



Spencer.

Priest Hill Farm, Cottage Lane, Mayfield Valley, S11 7TH

Buy —

An incredible four bed conversion with sensational uninterrupted views over the Mayfield Valley

— from *Spencer.*

- A sensational barn conversion with three / four bedrooms and three bathrooms
- Over 3100 feet of internal accommodation
- Views over Mayfield Valley land
- 11 acres of land and barn could be offered by separate negotiation
- Four large reception rooms, one with mezzanine study deck / bedroom four
- EPC GRADE D / oil central heating / double glazing
- Rural location - COUNCIL TAX band F
- Great school catchment - Ecclesall and Silverdale or Mercia
- Landscaped gardens, ample parking and no chain
- What3Words///train.dared.eagles

Offers Around

£1,150,000

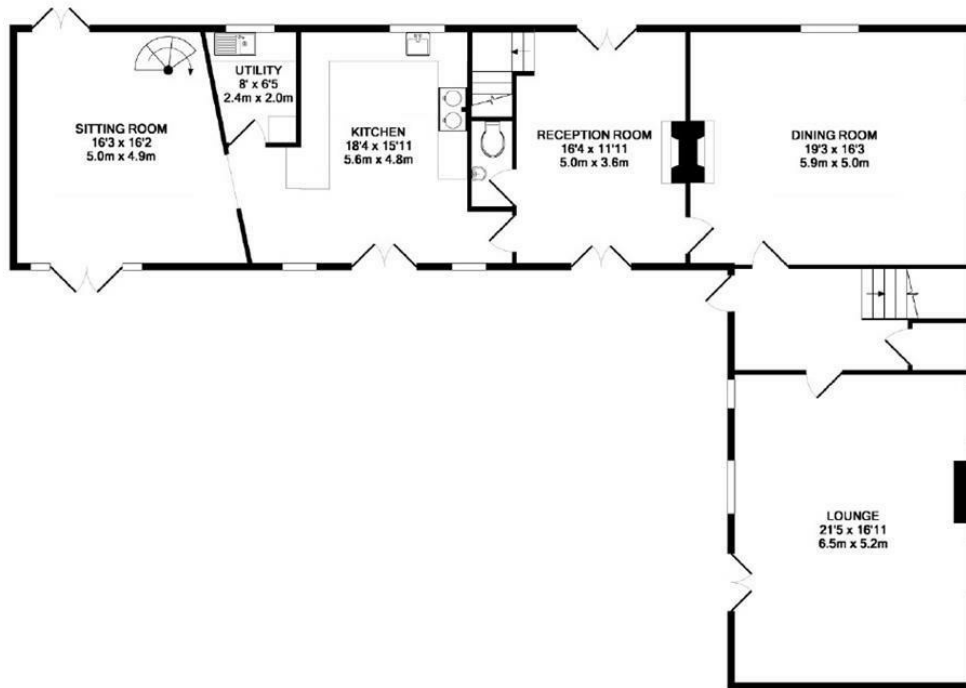




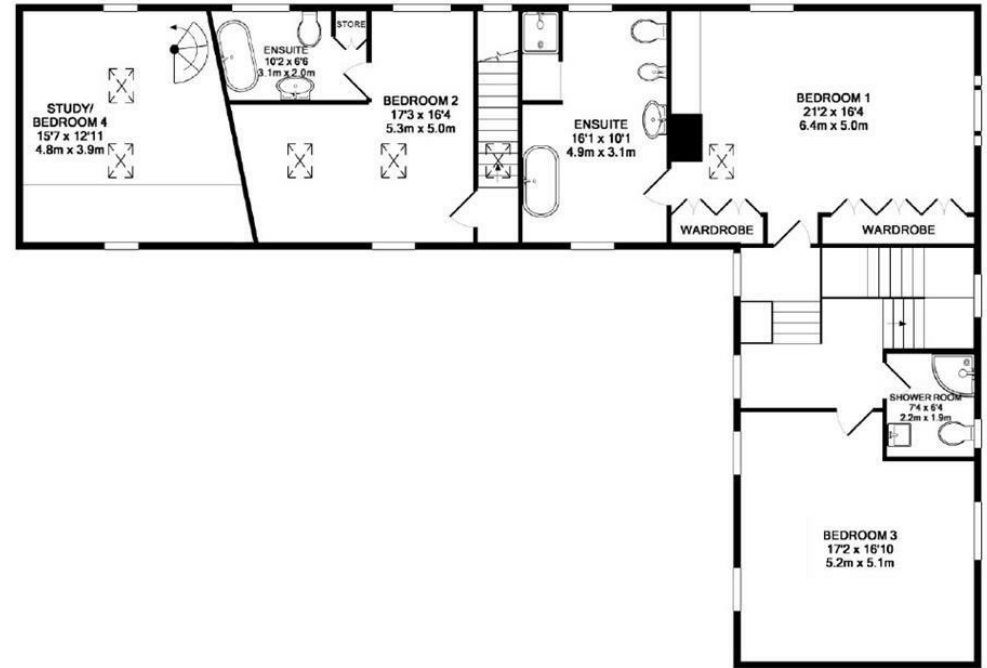




Floorplan



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 3122 SQ. FT. (290.6 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing: Via the Agents
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