


 Saxton Mee


Worrall Hall, 70 Kirk Edge Road, Worrall, Sheffield, S35 0AE



Price guide **£550,000 to**

Price Guide £550,000-£575,000 Worrall Hall, dating back to 1520, is steeped in history. This charming five bedroom Hall offers excellent family accommodation with stunning views. The accommodation briefly comprises: Spacious hallway. Superb lounge. Separate dining room. Snug. Breakfasting kitchen. Downstairs WC. Upstairs: Five excellent double bedrooms. En-suite. Luxurious family bathroom. Loft area (suitable for storage or playroom). One of the bedrooms has a staircase to one side leading to an additional sitting room which could easily convert to annexed accommodation. Outside: To the front there is a driveway for parking several cars which leads to a large detached garage with electrically operated doors. Set in beautiful grounds which include numerous lawns. Feature pond. Large sitting out patio. Beautifully landscaped gardens with mature hedging virtually surrounding the entire property giving an excellent degree of privacy. To the side the property has it's own access into Sycamore Park. To the rear is a courtyard for easy maintenance. Greenhouse. Summerhouse. Location: Situated in the centre of Worrall and being one of the oldest houses in the village. There are excellent amenities close-by including post office, regular public transport, local park. Beautiful country walks. Bradfield school is within walking distance. Easy access to Sheffield City Centre and motorway links. EPC Rating: D.

OPEN 7 DAYS A WEEK



THE ACCOMMODATION COMPRISES

A uPVC entrance door opens into

IMPRESSIVE HALLWAY

With tiled flooring. Central heating radiator with attractive radiator cover. uPVC leaded and glazed window with deep tiled windowsill. Double leaded and glazed doors lead off to the

MAGNIFICENT L SHAPED LOUNGE

7.57m x 7.84m (24'10" x 25'9")

Narrowing at one end to 3.66m. There is a natural stone chimney breast with shelving. Multifuel wood burner. Double glazed wood window to the rear in a cottage style with two further uPVC double glazed windows to the front. Three central heating radiators. Dado rail. Revealed oak beams. TV point.

From the lounge there is a door off into

SEPARATE DINING ROOM

3.72m x 3.60m (12'2" x 11'10")

Quality laminate oak flooring. Central heating radiator. Double glazed wood window enjoying views over towards Oughtibridge and Wharncliffe Woods with tiled deep windowsill. Revealed beams to ceiling. Dado rail. There is an arched opening through into

BREAKFASTING KITCHEN

5.52m x 2.56m (18'1" x 8'5")

There is a range of limed oak wall, base and drawer units on three sides with dresser and shelving unit. Attractive worksurfaces with a bowl and a half modern style sink. Tiled splashback. There is a Rangemaster double oven with five ring gas hob with glass shelf. Tiled deep windowsill with double glazed wood windows for natural light. Tiled flooring. Breakfast area to one side. Electric heater. Further gas central heating radiator. Revealed oak beams with feature LED lighting. Sliding doors to one end which lead to

WALK-IN PANTRY

With worktop, unit and shelving. Space for fridge freezer. Fully tiled floor. Half tiling to the walls in a modern white tile.

From the kitchen there is a panelled and glazed door which interconnects back into the Hallway.

To one end of the Hallway there is a

SNUG ROOM

4.68m x 3.81m (15'4" x 12'6")

Having quality dark oak laminate flooring. Original old Yorkshire range in working order, including oven. Feature revealed brickwork to one wall. Original oak beams dating back to around 1520. Three wall light points. uPVC double glazed window for natural light with deep windowsill.

There are double doors to a walk-in wardrobe area.

Further door off into

DOWNSTAIRS WC

With WC and wash hand basin. Half tiling throughout in a modern white tile with attractive border. Deep windowsill. uPVC obscure double glazed window. Electric heater. Tiled floor.

From the inner hallway there is a staircase with stained wood balustrade and spindles and further flight of stairs leading to

GALLERIED STYLE LANDING

A long spacious landing with double glazed window and deep windowsill to the rear enjoying beautiful views over Wharncliffe and towards Grenoside. Central heating radiator. Original beams and coved mouldings.

The accommodation in an anticlockwise direction:

CYLINDER CUPBOARD

With additional storage.

BEDROOM THREE

3.83m x 5.60m (12'7" x 18'4")

A uPVC double glazed window with deep windowsill. Revealed beams. To one end of the room there are built-in wardrobes. Central heating radiator.

Feature archway

BEDROOM FOUR

4.41m x 4.83m (14'6" x 15'10")

The measurements exclude a further deep recess. There are two original oak beams. Central heating radiator. UPVC double glazed window to the front.

Access to

ROOFSPACE/STORAGE SPACE

Carpeted. Ideal for playroom. Velux rooflight. Revealed original oak 'A' frame.

BEDROOM FIVE

4.83m x 3.09m (15'10" x 10'2")

Revealed stonework to one end. Original beams.

A door leads to a deep recessed storage cupboard.

A door off to one side with steps leading down to side entrance door leading to the garden. .



FURTHER USEFUL ROOM

4.56m x 3.47m (15'0" x 11'5")

Laminate flooring. Wash hand basin. Two single glazed cottage style windows overlooking the rear with deep stone windowsill. To one side there is a WC. Plumbing for washing machine. Further access door to the rear.

BATHROOM

3.57m x 2.13m (11'9" x 7'0")

With full suite including panelled bath, WC with concealed cistern and bidet. Separate large shower cubicle with two system pool sauna jet showers. Steam room with feature mirrors in alcoves by Porcelanosa. Italian marble style tile with beautiful border. Coved mouldings to ceiling. Downlighting. Two feature spotlights. His and hers porcelain wash hand basins with modern style tap. Beautiful tiled flooring. Concealed unit for TV. Deep tiled windowsill. Obscure double glazed window. Xtractor fan.

MASTER BEDROOM

3.66m x 5.37m (12'0" x 17'7")

Central heating radiator. uPVC double glazed window with deep windowsill. Coved mouldings to ceiling. There are quality built-in wardrobes with two double wardrobes and a dresser with drawers either side and central drawer. Further matching drawers and bedside cabinets.

A door off into

EN-SUITE SHOWER ROOM

1.66m x 3.59m (5'5" x 11'9")

With a larger than average shower cubicle with central fed shower. Wash hand basin with vanity unit beneath with additional storage cupboard and worktops. Matching wall units with feature mirror. Shaver point. Xpelair fan. Half tiling throughout in a beautiful porcelain style tile. Fully tiled to the shower area. Built-in cupboard space to one side. Tiled windowsill. Single glazed obscure double glazed window for natural light. Central heating radiator.

BEDROOM TWO

3.84m x 3.67m (12'7" x 12'0")

Central heating radiator. Deep windowsill. uPVC double glazed window for natural light. Coved mouldings to the ceiling. Radiator. Included in the sale are virtually full height triple pine wardrobes with ample hanging and storage space, two having feature mirrors. Central heating radiator. Coved mouldings.

OUTSIDE

To the front of the property there is a beautiful large stone flagged patio for sitting out with feature steps. There is a large fish pond. Beautiful planted areas of garden. Glass greenhouse. Beautiful lawned garden area including an abundance of flowers and shrubs beyond which is a further lawned area. Summer house. The property is surrounded by mature privet, hawthorn and conifers giving a good degree of privacy. A sweeping block paved driveway for parking several cars leads to a larger than average detached garage. Beyond the garage is additional parking space with lawned gardens beyond. To the side of the property there is a small garden area and access to the adjoining open parkland. Outside tap. Courtyard area for sitting out.

DOUBLE GARAGE

5.07m x 4.92m (16'8" x 16'2")

Electrically operated door. Single glazed windows on two sides. Additional storage. Electric, light and power. Security lighting.

NOTE

The original part of the building dates back to 1520 with further extensions in 1720 and 1820. Being one of the first houses to be built in Worrall.

SERVICES

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.

FIXTURES AND FITTINGS

Certain furnishings may be purchased by separate agreement with the Vendors.

OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the branch dealing with the sale as any delay may result in the sale being agreed to another purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

FLOOR PLANS

The following plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

VIEWING

Strictly by appointment through our Hillsborough Office on 0114 231 6055.

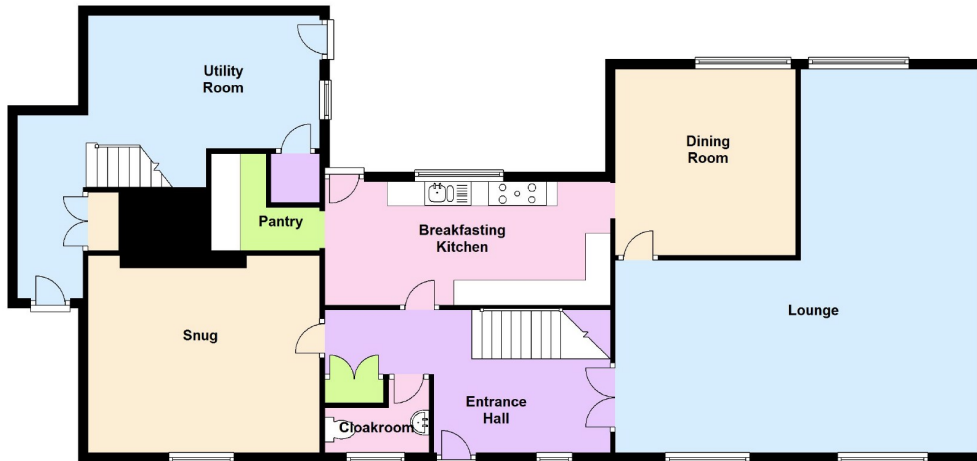
VALUER

Linda Crapper/slg

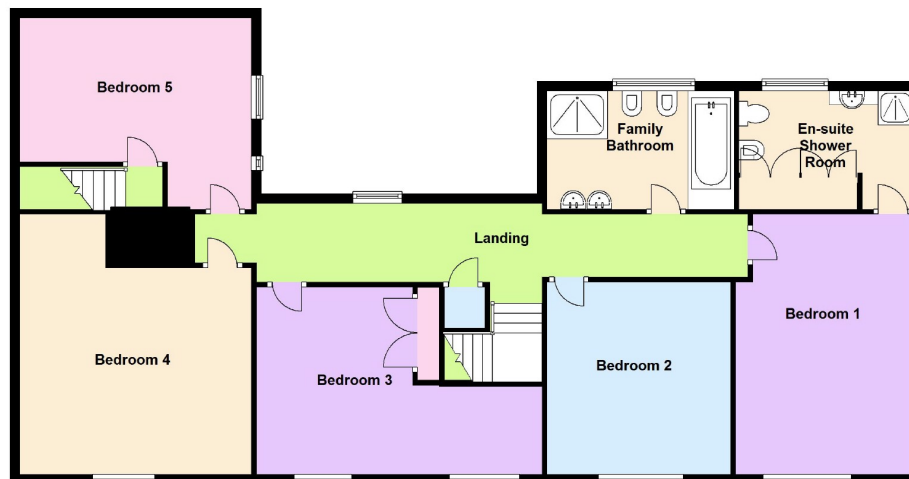




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		50	78
EU Directive 2002/91/EC			

Crookes Hillsborough 245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA

T: 0114 266 8365 F: 0114 266 9288
T: 0114 231 6055 F: 0114 285 4618
www.saxtonmee.co.uk

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