

Saxton Mee

2 The Colonnade, Norton Hall, Norton Church Road, Norton, Sheffield, S8 8JY



A stunning three bedroom conversion on three floors which forms part of the magnificent Grade II listed Norton Hall, in spectacular grounds adjoining Graves Park and looking over to the lake. Original features with stone pillars and deep windows. Immediate vacant possession and no chain. Entrance hall, two bedrooms, one with dressing room, main bathroom. Upper ground floor: superb open plan dining and living room leading through to breakfast kitchen, utility room, w.c. Mezzanine master bedroom and en suite bathroom. Outside: beautiful communal formal grounds, private terrace and good secure private parking.

Offers around **£255,000**

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Norton is a delightful residential area with close proximity to Graves Park and within easy reach of the stunning Peak District National Park. Close to nearby recreational facilities including Beauchief Golf Course, Graves Leisure Centre and Abbeydale Sports Club and convenient for nearby supermarkets, cafes and restaurants. Good public transport and road access with the Sheffield Ring Road giving access to the city centre and motorway network.

The Accommodation Comprises

Panelled double entrance doors with glazed top section and matching windows to either side, opens into

Reception Hall

15'2" x 6'5" (4.62m x 1.96m)

Widening out to 4.38m in the central area in an Atrium style with feature magnificent spiral staircase leading to the upper ground floor. Attractive chequered black and white tiled floor, deep built in storage cupboard which houses the Vaillant gas fired central heating boiler together with the pressurised tank and cylinder. Under floor heating.

Bedroom 2

14'4" x 9'5" (4.38m x 2.86m)

A good double bedroom with feature glass block windows giving borrowed light from the hall. Feature ceiling wells with up lighters to the floor above. Under floor heating. Opening through into the

Vaulted Dressing/Wardrobe Area

7'9" x 7'1" (2.36m x 2.17m)

With two free standing high quality wardrobe units with smoked glass sliding doors and low voltage lighting. A lovely feature vaulted room.

Bedroom 3

15'3" x 9'9" (4.65m x 2.98m)

With front facing double opening French windows with matching windows to either side leading out to the front. Range of built in sliding wardrobes set to one wall with hanging rails and shelving. Laminate flooring. Feature glass block window to one wall giving borrowed light to the inner hall. Feature ceiling wells with up lighters to the floor above. Under floor heating.

Bathroom

8'3" x 7'3" (2.51m x 2.20m)

With white suite comprising corner jacuzzi bath with New Team thermostatic shower set over, pedestal wash hand basin and low flush w.c. Fully tiled and with tiled floor. Feature glass block wall giving borrowed light from the entrance hall and inset well to the ceiling with up lighters to the floor above. Under floor heating.

Spiral staircase leading to

Upper Ground Floor

Open Plan Living/Dining Room

23'10" x 16'6" (7.27m x 5.04m)

A superb, spectacular room with lovely original features including the stunning architectural stone columns looking over the formal grounds and onto the private terrace and with three sets of Georgian style glazed French windows leading out. To the opposite wall, full height Georgian style glazed window looking out to the parking area and the surrounding Graves Park and over to the lake. Feature high ceiling with stylish low voltage lighting, laminate flooring, recess floor lighting and to one wall a feature tall recessed natural stone display alcove. Range of wall mounted units and the low level unit will be included in the sale. Wall mounting for a flat screen tv. This area comprises a lounge and dining area. Feature staircase leading up to the mezzanine floor. Opening through to

Breakfast Kitchen

16'7" x 10'2" (5.06m x 3.11m)

With good range of base and wall units, hardwood worktops and double bowl stainless steel sink unit. Central dining island. Included in the sale is the Baumatic large stainless steel Range cooker with five ring gas hob, glass back and further stainless steel back splash to the units. Twin Georgian style glazed French windows leading out onto the terrace and with beautiful views over the formal communal grounds. Further Georgian style glazed window overlooking Graves Park. Also included in the sale is the Siemens stainless steel fridge freezer. Feature low voltage lighting. Looking up to the mezzanine sleeping area.

Utility Room

5'1" x 1'5" (1.56m x .43m)

With work surface. The washing machine, dryer and dishwasher will be included in the sale. The measurements not including a deep recess with Georgian style glazed window overlooking the communal grounds and the adjoining parkland.

Cloakroom

With low flush w.c. and wash hand basin. Xpelair and recess light.

Further wrought iron spiral staircase leading up to the

Mezzanine Master Bedroom 1

12'6" x 12'5" (3.80m x 3.78m)

With wrought iron balustrade looking down to the open plan living area and dining kitchen. Rear facing window giving natural light. Cast iron central heating radiator, separate circuit for table lamps, telephone point and tv aerial point. The wall mounted tv will be included in the sale. Laminate flooring.

En Suite Bathroom

7'3" x 4'11" (2.20m x 1.51m)

With full suite in white comprising space saver bath with shower area to one end and with New Team thermostatic shower, wall mounted wash hand basin and low flush w.c. Fully tiled and with decorative border tile and tiled floor. Cast iron central heating radiator. Low level window giving natural light and glazed block window to an inner wall giving borrowed light from the open plan living area.

Outside

With access from the open plan living area and kitchen, a large south facing Yorkstone flagged terrace ideal for parties, barbecues and catching the sun and with beautiful aspect over the magnificent communal landscaped grounds with a large expanse of lawn and well stocked borders surrounding and adjoining the local park. A truly spectacular setting. To the other side of the property, two designated parking spaces, communal grounds and lovely aspect over Graves Park and nearby lake. The development is approached down a private driveway with security coded entrance gates.

General Remarks

The internal photographs are from when the property was previously fully furnished.

Additional Information

THE JOYS OF LIVING IN THE COLONNADE AT NORTON HALL - BY OUR VENDOR Norton Hall was built in 1815 and this Grade II Listed building offers a unique living experience unlike any other three bedroomed house. Stepping inside the building requires a visitor to embrace the nature of its history. It is half of the colonnade, which was the walkway to the orangery, and therefore the style of architecture is dictated by this. The presence of the immense Doric columns and the high ceiling take your breath away. They give a grand aspect to the living space, but the architect has also designed areas to develop a family space too. The windows and door arches are other spectacular features. Because it is a south facing building these large windows allow the sun to heat the rooms which stay beautifully warm through winter too. After all it did house many conservatory plants. On colder days the underfloor heating ensures the rooms are warm and cosy on all three floors.

The grounds and surrounding Graves Park keep traffic and town lights away and, although you are within a stones throw of the local amenities, it is easy to feel you are living in the countryside. Rare breed sheep and highland cattle are to be seen in the fields and there is also a lake side view from the windows. To the south the famous twisted spire of Chesterfield can be spotted across the well-kept lawns. It's just so picturesque no matter what the season.

Norton Hall lies within a secure gated community and this is beautifully maintained and managed by the Residents Committee. The management company, run by the owners, spends the service charge on insurance, security, and grounds maintenance among other things and this gives peace of mind and value for money for the residents.

This stylish apartment stands alone and it is indeed hard to make comparisons with other properties. It offers a living space which is ultimately different and residents truly feel that they are looking after the history and heritage of Sheffield. Enjoy.

Directions

On entering the exclusive development through the security entrance gates take a turning down to the right onto a gravelled approached and park up on the right.

Valuer

James Mee/pp

Viewing

Strictly by appointment through our Banner Cross office.



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		24	35
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

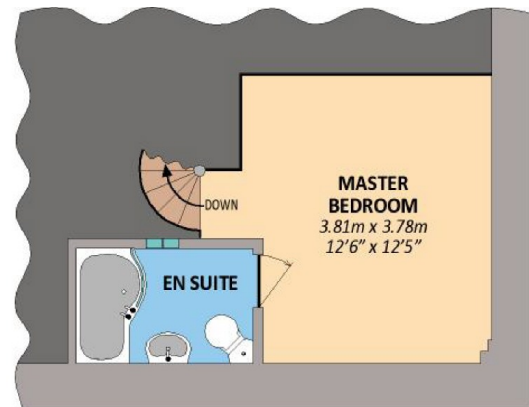
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	36
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Property, properly.

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**2 THE COLONNADE
NORTON HALL**



MEZZANINE



1st FLOOR

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GROUND FLOOR

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Hathersage
Bakewell
Matlock
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