







**AN EXCLUSIVE, BESPOKE  
CONVERSION OF THIS C.1830'S  
GEORGIAN MANSION HOUSE  
(GRADE II LISTED)**

**LOVINGLY RESTORED AND CONVERTED TO PROVIDE A SELECTION OF 1, 2 & 3 BEDROOM APARTMENTS, MANY WITH PRIVATE GARDEN, COURTYARD OR TERRACE, ALONG WITH 2 & 3 BEDROOM MEWS AND A CONVERTED COACH HOUSE.**

The ornate features of the Georgian Mansion have been retained, including the beautiful sweeping staircase crowned and lit by the stained glass Lantern. The main house, now forms eight luxury apartments, many with original deep skirting and ornate plasterwork, along with two garden apartments situated within the annexe and having their own shared entrance.

Within the landscaped communal grounds, the original Coach House now forms a three bedroom home with open plan living to the first floor accommodation. Having a private raised terrace with undercroft parking / store area. Three mews style townhouses, offering 2 & 3 bedrooms, with private terrace or garden, complete this exclusive development of only 14 properties.

Set within this highly desirable location, only a few minutes walk to the vibrant Ecclesall Road with its array of boutique shopping, restaurants and bars, yet offering peace and tranquility in the ever beautiful Botanical Gardens.





# LANDSCAPE

Set within landscaped communal grounds, Broomgrove House & Mews retains the elegant grandeur of this Grade II listed home. Set high on a grassed embankment and overlooking the south facing communal grounds, steps from the parking area lead to the ornate doorway, framed by white stucco pillars and elegant deep sash windows, only serve to enhance this beautiful building.

Existing tree's and shrubbery have been retained wherever possible and provide a perfect, natural screen and boundary. Enter the grounds from Broomgrove Road, where a communal parking area allows for allocated parking\*.

Lawned gardens continue to the south elevation and provide a peaceful corner for residents to relax and unwind.



\*One allocated parking space for each of the apartments, while some apartments, the Coach and Mews will have 2 allocated parking spaces. Please contact the selling agent for further details.





## THE COACH HOUSE

A simply stunning conversion of the former Coach House. Enter onto the first floor where the space opens to provide a fantastic, open plan living, dining, kitchen space. With lofty vaulted ceilings and incorporating the original ironworks. To the South elevation, a high level oval stained window, retained and repaired creates an interesting feature, while French doors lead to a private raised terrace, with undercroft parking / store.

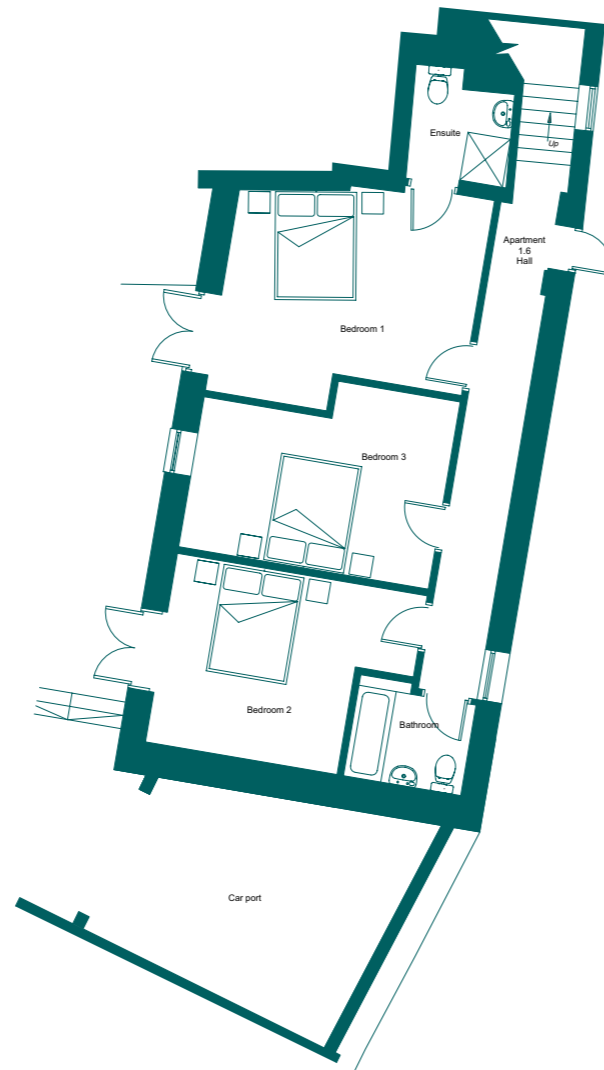
Take the stairs to the ground floor accommodation, where three double bedrooms, one with en-suite and family bathroom provide further living space. A private terrace, accessed from two of the bedrooms provide for further outdoor living, taking in views of the communal gardens.



# THE COACH HOUSE

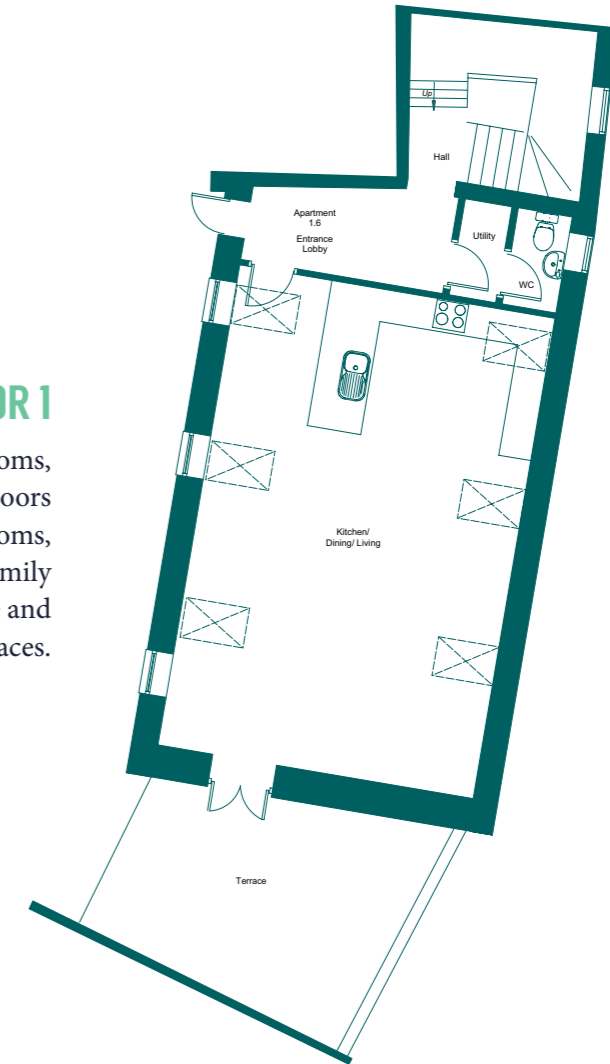
## GROUND FLOOR

Vaulted ceilings, roof lights and French doors ensure light floods into the living space of this beautiful property, with vaulted ceilings and original ironworks. To the South elevation, a retained and restored, stained glass oval window creates an interesting feature, while a private raised terrace provides for outdoor living.



## FLOOR 1

Take the stairs down to the three bedrooms, the master with en-suite and French doors to a private terrace. Two further bedrooms, one accessing the terrace, along with family bathroom. Undercroft parking / store and two further allocated parking spaces.







# THE MEWS

A selection of 2 & 3 bedroom mews style houses forming the remainder of this exclusive development.

Set to the East of the development overlooking the communal gardens. There are two, two bedroom homes, with open plan first floor accommodation providing for Lounge / kitchen area, with French doors opening to a private terrace. Two ground floor bedrooms and family bathroom. The remaining mews sits to the very edge of the development, taking advantage of a large private garden. Set with the living accommodation to the ground floor, with a separate Kitchen / Dining Room, Lounge and utility space, while to the first floor are three bedrooms, en-suite and family bathroom.





# THE MEWS



## TWO BEDROOM

Enter to the ground floor and take the stairs to the first floor living accommodation, with vaulted ceilings, roof lights and French doors to the private raised balconies. To the ground floor, two bedrooms and family bathroom complete these contemporary homes.



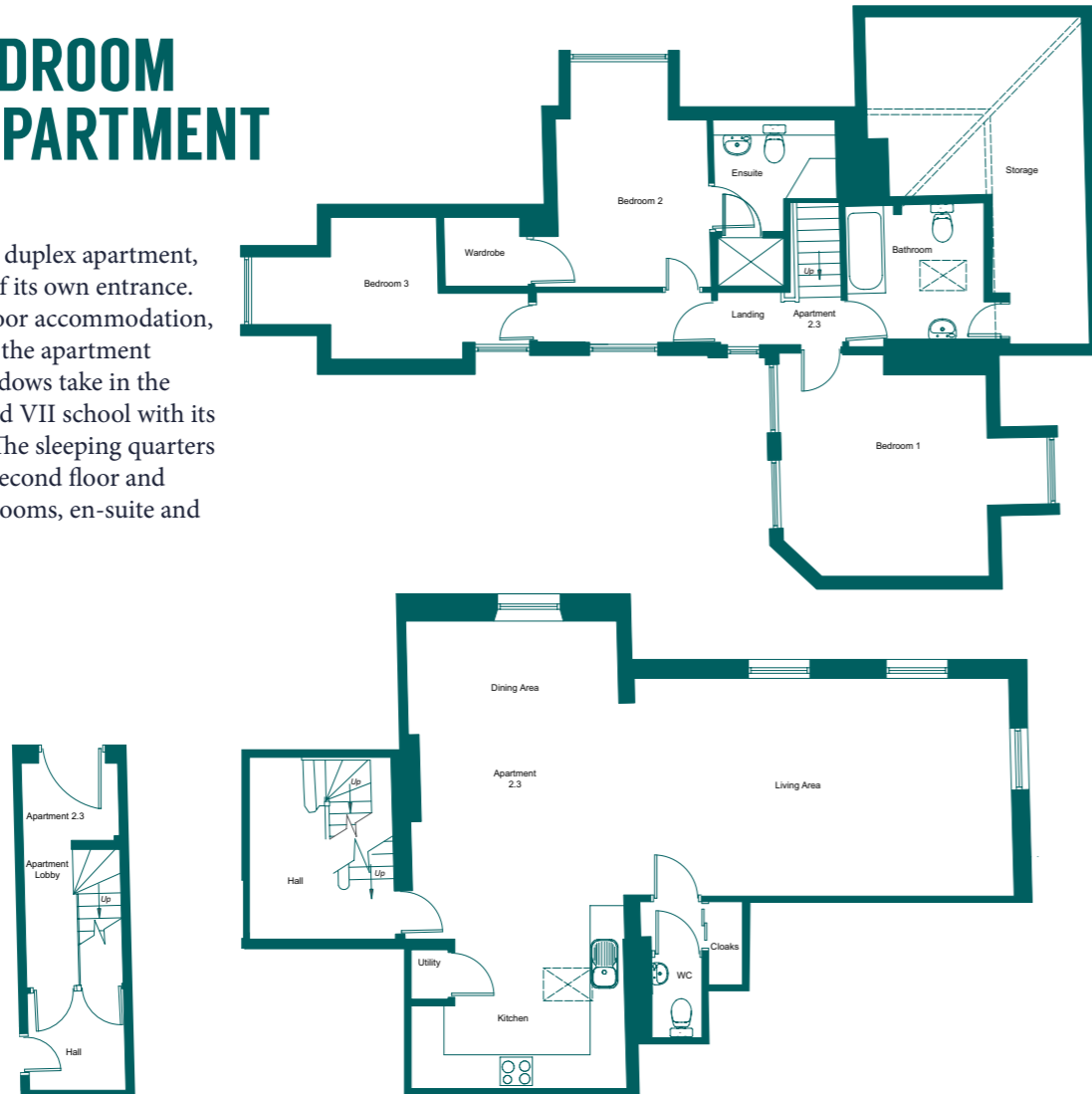
## 3 BEDROOM

This three bedroom, double fronted property offers ground floor living accommodation, having a separate kitchen / dining room and cosy lounge. To the first floor, three bedrooms, the master having en-suite facilities and a family bathroom. Externally the property has a large, private garden area, driveway and parking for two cars.

## 2.3

# THREE BEDROOM DUPLEX APARTMENT

A fantastic, 3 bedroom duplex apartment, having the advantage of its own entrance. stairs rise to the first floor accommodation, where the sheer size of the apartment reveals itself. Sash windows take in the views over King Edward VII school with its Corinthian columns. The sleeping quarters span the whole of the second floor and provides for three bedrooms, en-suite and family bathroom.



## 2.4

# THREE BEDROOM BALCONY APARTMENT

Taking in the whole of the upper South / East wing of Broomgrove House, this apartment certainly makes the most of the impressive views. South facing sash windows overlook the communal grounds, while French doors lead to an impressive private balcony. Two double bedrooms to the front of the property, whilst to the side is the master suite, with en-suite and dressing room.







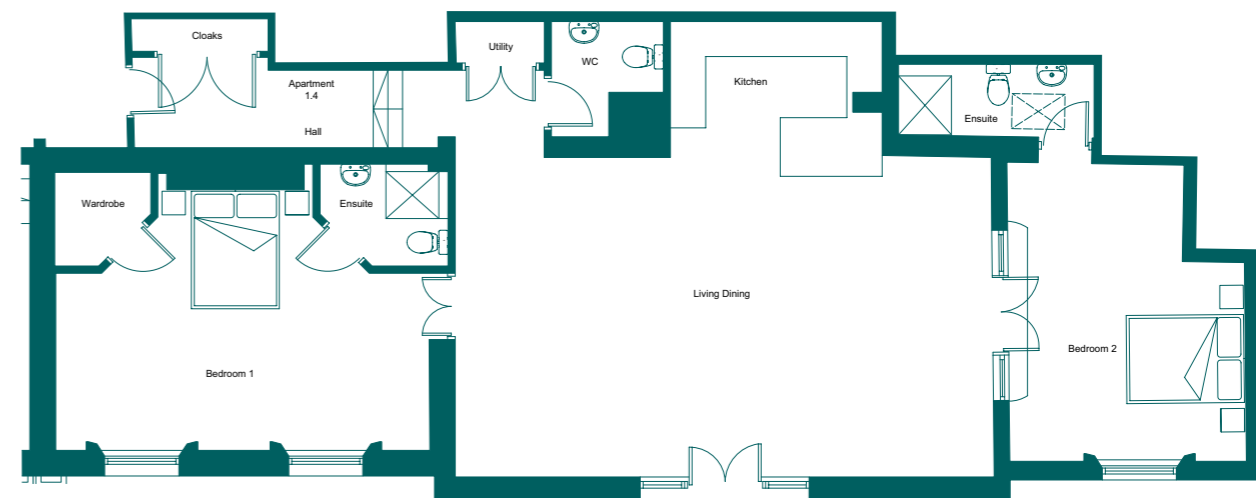
## 1.5 THREE BEDROOM GARDEN APARTMENT

A three bedroom, annexed garden apartment having the advantage of a raised, south facing terrace with French doors leading from the living and dining areas. Three double bedrooms, one with en-suite and a family bathroom.



## 1.4 TWO BEDROOM BALLROOM APARTMENT

A ground floor two double bedroom apartment, taking advantage of what was the former Ballroom. Lofty plaster moulded ceilings, deep sash windows and deep skirting all combine to create a beautiful apartment. From the lounge, French doors lead to the private raised, south facing terrace overlooking the communal grounds, whilst both bedrooms offer en-suite facilities.



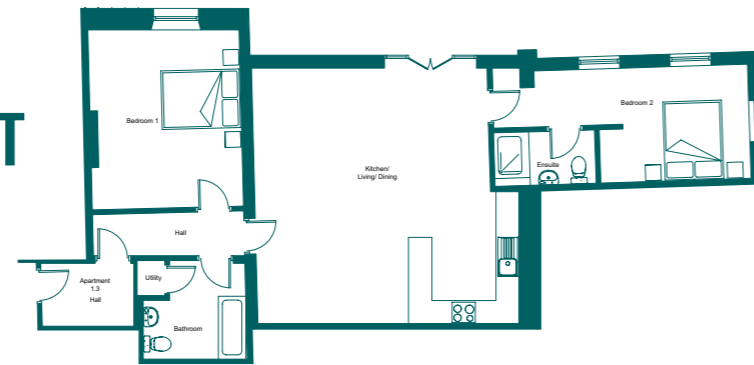




1.3

## TWO BEDROOM COURTYARD APARTMENT

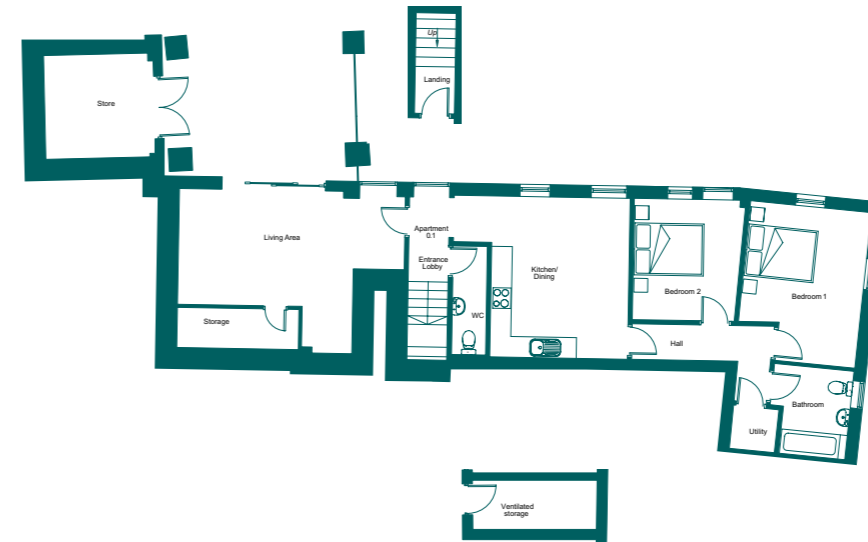
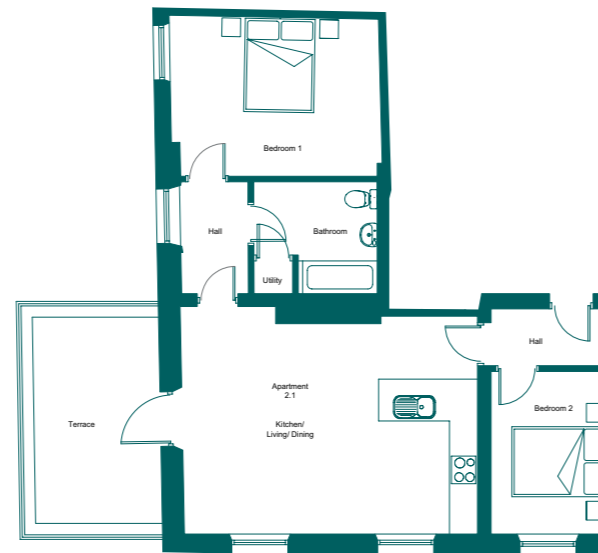
Situated to the rear of the property, this spacious two bedroom, two bathroom apartment offers exceptional living space, with French doors leading to an extremely private, walled courtyard style garden.



2.1

## TWO BEDROOM BALCONY APARTMENT

Take the stairs to this first floor apartment, situated to the South / West of Broomgrove House, and taking in views over the communal grounds. Providing a West facing, large balcony accessed from the living area, two bedrooms and bathroom.



0.1

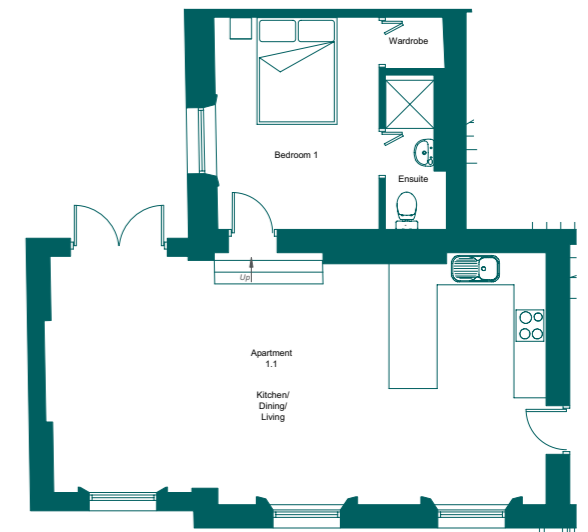
## TWO BEDROOM LOWER GARDEN APARTMENT

Sited in the annexe, this lower ground floor garden apartment allows for a certain sense of privacy. From the lounge a loggia style terrace opens further to the spacious private garden. Encompassing a separate kitchen / dining area, along with two bedrooms and bathroom.

1.1

## ONE BEDROOM GARDEN APARTMENT

This beautifully spacious, ground floor garden apartment, overlooking the communal gardens, takes in what would have been the formal lounge. With period plaster coving and deep skirting. Double doors from the lounge lead to the private garden. One double bedroom, en-suite and dressing room.



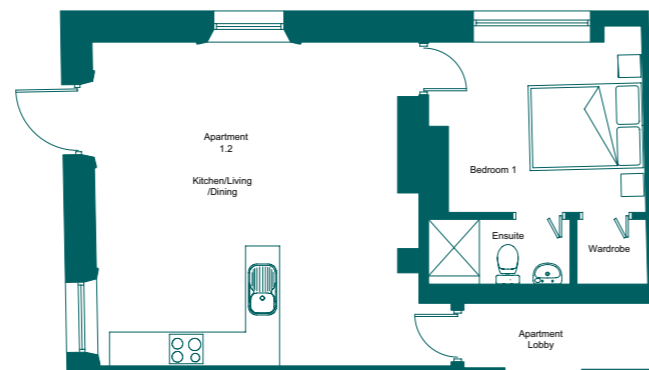




1.2

## ONE BEDROOM GARDEN APARTMENT

Situated to the rear, this one bedroom apartment provides a living / kitchen area with doors leading to a West facing private garden. One double bedroom with en-suite and dressing room.



## SPECIFICATION

Quality workmanship, along with sympathetic restoration sets Broomgrove House & Mews apart from other developments. Each residence will have a uniquely specified kitchen, professionally installed by Glenwood Kitchens, with a colour choice of cabinetry and work surfaces and incorporating:

- Blanco Electric Induction Hob
- Bosch Electric Oven
- New World Fridge Freezer
- New World Dishwasher\*
- Choice of Laminate or Quartz work Surface\*

Bathrooms incorporating Ideal Standard Sanitary ware, ceramic tiling with a choice of complimentary colours.\*

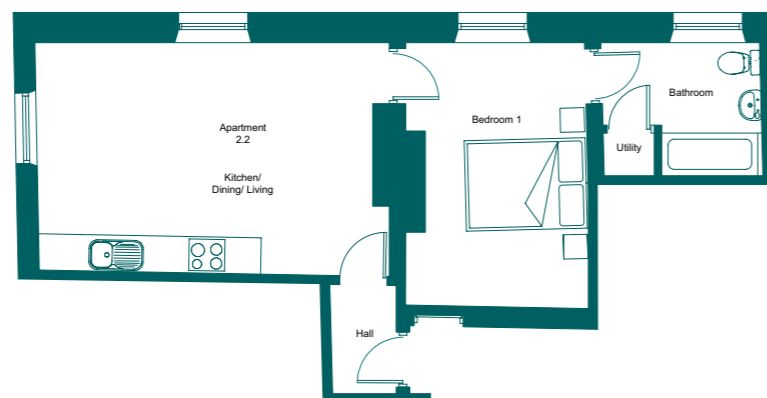
High speed internet, TV and telephones are supplied to the premises via a Virgin Media link, allowing the purchaser to build a tailored package for their individual needs.\*



2.2

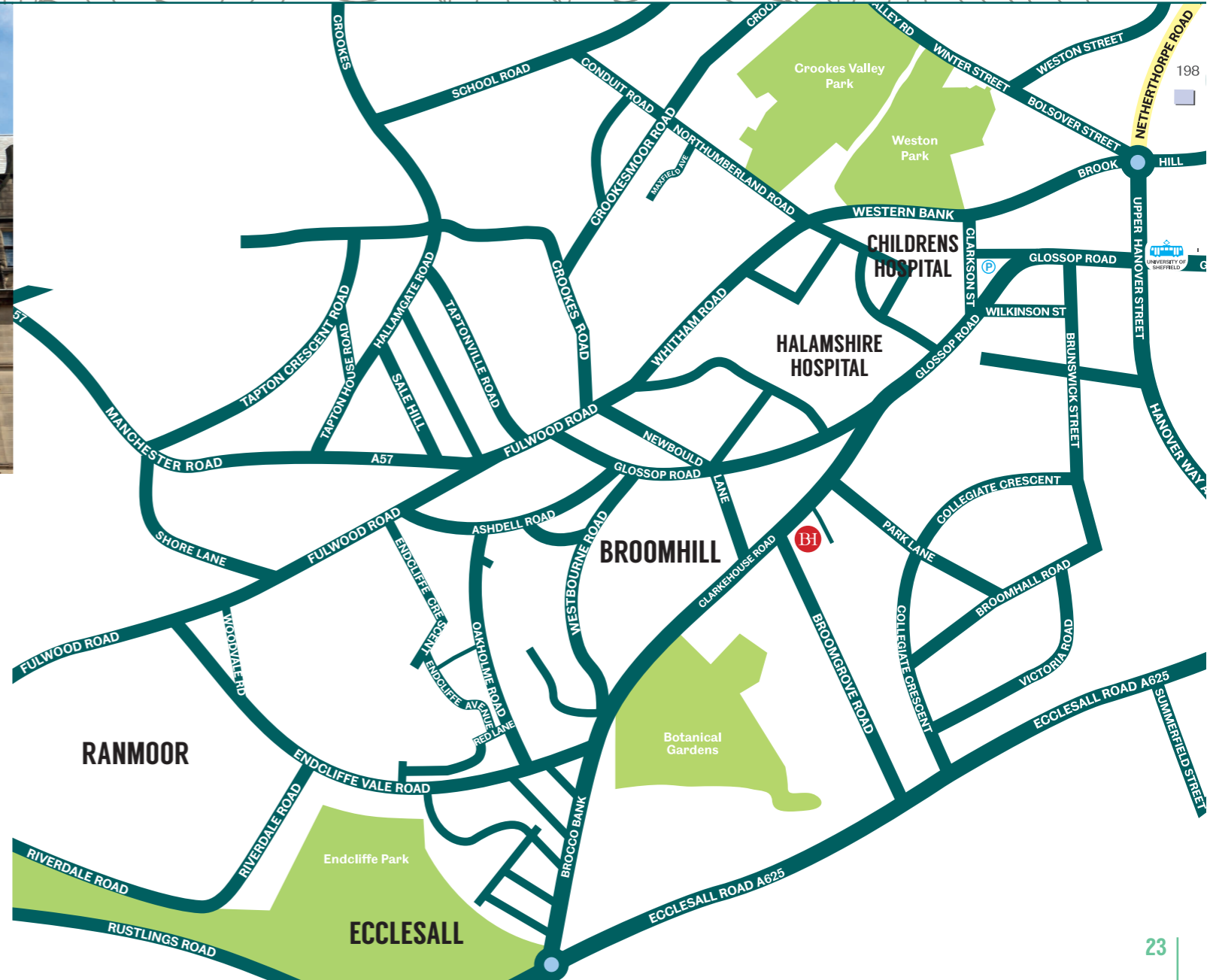
## ONE BEDROOM APARTMENT

Take the grand staircase to this first floor apartment. Taking in views to the West and over King Edward VII school. Lounge / Kitchen area, bedroom, leading to the en-suite bathroom.



\*Quartz work surface supplied as standard to certain residences, available at additional cost to others. Dishwasher not supplied as standard to all apartments. A choice of Kitchen & Bathroom fittings are available only on early reservation. Bamford Homes reserves the right to change appliances / manufacturers where specified, for an equivalent manufacturer of their choice. Virgin Media connection to each residence based on an individual subscription. Prices vary depending upon the chosen subscription. No alternative providers are permitted.





# LOCATION

Broomgrove House and Mews lies to the West of Sheffield City Centre, in the leafy suburb of Broomhill. Just a short walk to the vibrant Ecclesall Road, with its array of boutique shopping, restaurants and bars, yet offering peace and tranquillity in the ever beautiful Botanical Gardens.

Just over a mile away from the City Centre, and within a 10 minute walk to the Hospital and University complexes.



Broomgrove House & Mews are brought to you by Bamford Homes, a locally based developer with decades of experience. Working alongside reputable, local builders to create a sympathetic restoration of this historic property, while combining the latest in building and soundproofing methods to create the most stylish and practicable homes possible.

With an attention to detail which is second to none, your home will be directly overseen by the developer, who will work with you to create the home of your dreams.

[WWW.BROOMGROVEMEWS.CO.UK](http://WWW.BROOMGROVEMEWS.CO.UK)



**morfittsmith**

**FOR SALES ENQUIRIES CONTACT MORFITT SMITH ON 0114 232 1764**

Room sizes are approximate, floor plans are not to scale are for guidance only and accuracy cannot be guaranteed. All computer generated images have been prepared for illustrative purposes and are indicative only, they do not form any part of any contract, or constitute a representation or warranty. Furniture and soft furnishings are not included, home specification can vary and images shown may include upgraded features. External appearance may be subject to variation upon completion of the project. The company reserves the right to make amendments to the development layout and materials at any time.