



FINE & COUNTRY

MAYFIELDS
Brookhouse Hill | Sheffield | S10 3TB

MAYFIELDS

This individually designed detached family home is set in grounds of approximately two and a half acres in the Fulwood area of Sheffield and offers stunning views over the Porter Valley conservation area to the Peak District hills beyond.

MAYFIELDS







An individually designed and built family home set within approximately 2.6 acres, commanding the most impressive cross valley views and including a self-contained second floor suite and a triple garage with accommodation over.

Mayfields presents the best of both worlds; an awe-inspiring countryside outlook whilst being within walking distance of one of Sheffield's most sought after suburbs and associated amenities. The popular Ecclesall Road area is easily accessed as is the breath-taking Peak district and major commercial centres.

The property presents high quality spacious accommodation (5208 sq ft inc garage) laid out over three floors, versatile in design and complemented by landscaped gardens and an adjoining paddock. In short a desirable home with a quiet location, a relaxing lifestyle and only a short walk from every day hustle and bustle.

Ground Floor

Reception Hall

An oak entrance door with floor to ceiling windows on either side opens to a spacious reception hallway which presents an impressive introduction to Mayfields. Has a Karndean floor, inset spot lighting and coving to the ceiling, underfloor heating, independent thermostat control and a staircase rising to the first floor. Having a built-in store cupboard and additional cloaks cupboard.

Cloakroom/W.C

Presented with a white suite comprising a low flush W.C and a fitted vanity cupboard in light oak with an inset wash hand basin and mirror over. There is a ceramic tiled floor with underfloor heating, independent thermostat control, coving to the ceiling, an extractor fan, a window and partial tiling to the walls.

Home Office/Study

A spacious study with a side facing window, an additional window to the rear, coving to the ceiling, underfloor heating, independent thermostat control and fitted furniture including cupboards and a work station finished in cherry wood.

Lounge/Sitting Room

A generous reception room with a bay window overlooking the gardens to the side, floor to ceiling windows to the south aspect on either side of French doors giving access to the front of the property; commanding impressive cross valley views and allowing excellent levels of natural light. The room has coving to the ceiling, underfloor heating, independent thermostat control, inset spot lighting and a feature dressed stone fire surround with inset Stovax log burning stove.

Dining Room/Sun Lounge

A formal dining room with a window providing breath taking cross valley views, underfloor heating, independent thermostat control, coving to the ceiling, access to the garden room and inset spot lighting.

Garden Room

A relaxing room enjoying a south facing aspect and stunning views over the valley. The room has a ceramic tiled floor with underfloor heating, independent thermostat control and double doors opening onto an external seating terrace.





Sitting Room/Snug

A versatile room with a side facing window, coving to the ceiling, underfloor heating, independent thermostat control and access through to the kitchen.

Breakfast/Living Kitchen

A generous living kitchen forming the hub of the house with a tiled floor and a comprehensive range of kitchen furniture comprising base cupboards and drawer units which sit beneath complimentary granite work surfaces with tiled splash backs and an inset double bowl sink with chrome mixer tap over. The room has matching wall cupboards with under lighting, larder units, a dresser/display unit and underfloor heating and independent thermostat control.

Appliances include an integral dishwasher, a fridge, two freezers, a fan assisted oven set back into a feature chimney breast with a four ring Neff hob and an extractor.

A side facing window and double opening doors provide ample natural light, command an impressive outlook and allow access to the attractive paved seating area.

Utility Room

A spacious working room having a rear facing window and a split stable style side entrance door. Presented with a range of base and wall units with matching work surfaces and a stainless steel sink unit with a mixer tap. There is plumbing for automatic washing machine, space for tumble dryer, a tiled floor, an extractor fan and coving to the ceiling. Access is gained to a further store cupboard housing the Baxi boilers and thermostats serving the heating system. There is a hot water cylinder, underfloor heating and a window.

First Floor

Landing

With a radiator, a window, coving to the ceiling and a built-in linen cupboard. A staircase rises to the second floor.

Master Bedroom

A light and spacious double room with windows to the front and side aspects commanding stunning far reaching cross valley views. The room has a radiator, an additional skirting radiator, coving to the ceiling and a range of fitted furniture in maple comprising wardrobes, drawer units and bedside tables. En suite facilities comprise a double width shower cubicle with twin jets and tiled surround, a vanity unit with inset wash hand basin and a fitted mirror over and low level W.C. There are half tiled walls and a matching tiled floor, a chrome heated towel rail and an extractor fan.

Vendor



Accessed by a private road, the house provides flexible accommodation arranged over three floors, including a self-contained second floor flat, while the separately serviced three car garage, which has a games room above, offers further versatile space. An additional four and a half acres of adjoining land with stables is available separately.



insight



We had the house built in 2000 and were attracted by the site's wonderful position within Sheffield's greenbelt.







“The footprint of the house was oriented to take full advantage of the south-facing slope and to provide the main reception rooms, the principal bedrooms and the second floor flat with views over the Porter Valley,” continues Teresa. “The sitting room and the conservatory both open to a south-facing paved terrace, while the patio adjoining the kitchen and breakfast room benefits from the morning sun. A snug and a dining room link the conservatory with the kitchen and breakfast room.”





“There’s a study on the ground floor, and additionally the games room over the garage could be utilised as office/consultancy rooms if required with W.C facilities. Two of the four first floor bedrooms are en suite, including the master bedroom, and both have views across the valley. The second floor suite has a bedroom, a shower room and two living rooms, one of which has a galley kitchen area; the suite is ideal for family members who need some independence.”

Guest Bedroom

A generous room with front and side facing windows, a radiator, fitted wardrobes and laminate flooring. En suite facilities comprise a fully tiled shower cubicle with glazed screen, a vanity unit with inset wash hand basin, a low level W.C and a chrome heated towel rail.

Bedroom

A further double bedroom having a side facing window, a radiator and fitted wardrobes.

Bedroom

A double bedroom with a side facing window, a radiator, coving to the ceiling and fitted wardrobes.

Family Bathroom

Fitted with a suite comprising a panelled bath, a low level W.C and a pedestal wash hand basin. Fully tiled shower cubicle with a glazed screen, a tiled floor, a heated towel rail, an extractor fan and a rear facing obscure window.

Second Floor

Landing

With a built-in storage cupboard and a Velux style roof window.

This floor presents itself as a self-contained suite comprising:

Living/Dining Kitchen

A versatile room with a rear facing window, a radiator and two Velux style roof windows. Presented with fitted base units, matching work surfaces incorporating a stainless steel sink and a two ring electric hob.

Lounge

This room is currently used as a sitting room. The room has a radiator and extensive views across the Porter Valley.

Bedroom

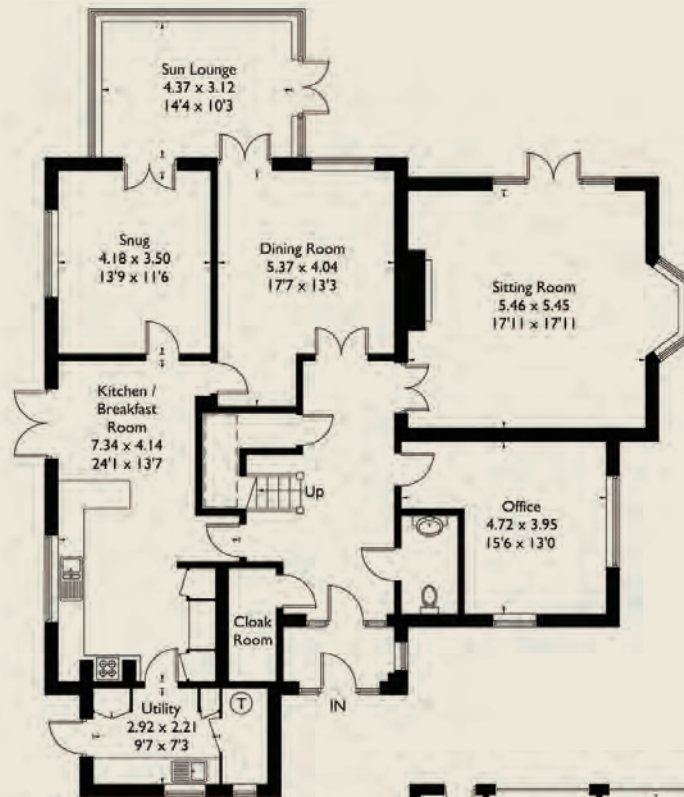
Having two Velux style roof windows commanding extensive views, an additional porthole style window, mirror fronted wardrobes and two radiators.

Shower Room

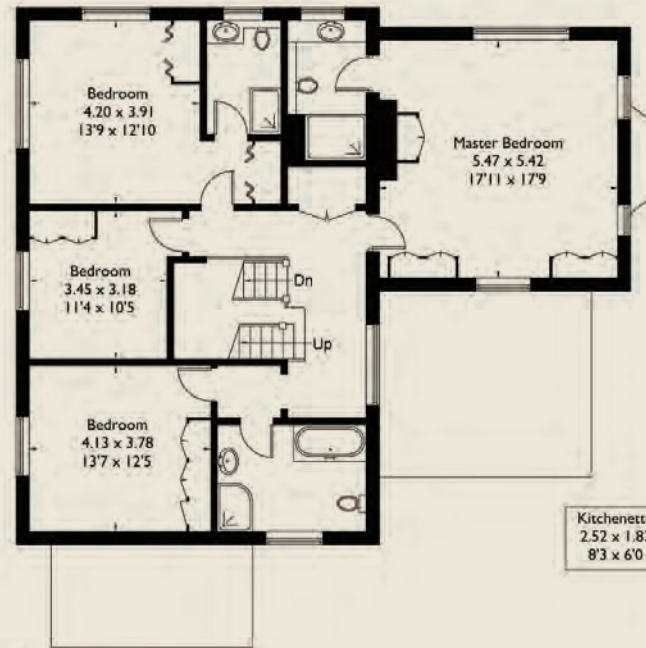
Fitted with a suite in white comprising of a fully tiled shower cubicle with curved screen, a low level W.C and a pedestal wash hand basin. There are partially tiled walls and a heated towel rail.



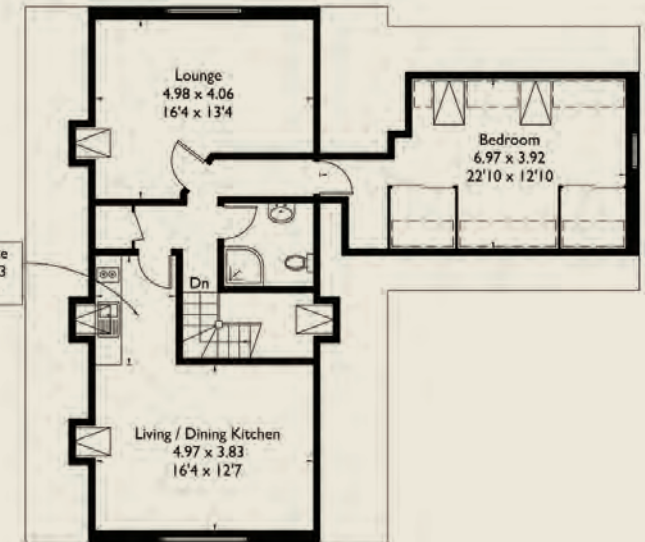
Approximate Gross Internal Area = 373.8 sq m / 4023 sq ft
 Garage = 110.1 sq m / 1185 sq ft
 Stable = 109.1 sq m / 1174 sq ft
 Total = 593 sq m / 6383 sq ft



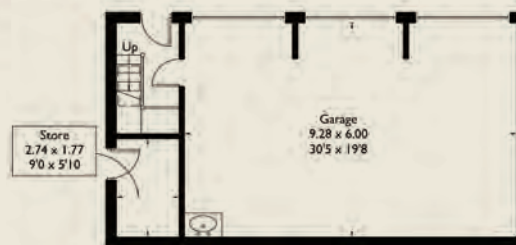
Ground Floor



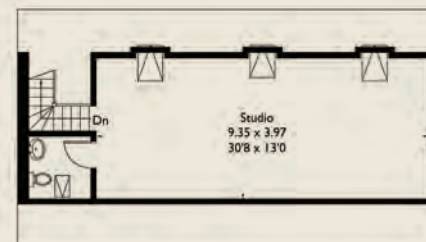
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)
 Garage - Ground Floor

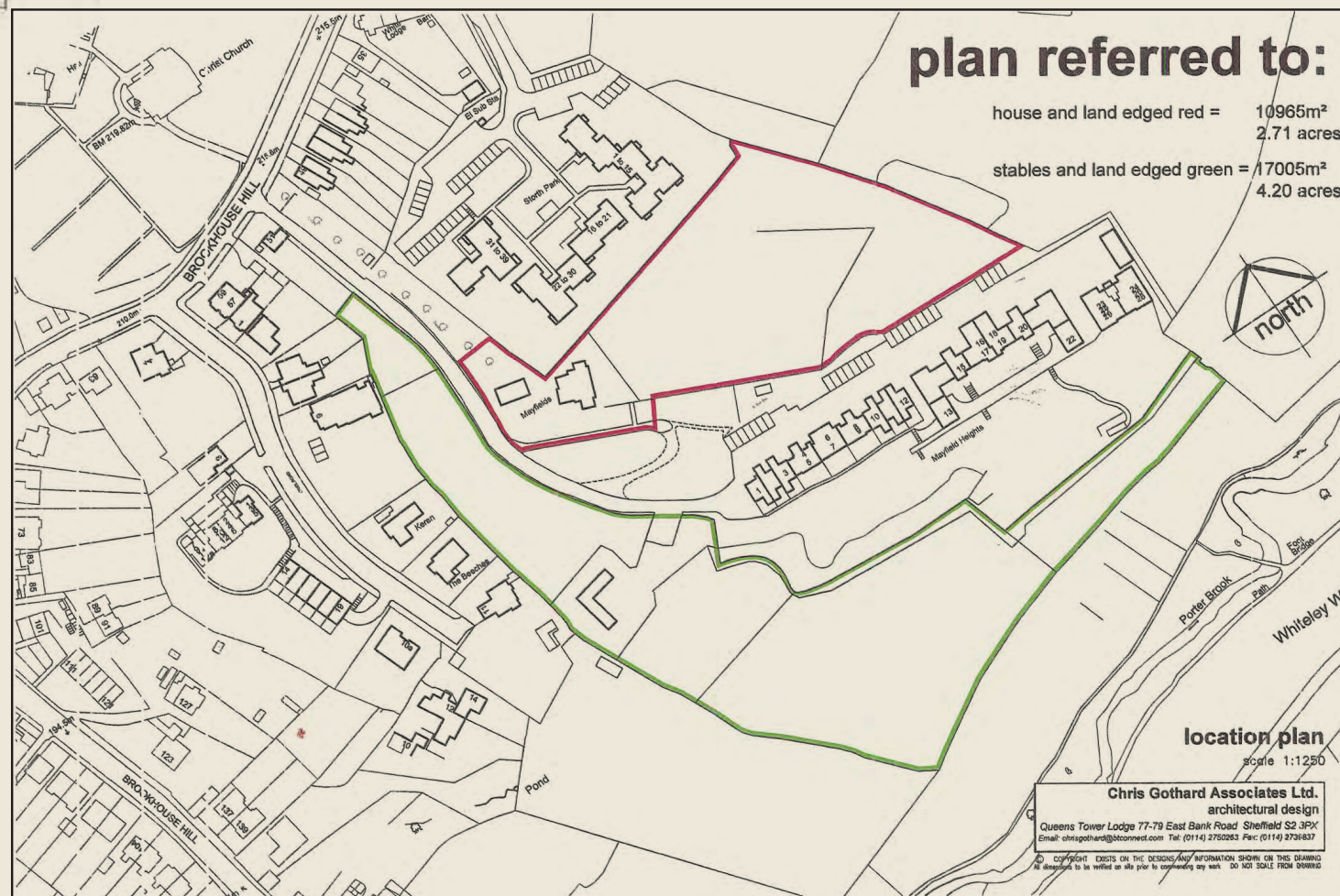
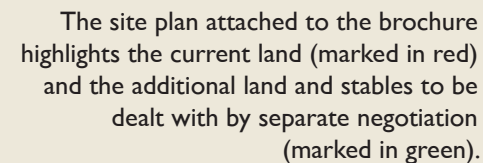
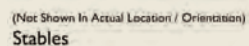


Garage - First Floor

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 17.04.2015

To access interactive online content on your smartphone or tablet.







Situated to the far western side of the city, arguably being one of the most sought after areas of Sheffield within a short drive from Ecclesall Road, whilst being close to the glorious scenery associated with the Peak District.

The immediate locality presents small shops whilst highly regarded schools are easily accessible as is Sheffield Hallam University and both private and public hospitals. The Whiteley Woods trail which runs along the Porterbrook leads out towards Porterclough or down through both Bingham and Endcliffe Parks. The Ecclesall Road presents a popular cosmopolitan shopping area with facilities ranging from fashionable shops to restaurants, bistros and bars. The immediate Fulwood village locality presents small shops, whilst highly regarded state and private schools are easily accessible as are both Sheffield universities and public and private hospitals. The Whitley Woods and Forge Dam trail which runs along the Porterbrook leads out towards Porterclough or down through both Bingham and Endcliffe parks. Broomhill and Ecclesall Road present a popular cosmopolitan shopping area with facilities ranging from fashionable shops to restaurants , bistros and bars.



Externally

The property is approached via a tree lined road. The immediate access to the property presents a spacious courtyard providing parking for several vehicles. To the rear is a landscaped garden area with private borders whilst to the side wrapping the south aspect is a maintained formal garden being mainly lawned with well stocked borders, a patio and the most impressive cross valley rural views. Adjoining the garden are grazing paddocks with post and rail fencing. The grounds measure just over 2.6 acres or thereabouts.

Triple Garage Block

30'7 x 19'7 (9.3m x 6.0m)

A generous garage block with three electrically operated up and over doors, power and lighting, heating and a personal side entrance hall with a heating radiator and stairs rising to the studio. There is also an externally access garden store.

Studio

30'7 x 14'3 (9.3m x 4.3m)

A versatile and spacious room with potential to be used as separate home office or consulting suite. Having a separate gas central heating system, three Velux style roof windows, additional porthole window and three radiators. There is a separate W.C off with a white suite comprising a pedestal wash hand basin and a low level W.C, a Velux style obscure window, an extractor fan and a radiator.

**** FURTHER LAND AND STABLES AVAILABLE BY SEPARATE NEGOTIATION ****

Offering spectacular views across approximately 4.2 acres of grazing paddocks with post and rail fencing. Situated within the grazing land is a barn and large stable block accessed by a gated tarmac drive. The stable block includes a tack room, hay store and five stables with water, power and lighting.



Viewing arrangements strictly via the vendors' sole agents

Fine & Country on 0114 404 0044.



MAYFIELDS

“We will miss the space, the convenient position and especially the views. However, it’s time for us to downsize and for the house to become a busy family home again.”

