



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



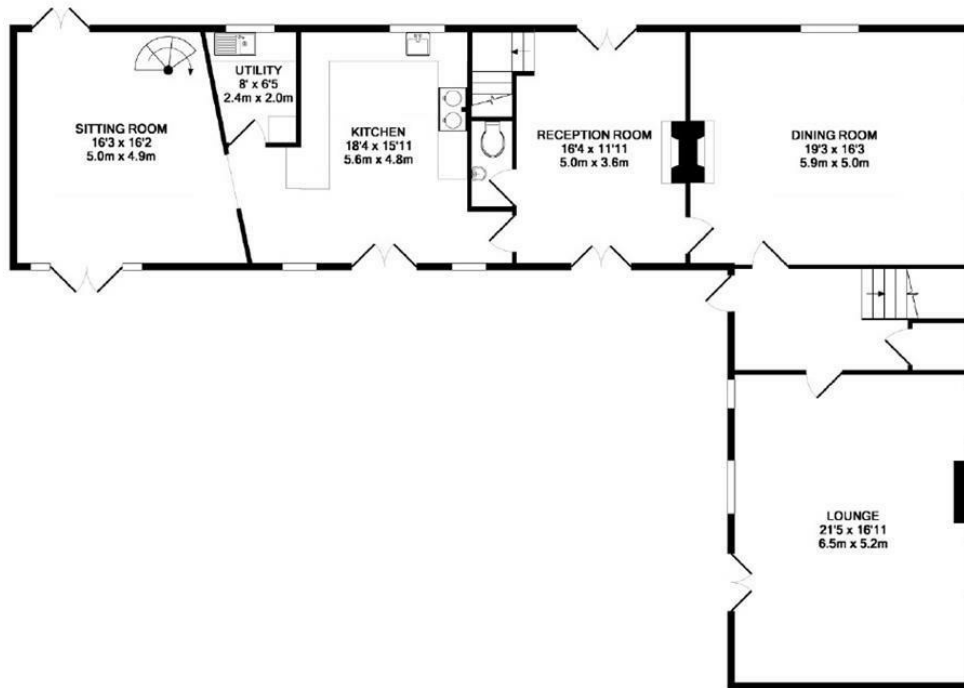
£1,150,000



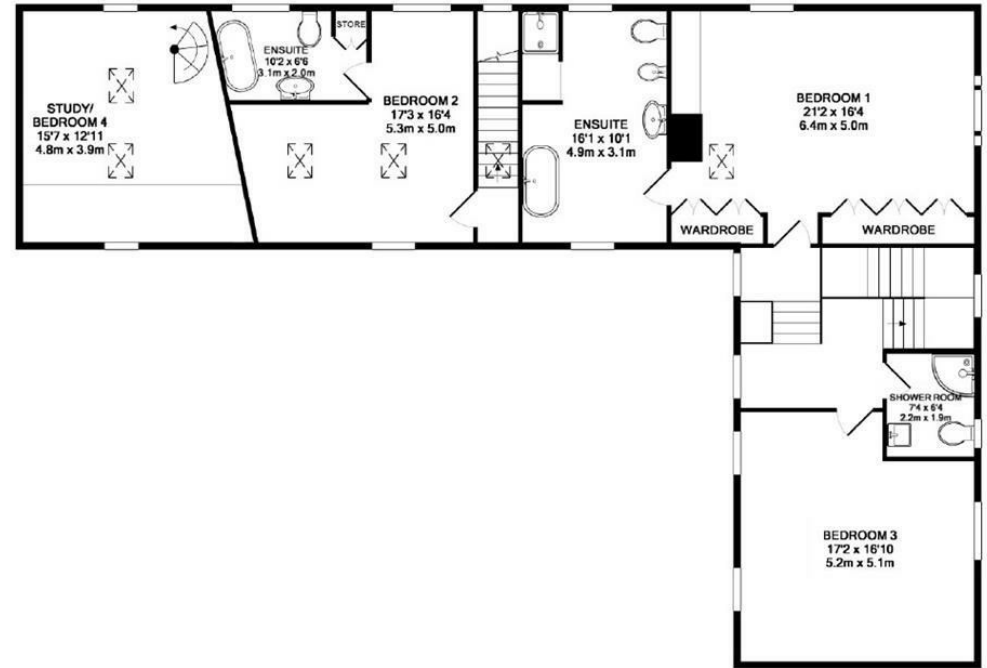




Floorplan



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.
Made with Metropix 62016



Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

📞 SpencersAgents
📍 SpencersAgents
🏠 SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948