

Rushley Cottage, Rushley Road, Dore, Sheffield S17 3EH



Offers In Region Of £850,000

Situated on a generous plot which would lend itself to further development (potential building plot), subject to regulations and surrounded by beautiful mature gardens. This pretty property has a wealth of accommodation including three/four bedrooms and a versatile annexe alongside three reception rooms and a large kitchen.



Property Description

A very attractive stone built detached property situated on a generous plot surrounded by beautiful and mature gardens to both sides, front and rear. This pretty property has a wealth of accommodation including three/four bedrooms, a versatile ground floor annexe and potential for further development on the site perhaps to include a building plot, subject to the necessary consents.

Excellent ground floor footprint * Versatile and spacious ground floor annexe * Three good reception rooms * Large breakfast kitchen * Three bathrooms (one en-suite and one in the annexe) * Ground floor cloakroom and WC * Broad entrance hall * Two York stone paved drives and a garage providing off road parking for a number of vehicles * Excellent local schooling (Dore Infants, Juniors and King Egbert's Secondary) * A short walk away from Dore village's excellent amenities * Large plot with potential to extend or develop (subject to regulations) * Freehold * Gas central heating * EPC rating E

Location

Rushley Cottage is situated between Parker's Lane and Rushley Close on the right hand side of Rushley Road as you are proceeding down the hill towards Dore Road and the village. The property is situated on the edge of Dore village and yet only a short walk away from the excellent amenities found at the centre which include award winning restaurants, public houses, churches for most denominations, a pharmacy, doctor's, dentist's and a Co-operative supermarket. Dore has always been regarded as one of Sheffield's premier localities as it is situated on the edge of Sheffield's city limits bordering some beautiful surrounding countryside which offer excellent opportunities for recreational pursuits. The village has retained a decidedly rural feel and yet combines this with an almost suburban way of living. The city centre can be approached via regular transport links running along Causeway Head Road and Hathersage Road (A625) and, alternatively, a train station is situated at the bottom of Dore Road and provides links to and from both Sheffield and Manchester's city centres via some of the pretty Peak Park villages. Schooling in the area is first class with Dore Infants and Juniors leading onto King Egbert's Secondary School, both having received outstanding results in recent Ofsted reports although school catchments should always be confirmed with Sheffield City Council. Sporting facilities in the area are also superb with two rugby clubs, a tennis club, and a sports club alongside two highly regarded golf courses and a driving range found at Bradway.

Description

A very attractive stone built detached property occupying an enviable





position on this generous plot which could provide potential for further development subject to the necessary consents. It is suggested that if building consent was acquired, the top part of the plot could very easily be partitioned off as a building plot and this would still leave Rushley Cottage with more than enough garden. At present, the property is set in beautifully maintained and manicured mature gardens to both sides, the front and rear. What was originally constructed as a small cottage approximately 350 years ago has been extended in the mid 20th century on the lower side of the house to give what is now an excellent ground floor annexe providing versatility in its use and to be utilised in a number of different ways. This area has previously had planning permission (although this has now lapsed) to incorporate a first floor extension to give more upstairs bedrooms. The rear part of the property was added in 1974 to give better proportions to the property and it is suggested that only an internal viewing would truly reveal the range of accommodation on offer in this fabulous home. It is rare that a property of such calibre becomes available on the open market and this is an opportunity not to be missed.

The accommodation is approached from the top drive via a timber studded door with a bull's-eye panel opening to the broad and long reception hall with window seat at the end overlooking the south facing gardens. Off the hall there is a decent sized ground floor WC with two built-in storage cupboards (one for cloaks and one housing the boiler). Since the extension, the rear part of the property features two large rooms including a large breakfasting kitchen featuring windows overlooking the gardens and also a door accessing the rear of the property. The fitted kitchen includes a peninsular bar that gives both parts of the room definition and the beamed ceiling ties in with the charm and character of the original property. The substantial sitting room enjoys a dual aspect including a side bay window with French windows opening to the gardens; there is also a rear bowed bay. The open fireplace dominates the room and could easily include an open fire on the York stone hearth. On the other side of the hall, the accommodation is in the original part of the building and this is apparent in the dining room which has a feature fireplace, a front facing aspect and a door to the front garden. The single storey snug offers huge versatility in its use and the striking pitched roof is unlike the more 'cottagey' feel in the other rooms with a gas living flame fireplace situated on a stone hearth and a pleasant dual aspect to the front and side. Another extension in previous years (mid twentieth century) was added on the other side of the dining room, now utilised as an excellent annexe and features independent access from the main house via two separate doors, one situated in the entrance lobby and one in the annexe's kitchen. The shower room features a modern suite and fitted wardrobes across one wall. The living room having a dual aspect to the front and rear over the pretty gardens and access through to the additional breakfasting kitchen which is fitted with a

Ground Floor
Approx. 154.8 sq. metres (1665.9 sq. feet)



Total area: approx. 232.7 sq. metres (2504.6 sq. feet)



First Floor
Approx. 77.9 sq. metres (838.7 sq. feet)



range of wall and base units and provides doors to both the front and rear gardens.

From the dining hall, a staircase rises to the first floor which features three double bedrooms and a bathroom. The bedroom at the front being situated in the original part of the house offers generous proportions and fitted wardrobes. The bathroom has a side aspect and features tiled splashbacks framing the three piece suite. In the extended part of the house, there are two further bedrooms, the rear facing master bedroom is of a particularly generous size and features an en-suite bath/shower room. The remaining bedroom, also being a good double, has windows to the front, side and rear along with a deep recess for a freestanding wardrobe.

Externally, the property is situated on a particularly large plot and can be approached via two separate drives, the one at the bottom utilised as parking for the annexe and the upper main York stone flagged drive provides parking for several cars and leads to a detached garage. The gardens surround the property with areas to the front, side and rear all being predominantly laid to lawn with mature flower beds and borders along with several mature trees providing shade in the warmer summer months of the year. The gardens offer a huge degree of privacy and catch the majority of the day's sun. It is suggested that the top side of the plot could lend itself to development (off the main drive) being a logical place to seek for planning permission as a potential building plot or for further extensions if the necessary consents were acquired.

GENERAL INFORMATION

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

VIEWING: Strictly by appointment through ELR Banner Cross office.

OFFER PROCEDURE: All enquiries and negotiations to ELR Banner Cross Office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

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