



Glen Mount
Rivelin Glen
Rivelin Valley
Sheffield S6 5SE

Saxton Mee



Glen Mount, Rivelin Glen, Rivelin Valley, Sheffield S6 5SE



A lovely peaceful setting in grounds of approx 1.1 acres, a substantial six bedroom, four bath/shower room family home dating back to 1760 and extended in late Victorian times and more recently in the 1980s in lovely private grounds.

Galleried reception hall, cloaks/utility, dining room, bespoke breakfast kitchen with AGA, Amdega garden room, family room, snug room, large sitting room. Lower ground floor with vaulted cellar, bedroom 6, shower room. First floor: large further sitting room, five further bedrooms, two with en suite and family bathroom.

Outside: substantial detached double garage, beautiful private grounds and with woodland art studio, garden retreat chalet and a lovely peaceful setting.

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Rivelin offers good access to the universities and hospitals and also convenient for the Snake Pass giving access to Manchester. Also on hand is the nearby Peak District including Ladybower and Derwent Reservoirs making this an ideal spot for the outdoor enthusiast. Bus network ideally located at the bottom of the driveway.

Approximately 15-20 minutes by car to Sheffield City Centre, and close to the nearby shopping amenities in Crosspool.

The Accommodation Comprises

Entrance door with inset sealed unit obscure glazed windows opens into

Entrance Lobby

With small sealed unit glazed window and central heating radiator. Inner bevel Georgian style glazed door with matching panel to the side, leads through to the stairs which lead down to the

Galleried Reception Hall

A charming galleried reception hall with deep front facing sealed unit glazed window, exposed natural stone wall to one side, central heating radiator and rear sealed unit glazed French windows with matching panels to either side leading out onto the terrace and garden.

Utility/Laundry Room

With low flush w.c., and wash hand basin. Concealed behind a tall cupboard is plumbing for a washing machine with dryer above. Cloaks cupboard and further useful storage cupboards. Obscure sealed unit glazed window and quarry tiled floor. Chrome central heating radiator/towel rail.

Leading off the hall, three steps leads up to the

Dining Room

With front facing sealed unit glazed window and central heating radiator with decorative panel front. Ornate fireplace. Staircase leading up to first floor. Georgian style bevel glazed door leads from the hall into the

Breakfast Kitchen

A lovely, beautifully proportioned room stylishly fitted out with a bespoke range of Mark Buco custom base and wall units including curved base units and a feature curved wall unit. Deep pan drawers and stylish pewter handles. Extensive run of granite worktops and a central island with Villeroy & Boch one and a half bowl sink unit with mixer tap and extended water hose. Feature mock panelled chimney breast. Three oven gas AGA with two hotplates and a side electric companion AGA with two ovens and four ring hob and with built in extractor canopy above. Also included in the sale is the built in Siemens stainless steel microwave. American style fridge freezer housing unit. Tall pantry unit. Integrated Siemens dishwasher.

To the far end of the room is a walk in sealed unit glazed bay window providing an excellent dining area and double panel central heating radiator. Amtico slate effect flooring. Bevel Georgian style double doors with matching panels to either side lead through into the

Amdega Garden Room/Conservatory

Of sealed unit double glazed construction and with double opening French windows leading out onto the large terrace and beautiful private garden, which is ideal for entertaining. Double panel central heating radiator.

Leading off the hall, further small staircase leads to the

Family Room

Which has the original feature Range set to an exposed inner stone wall. Stone flagged floor, rear facing window and entrance door with Georgian style glazed top section

leading out onto the extensive terrace and garden. Central heating radiator and oak beamed ceiling.

Snug Room

With feature original gritstone fireplace set to a lovely exposed stone wall. Oak beamed ceiling and rear facing window overlooking the lovely terrace and garden. Central heating radiator. Bevel Georgian style glazed doors leads down to the

Large Through Sitting Room

Divided into two sections. With two rear facing windows and one walk in broad sealed unit side facing bay window with lovely private wooded aspect. Two central heating radiators with decorative panel fronts and attractive old brick fireplace with timber mantle and opening for a real fire. Book/display shelving and audio plinth to either side. Main staircase leading up to the first floor. Panelled door with leaded glazed top section opens through to an

Entrance Lobby

With arched external door. Door giving access to stone steps leading down to the

Lower Ground Floor

With

Inner Lobby Area

With feature opening leading through into a

Vaulted Cellar

Which is used as a meditation room. A further area leads through to

Bedroom 6

Currently used as a home office with rear and side facing windows and external entrance door leading out onto a decked terrace and lovely private garden and with wooded aspect.

Shower Room

With tiled shower cubicle with Briston electric shower, pedestal wash hand basin and low flush w.c. Obscure glazed window, tiled floor and electric towel rail.

Leading from the dining room, a staircase leads up to a

Large First Floor Sitting Room

With sealed unit glazed window and large sealed unit glazed Velux roof light. Fireplace to one wall. Two central heating radiators and useful eaves storage cupboards. Door leading into

Bedroom Suite 2

A double bedroom with sealed unit glazed Velux roof light, central heating radiator and external door.

En Suite Shower Room

With tiled shower cubicle with Mira shower, pedestal wash hand basin and low flush w.c. Central heating radiator and small obscure glazed window.

Master Bedroom Suite 1

A very large double bedroom with sealed unit glazed window and feature sealed unit glazed bay window with window seat and a great view over the private grounds. Central heating radiator and recess cupboard. Extensive range of built in wardrobes set to one end of the room.

En Suite Bathroom

With free standing bath with central mixer tap, wall mounted wash basin and concealed low flush w.c. Large tiled shower cubicle with Dolphin shower. Three quarters tiled and with tiled floor. Chrome central heating radiator/towel rail. Sealed unit glazed window with lovely aspect down the private garden.

Bedroom 3

A double bedroom with front and rear windows and central heating radiator. Door giving access to the first floor sitting room and separate door to the main landing.

Main Landing

With two sealed unit glazed windows and central heating radiator.

Bedroom 4

A double bedroom with window looking down the garden and with exposed oak beam above. Central heating radiator.

Bedroom 5

A large double bedroom with sealed unit glazed walk in bay window, further window and double panel central heating radiator. Connecting door through to the

Main Bathroom

With further door leading onto the landing. Suite in white comprising space saver bath with shower area to one end and Dolphin shower, vanity unit with wash hand basin with cupboard below and low flush w.c. Deep window overlooking the garden. Cylinder/airing cupboard. Double panel central heating radiator.

Outside

The property has two entrances providing an in and out driveway and extensive parking giving access to the substantial detached double garage. Mature shrubs and trees to the front boundary giving complete privacy and the grounds and garden extending to approximately an acre with lovely woodland walks and pathways, magnificent rhododendrons and specimen trees and shrubs creating a truly idyllic peaceful setting. A top pathway gives access to the superb woodland art studio, garden retreat and workshop.

Substantial Detached Double Garage

With electric remote control up and over door.

Superb Woodland Art Studio

A bespoke chalet style building, fully glazed to the front and with double opening French windows leading out onto a decked covered balcony. Deep side facing window and with black leaded multi-fuel stove. Lovely private

views out over the grounds and the Rivelin Valley. Paved pathways lead down to a

Garden Retreat Chalet

Divided into two rooms and with connecting door and twin opening French windows leading out onto a large balustraded decked terrace. Windows to either room and electric wall mounded panel heaters. Again with lovely private aspect.

Broad stone steps lead down to a lower garden area and hen enclosure. Magnificent walnut tree and small orchard. Vegetable patch with box hedging.

Large Workshop

With windows to three sides and electric laid to and with panel heaters.

Access down to a woodland dell. Gravelled pathway leads through to a feature long trellis walkway clad in wisteria, honeysuckle and clematis. This leads to the lower terrace area and access to bedroom 6.

Main area of garden comprises a large terrace area with access from the garden room/conservatory and entrance hall and family room. This area being totally private and tranquil setting. It has a small pond and sitting out area and leads onto a lawned area with attractive borders.

Directions

Drive along Rivelin Valley Road and turn right up Tofts Lane. Turn right again at the Rivelin Pub and onto Roscoe Bank, drive along here for approximately 400m and opposite the turning to Long Lane, turn right into the private driveway of Glen Mount.

Valuer/Negotiator

James Mee/Sarah McDonagh/pp

Viewing

Strictly by appointment through our Banner Cross office.

GLEN MOUNT, RIVELIN GLEN

APPROXIMATE GROSS INTERNAL AREA = 359.2 SQ M / 3866 SQ FT

GARAGE = 32.1 SQ M / 345 SQ FT

OUTBUILDING = 45.4 SQ M / 488 SQ FT

TOTAL = 436.7 SQ M / 4699 SQ FT



Energy Performance Certificate



Glen Mount, Rivelin Glen, SHEFFIELD, S6 5SE

Dwelling type: Detached house
Date of assessment: 27 September 2016
Date of certificate: 29 September 2016
Reference number: 0667-2843-6417-9326-9541
Type of assessment: RdSAP, existing dwelling
Total floor area: 301 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

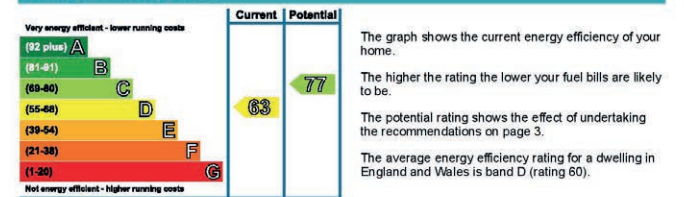
Estimated energy costs of dwelling for 3 years:	£ 7,947
Over 3 years you could save	£ 2,244

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 678 over 3 years	£ 393 over 3 years	<p>You could save £ 2,244 over 3 years</p>
Heating	£ 6,849 over 3 years	£ 4,890 over 3 years	
Hot Water	£ 420 over 3 years	£ 420 over 3 years	
Totals	£ 7,947	£ 5,703	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,623	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 375	✓
3 Low energy lighting for all fixed outlets	£80	£ 246	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Illustration for identification purposes only, measurements are approximate, not to scale.





