DETACHED BUNGALOW IN A DESIRABLE RURAL SETTING - SET IN GENEROUS 1/3 OF AN ACRE APPROX. GARDENS - IDEAL FOR DAILY COMMUTING AND SURROUNDED BY GLORIOUS COUNTRYSIDE.

DESCRIPTION DETACHED BUNGALOW ENJOYING SUPERB RURAL SETTING - DISPLAYING HIGH QUALITY RECENTLY COMPLETED SEPARATE HOME OFFICE - SET IN 1/3 OF AN ACRE APPROX. GARDENS OFFERING NUMEROUS POSSIBILITIES - IDEAL FOR DAILY COMMUTING AND SURROUNDED BY GLORIOUS COUNTRYSIDE.

Set back from the main carriageway behind mature boundary hedging and being positioned into a very generous 1/3 of an acre approx. plot, School Wells is a most deceptive true bungalow, its external appearance not truly conveying the generous nature of the accommodation on offer. Also within the last twelve months or so our Vendor clients have carried out an outstanding conversion of a former garage to create a superb separate home office with Private Office, Sitting Room/Kitchen and Cloaks/Shower Room, making this an ideal opportunity for anyone wishing to work from

£525,000



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Property Details



home. Offering direct access to delightful surrounding Pennine countryside, the accommodation which extends to four double bedrooms (en-suite to master) and a delightful open-plan dining kitchen with an adjoining lounge. Offering direct access to delightful surrounding Pennine countryside and being well-placed for daily commuting to major South/West Yorkshire centres and also Manchester, the accommodation benefits from uPVC double-glazing, LPG heating and extends to: an entrance porch, a 17 ft. approx. dining kitchen with an open-plan aspect over adjoining 20 ft. approx. lounge, an inner hallway, a principal bedroom with an en-suite shower room, three further double bedrooms, a family bathroom with a four-piece suite, generous principally lawned gardens and an extensive gravelled driveway/turning area providing parking for numerous vehicles.

ENTRANCE PORCH 7' 5" x 6' 4" (2.26m x 1.93m)
Providing shelter from the elements upon reaching the property, the porch has a number of ceiling downlighters, there is ceramic tiling to the floor and access is provided to the following.



DINING KITCHEN 17' 6" x 13' 8" (5.33m x 4.17m) This generously proportioned dining kitchen proves ideal for entertaining and family gatherings and it also provides a generous range of shaker-style units, comprising of: an expanse of oak worktop surfaces with an inset 1½ bowl stainless-steel sink unit and there are base and wall units to two walls. In addition, there is ceramic tiling to the floor, as well as a number of ceiling downlighters, whilst the room also enjoys excellent levels of natural light provided by double-glazed french doors to the front elevation. There are plumbing facilities for a dishwasher and the sale will include the integrated Bosch stainless-steel oven, Samsung induction hob with an extractor canopy over and washing machine.



INNER HALLWAY With oak flooring, ceiling downlighters, a single panel radiator and providing access to the remaining accommodation.



LOUNGE This spacious lounge features a modern woodburning fire, there are wall-mounted shelves and a window providing natural light and fine open countryside views.



BEDROOM ONE 16' 8" x 15' 1" (5.08m x 4.6m) A very well-proportioned principal bedroom with two rear facing windows, the room also exhibiting oak-effect laminate flooring and being heated by way of a double-panel radiator. Furthermore, there is a most useful WALK-IN WARDROBE, which has fitted hanging rails and shelves.



EN-SUITE SHOWER ROOM 6' 2" x 5' 1" (1.88m x 1.55m) Providing a three-piece suite in white, comprising of: a tiled shower cubicle with a thermostatic shower, a pedestal wash-hand basin and a low-flush WC. There is further tiling to the floor, a heated chrome towel rail, three ceiling downlighters and an extractor fan.



BEDROOM TWO 13' 7" x 12' 9" (4.14m x 3.89m)
With a rear facing window, coving to the ceiling, a loft access facility, a double-panel radiator and once again, exhibiting oak-effect laminate flooring.

BEDROOM THREE 14' 6" x 11' 11" (4.42m x 3.63m)
This rear facing third double bedroom displays oak-effect laminate flooring, there is a double-panel radiator and a TV aerial point.



BEDROOM FOUR 13' 6" x 10' 6" (4.11m x 3.2m)
With windows to the front and side elevations, this generous fourth bedroom, which is currently utilised as a home office, has oak-effect laminate flooring, as well as a single panel radiator and built-in shelves and storage cupboards to one wall. To one corner is a fitted cupboard, which contains the Glow Worm LPG fired central heating boiler.



FAMILY BATHROOM 9' 1" x 6' 10" (2.77m x 2.08m)
Presented in a contemporary style, providing a four-piece suite in white, comprising of: a double-ended bath, a separate shower cubicle with a thermostatic shower, a pedestal wash-hand basin and a low-flush WC. There is delightful contrasting wall tiling, further tiling to the floor, a heated chrome towel rail, an



OUTSIDE Detached Home Office:

Having been converted over the last twelve months or so by our Vendor clients, from a former detached double garage, this beautifully presented and versatile space benefits from underfloor heating throughout (electric) and provides the following areas.



Kitchen Area - 9'10" x 8'2"

Having a fully open plan aspect to the adjoining office/sitting area, the kitchen provides an inset stainless steel sink unit with grey gloss fronted cupboards beneath, there are further wall cupboards, an expanse of worktop surface and integrated Bosch electric oven, four-ring induction hob and filter canopy. There is a double glazed entrance door to the side, leading into the kitchen, whilst to the front elevation is a three section patio door system (not bi-fold so not prone to failure) providing high levels of natural light to the room.



Main Office/Sitting Room - 15'9" x 8'2"

Having oak effect laminate flooring which extends from the kitchen, this versatile space lends itself to use as a home gym and displays a number of ceiling downlighters. Also included in the sale is a hidden, remotely controlled projector screen.



Private Office - 10'7" x 8'9"

With oak effect laminate flooring, ceiling downlighters, loft access facility and side facing window.

Shower Room - 8'5" x 4'7"



Having full height tiling to the walls and providing a three piece suite in white comprising of a generous shower cubicle, vanity wash hand basin with cupboard beneath and concealed flush WC. There is also an extractor fan, heated towel rail and once again, underfloor heating.



The property is set into a generous plot of approximately 1/3 of an acre, the gardens being mainly set to lawn and also including an extensive gravelled parking/turning area. Given the generous nature of the site, potential certainly exists for the creation of further garaging within the upper part of the main garden. There is a sheltered paved sitting area adjacent to the front entrance to the property, whilst to the other side of the dwelling is an enclosed walled garden. Set beyond the rear boundary is a private driveway which also has public footpath rights, giving access to surrounding countryside.



SERVICES Mains water, electricity and drainage are laid to the property.

HEATING An LPG heating system is installed.

TENURE We understand the property to be freehold.



DIRECTIONS From our Penistone office, leave Penistone via Bridge End, turning left at the traffic lights onto Thurlstone Road. Continue through Thurlstone into Millhouse Green and in the centre of the village, continue along the main road to proceed up the hill, under the Trans Pennine Trail, and the property will be found on the right-hand side after approximately 200 yards.

IB/JL BROCHURE NOT YET VERIFIED BY VENDO.



**For More information please contact our office on 01226 288 920, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk**

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