



## Fernleigh House

114 Totley Brook Road, Sheffield



**Blenheim**  
Park Estates





A Six Bedroomed Executive Home  
in a Most Sought-after Location







Fernleigh House

# Welcome to Fernleigh House

An immaculately presented six bedroomed detached family home offering spacious family living over four floors.

An immaculately presented six bedroomed detached family home offering spacious family living over four floors. Designed and fully renovated by Blenheim Park Developments from a substantial Victorian home. This exquisite residence has been meticulously crafted and appointed to the most exacting of standards, combining classic design with an outstanding specification to provide

The property has the benefit of light and spacious rooms, en-suites and an annexe with a bedroom suite above the garaging. The property is impeccable throughout and is situated in the prestigious location of Dore, on the edge of the magnificent Peak District National Park.

Having good access to the amenities of both Totley and Dore including a good range of shopping, leisure facilities, local pubs and amenities. Also having good public transport links, with Dore train station being in close proximity, which provides easy access to Sheffield’s city centre and a comfortable commute to Manchester.

**The property briefly comprises on the basement level:** Hallway, inner hallway, bathroom, second kitchen, study, entertainment room and a storage room.

**On the ground floor:** Entrance vestibule, entrance hallway, WC, storage cupboard, formal lounge, formal dining room, open plan living kitchen and pantry.

**On the first floor:** Landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite bathroom and bedroom 3.

**On the second floor:** Landing, bedroom 4, bedroom 5 and shower room.

**Annexe:** Bedroom 6 and bedroom 6 en-suite shower room.

## Ground Floor

A hardwood door with double glazed panels opens to the:

### Entrance Vestibule

14’1 x 12’ (4.3m x 3.7m)

With a front facing timber double glazed window and side facing timber double glazed panels, decorative ceiling rose, recessed lighting, pendant light point, deep skirtings and a central heating radiator with a decorative cover. Doors open to a WC and a useful storage/cloaks cupboard.

### WC

Being fully tiled and having a front facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There’s a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

### Storage Cupboard

Having a front facing timber double glazed obscured window, recessed lighting, deep skirtings and a central heating radiator with a decorative cover.

From the entrance vestibule, a timber door with a glazed panel opens to the:

### Entrance Hallway

Having a side facing timber double glazed sash window, decorative mouldings and ceiling rose, pendant light point, recessed lighting, deep skirtings and a central heating radiator with a decorative cover. Doors open to the formal lounge, formal dining room and to the open plan living kitchen.

### Formal Lounge

18’4 x 14’1 (5.6m x 4.3m)

A generously proportioned formal lounge with a side facing timber double glazed bay window, decorative mouldings and ceiling rose, pendant light point, deep skirtings and a central heating radiator with a decorative cover. The focal point of the room is the coal effect gas fire with an ornate mantel and granite surround/hearth.



A Wonderful  
Welcome Awaits





### Formal Lounge

18'4" x 14'1" (5.6m x 4.3m)

A generously proportioned formal lounge with a side facing timber double glazed bay window, decorative mouldings and ceiling rose, pendant light point, deep skirtings and a central heating radiator with a decorative cover. The focal point of the room is the coal effect gas fire with an ornate mantel and granite surround/hearth.



An Elegant Formal Lounge  
with a Wealth of Character





### Formal Dining Room

15'1 x 15'1 (4.6m x 4.6m)

Having side and rear facing timber double glazed sash windows, decorative mouldings and ceiling rose, pendant light point, deep skirtings and a central heating radiator with a decorative cover. The focal point of this elegant room is the coal effect gas fire with a decorative mantel and granite surround/hearth.



Dine & Entertain  
in Luxury...





## Open Plan Living Kitchen 45'7 x 17'5 (13.9m x 5.3m)

### Kitchen Area

Having a front facing timber double glazed sash window, recessed and pendant light points and Amtico flooring. There's a range of fitted base/wall and drawer units with matching Corian work surfaces/upstands and an inset 1.0 bowl sink with a chrome mixer tap. An oak work surface extends to provide seating for several chairs. Appliances include a five-ring induction hob with an extractor hood, two ovens, grill, microwave oven, two plate-warming drawers, an integrated dishwasher and having space for an American style fridge/freezer.



The Heart of the Home is the  
Open Plan Living Kitchen







### Seating Area

A light and spacious seating area with front and side facing timber double glazed windows and panels, spot lighting, timber beams, central heating radiators with decorative covers, TV/aerial points, deep skirtings and Amtico flooring. Double timber doors with double glazed panels open to the gardens.



### Second Kitchen

10'6 x 9'7 (3.2m x 2.9m)

With recessed lighting, central heating radiator, telephone point, TV/aerial point, tiled flooring and deep skirtings. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Neff induction hob, Neff extractor hood, Neff oven, integrated fridge/freezer and having the space/plumbing for an automatic washing machine and a tumble dryer.



### Dining Area

Having space for a good sized dining table, this convenient dining space has a side facing timber double glazed sash window and a front facing square bay window with timber double glazed sash windows. Also having recessed lighting, deep skirtings, central heating radiators with decorative covers and Amtico flooring. The focal point of the room is the coal effect gas fire with a decorative mantel and granite surround/hearth.



### Bathroom

Being fully tiled and having recessed lighting, chrome heated towel rail, extractor fan and a shaver point. There's a suite in white, which comprises of a wall mounted WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap, wall mounted Mira shower and glazed screen.







### Entertainment Room

14'7 x 13'9 (4.5m x 4.2m)

Having rear facing timber double glazed obscured windows, recessed lighting, extractor fan, deep skirtings and a central heating radiator. Also having the provision for a wall mounted television with TV/aerial points.



### Hallway

With a side facing timber double glazed window, recessed lighting, deep skirtings and a central heating radiator. Openings give access to an inner hallway, study, entertainment room and storage room.



### Study

13'9 x 13'9 (4.2m x 4.2m)

Having recessed lighting, deep skirtings, central heating radiator, telephone point and a TV/aerial point. A door opens to a useful storage cupboard.



### Storage Room

A versatile room, with recessed lighting, deep skirtings and a central heating radiator. A door opens to a storage cupboard, which houses the Vaillant boilers and a hot water cylinder. Also having the benefit of a flush light point and an extractor fan.







Fernleigh House

## An Immaculately Presented Family Home offering Extensive and Versatile Luxury Accommodation over Four Floors

### Formal Dining Room

15'1 x 15'1 (4.6m x 4.6m)  
Having side and rear facing timber double glazed sash windows, decorative mouldings and ceiling rose, pendant light point, deep skirtings and a central heating radiator with a decorative cover. The focal point of this elegant room is the coal effect gas fire with a decorative mantel and granite surround/hearth.

### Open Plan Living Kitchen

45'7 x 17'5 (13.9m x 5.3m)

### Dining Area

Having space for a good sized dining table, this convenient dining space has a side facing timber double glazed sash window and a front facing square bay window with timber double glazed sash windows. Also having recessed lighting, deep skirtings, central heating radiators with decorative covers and Amtico flooring. The focal point of the room is the coal effect gas fire with a decorative mantel and granite surround/hearth.

### Kitchen Area

Having a front facing timber double glazed sash window, recessed and pendant light points and Amtico flooring. There's a range of fitted base/wall and drawer units with matching Corian work surfaces/upstands and an inset 1.0 bowl sink with a chrome mixer tap. An oak work surface extends to provide seating for several chairs. Appliances include a five-ring induction hob with an extractor hood, two ovens, grill, microwave oven, two plate-warming drawers, an integrated dishwasher and having space for an American style fridge/freezer.

### Seating Area

A light and spacious seating area with front and side facing timber double glazed windows and panels, spot lighting, timber beams, central heating radiators with decorative covers, TV/aerial points, deep skirtings and Amtico flooring. Double timber doors with double glazed panels open to the gardens.

### Pantry

With recessed lighting, deep skirtings, Amtico flooring and a central heating radiator. Also having fitted furniture with shelving. A timber door with a double glazed panel opens to the seating terrace.

From the open plan living kitchen a timber door opens to a staircase leading down to the:

### Basement Level

### Hallway

With a side facing timber double glazed window, recessed lighting,

deep skirtings and a central heating radiator. Openings give access to an inner hallway, study, entertainment room and storage room.

### Inner Hallway

With recessed lighting, central heating radiator, deep skirtings and doors opening to the bathroom and kitchen. A timber door with double glazed panels opens to the exterior of the property.

### Bathroom

Being fully tiled and having recessed lighting, chrome heated towel rail, extractor fan and a shaver point. There's a suite in white, which comprises of a wall mounted WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap, wall mounted Mira shower and glazed screen.

### Second Kitchen

10'6 x 9'7 (3.2m x 2.9m)

With recessed lighting, central heating radiator, telephone point, TV/aerial point, tiled flooring and deep skirtings. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring Neff induction hob, Neff extractor hood, Neff oven, integrated fridge/freezer and having the space/plumbing for an automatic washing machine and a tumble dryer.

An opening gives access to a pantry with recessed lighting, tiled flooring, deep skirtings and fitted shelving.

### Study

13'9 x 13'9 (4.2m x 4.2m)

Having recessed lighting, deep skirtings, central heating radiator, telephone point and a TV/aerial point. A door opens to a useful storage cupboard.

### Entertainment Room

14'7 x 13'9 (4.5m x 4.2m)

Having rear facing timber double glazed obscured windows, recessed lighting, extractor fan, deep skirtings and a central heating radiator. Also having the provision for a wall mounted television with TV/aerial points.

### Storage Room

A versatile room, with recessed lighting, deep skirtings and a central heating radiator. A door opens to a storage cupboard, which houses the Vaillant boilers and a hot water cylinder. Also having the benefit of a flush light point and an extractor fan.

From the entrance hallway on the ground floor, stairs with a quarter turn and timber spindles and a timber hand rail rise to the first floor.





**Master Bedroom**  
**15'5 x 14'1 (4.7m x 4.3m)**

A generously sized master bedroom with front facing timber double glazed sash windows, recessed lighting, spot lighting, deep skirtings, central heating radiator with decorative cover, telephone points and a TV/aerial point. There's a comprehensive range of fitted furniture incorporating short/long hanging and shelving.



A Fabulous Master  
Bedroom Suite







### Master En-Suite

A generously proportioned bathroom, being fully tiled and having side facing timber double glazed obscured windows, recessed lighting, extractor fan, a chrome heated towel rail and shaver points. There's a suite in white, which comprises of a wall mounted WC, his and hers wall mounted wash hand basin's with chrome mixer taps and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door. Steps rise to a door, which provides access to a useful storage room, which can also be accessed from bedroom 3.



### Bedroom 2 En-Suite

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap, wall mounted Mira shower and a glazed screen.



### Bedroom 2

15'5 x 14'1 (4.7m x 4.3m)

Another generously proportioned bedroom, with front and side facing timber double glazed sash windows, coved ceiling, recessed lighting, deep skirtings, central heating radiator with a decorative cover, telephone point and a TV/aerial point. Also having a range of fitted furniture incorporating long hanging and shelving.



### Bedroom 3

15'5 x 15'5 (4.7m x 4.7m)

Currently being used as a dressing room with side and rear facing timber double glazed sash windows, coved ceiling, recessed lighting, deep skirtings, central heating radiator with a decorative cover, telephone point and a TV/aerial point. There's a range of fitted furniture incorporating short/long hanging and shelving. A door opens to a useful storage room with recessed lighting, open glazed display shelving and deep skirtings. A further door opens to the master en-suite.







**Bedroom 4**  
18'6 x 14'1 (5.7m x 4.3m)

Having two Velux roof windows, front facing timber double glazed sash window with plantation shutters, spot lighting, central heating radiators, telephone point, TV/aerial point and deep skirtings.



**Shower Room**

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed door.







Fernleigh House



## Offering Privacy, Security and Exclusivity with a South-west Facing Manicured Garden

### Landing

Having recessed lighting, coved ceiling, central heating radiator with a decorative cover, deep skirtings and doors opening to the master bedroom, bedroom 2, bedroom 3 and a useful storage cupboard.

### Master Bedroom

15'5 x 14'1 (4.7m x 4.3m)  
A generously sized master bedroom with front facing timber double glazed sash windows, recessed lighting, spot lighting, deep skirtings, central heating radiator with decorative cover, telephone points and a TV/aerial point. There's a comprehensive range of fitted furniture incorporating short/long hanging and shelving.

### Master En-Suite

A generously proportioned bathroom, being fully tiled and having side facing timber double glazed obscured windows, recessed lighting, extractor fan, a chrome heated towel rail and shaver points. There's a suite in white, which comprises of a wall mounted WC, his and hers wall mounted wash hand basin's with chrome mixer taps and a panelled bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door. Steps rise to a door, which provides access to a useful storage room, which can also be accessed from bedroom 3.

### Bedroom 2

15'5 x 14'1 (4.7m x 4.3m)  
Another generously proportioned bedroom, with front and side facing timber double glazed sash windows, coved ceiling, recessed lighting, deep skirtings, central heating radiator with a decorative cover, telephone point and a TV/aerial point. Also having a range of fitted furniture incorporating long hanging and shelving.

Double doors open to:

### Bedroom 2 En-Suite

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap, wall mounted Mira shower and a glazed screen.

### Bedroom 3

15'5 x 15'5 (4.7m x 4.7m)  
Currently being used as a dressing room with side and rear facing timber double glazed sash windows, coved ceiling, recessed lighting, deep skirtings, central heating radiator with a decorative cover, telephone point and a TV/aerial point. There's a range of fitted furniture incorporating short/long hanging and shelving. A door opens to a

useful storage room with recessed lighting, open glazed display shelving and deep skirtings. A further door opens to the master en-suite.

From the first floor landing, a staircase with timber spindles and hand rail rises to the:

### Second Floor

### Landing

Having a Velux roof window, pendant light point, recessed lighting, deep skirtings and doors opening to bedroom 4, bedroom 5 and a shower room.

### Bedroom 4

18'6 x 14'1 (5.7m x 4.3m)  
Having two Velux roof windows, front facing timber double glazed sash window with plantation shutters, spot lighting, central heating radiators, telephone point, TV/aerial point and deep skirtings.

### Bedroom 5

15'5 x 8'11 (4.7m x 2.7m)  
Having rear facing timber double glazed sash windows, three Velux roof windows, spot lighting, central heating radiator, telephone point, TV/aerial point, storage to the eaves and deep skirtings.

### Shower Room

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and a glazed door.

### Annexe

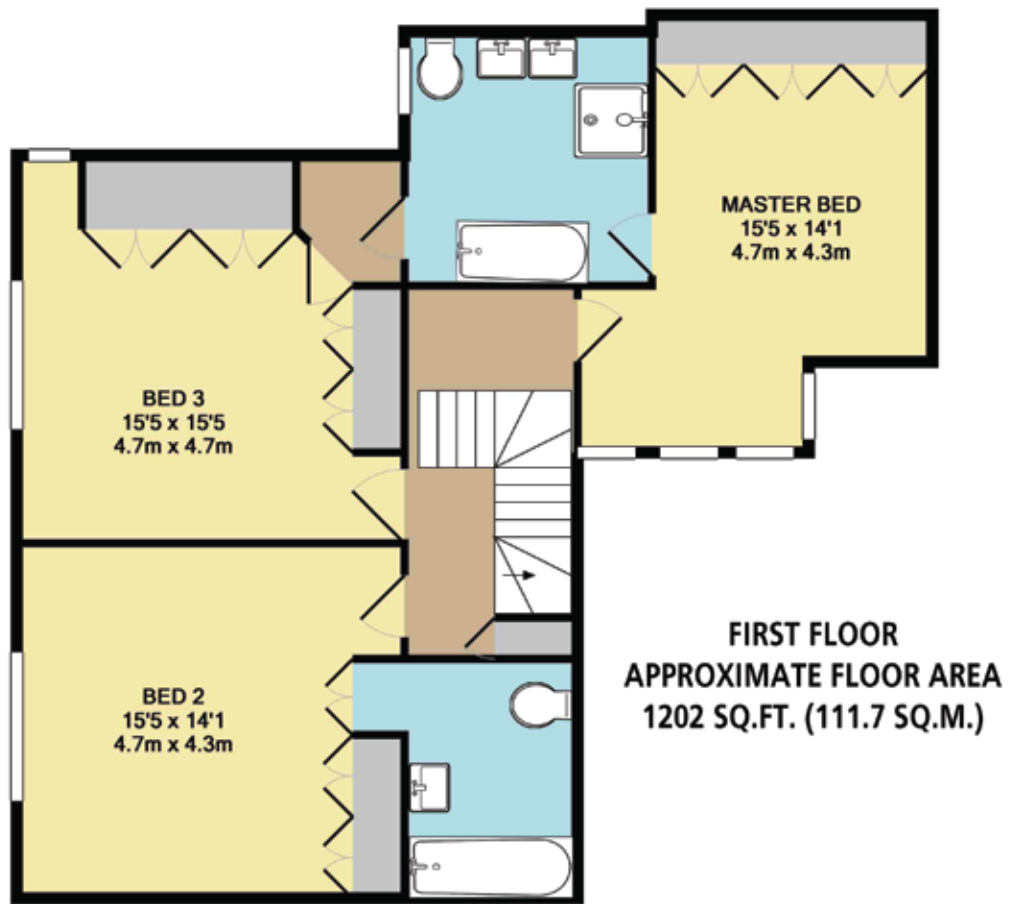
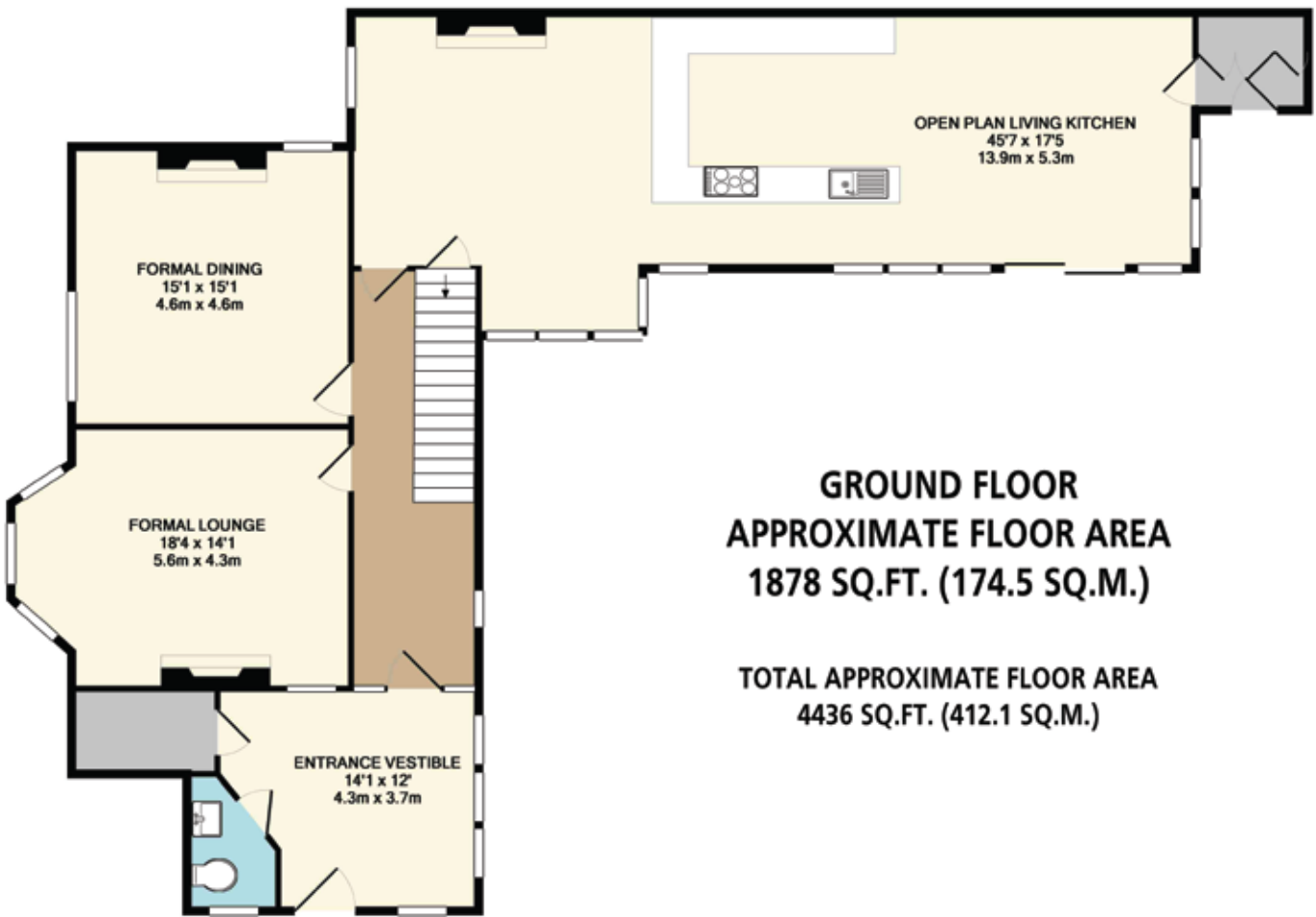
### Bedroom 6

18'1 x 16'9 (5.5m x 5.1m)  
Having front facing timber double glazed windows, recessed lighting, deep skirtings, central heating radiators, telephone point, TV/aerial point and a range of fitted furniture incorporating long hanging and shelving.

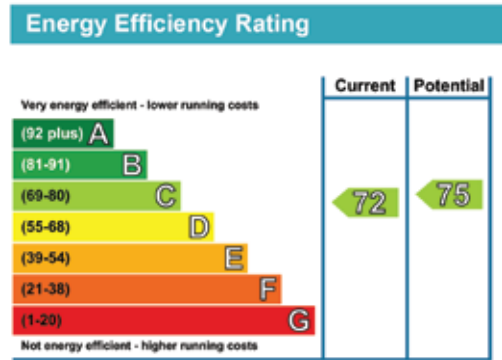
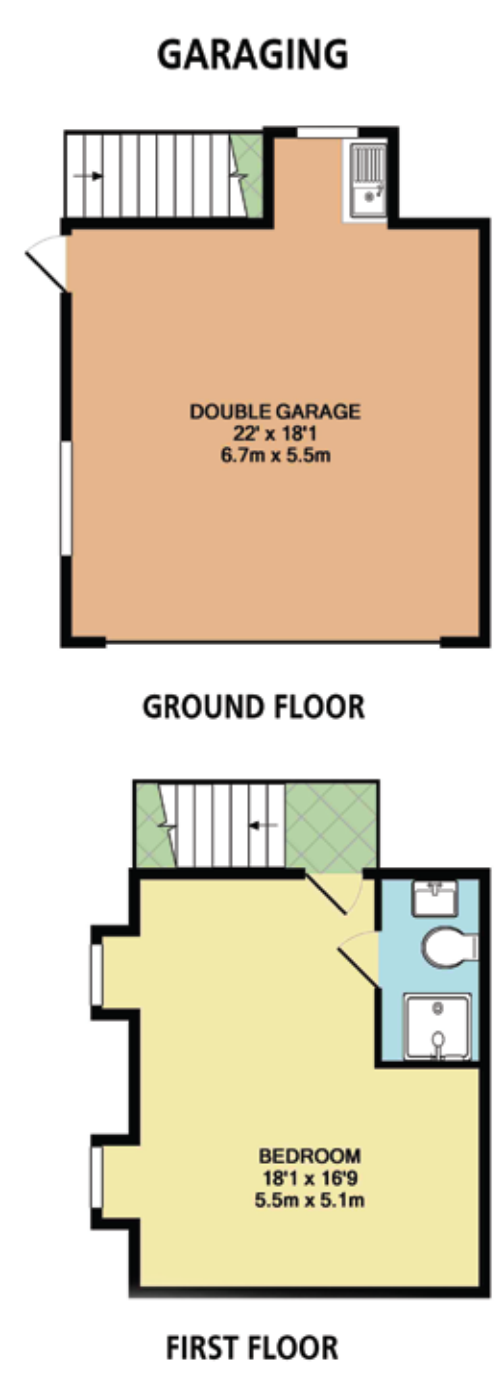
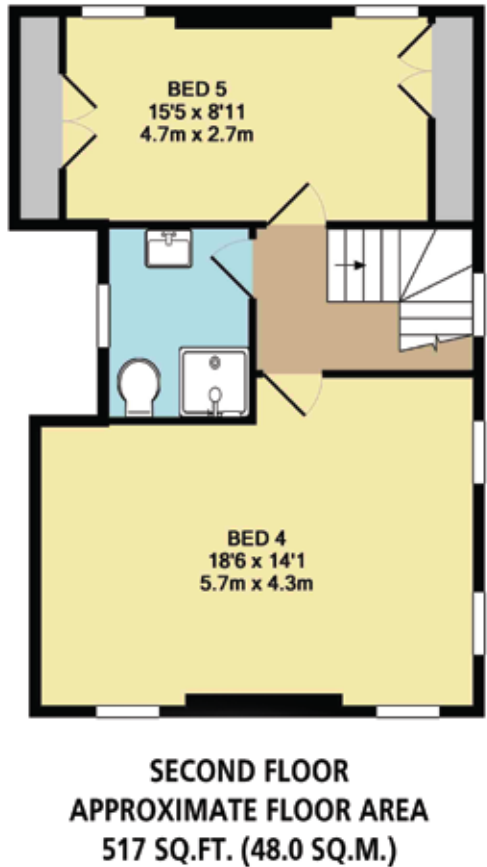
### Bedroom 6 En-Suite Shower Room

Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and glazed screen/door.





**Note**  
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition.







### Exterior and Gardens

To the front, Fernleigh House is set well back from Totley Brook Road and can be accessed via a personal entry wrought iron gate, which opens to provide access to a stone flagged path leading to the main entrance door and on to the side of the property where there is a lawned area with mature trees and shrub borders.

The main garden is mainly laid to lawn with planted shrub borders, stone flagged seating terraces and stone steps leading down to the basement level. Access can also be gained to the garage and to the annexe above via wide stone steps.


A timber-decked area provides ample space for outdoor seating and also provides access to the living kitchen.

To the side, there is a further stone flagged seating terrace with exterior lighting, mature trees, planted shrub borders, and external power points. Access can be gained to the pantry via a personal entrance door.

To the rear of the property, a stone flagged path with external power points leads to a small gravelled area with ornamental shrubs.





A photograph of a detached double garage with a stone wall and a white garage door. The garage is part of a larger building with a stone wall and a white garage door. The building has a gabled roof and a stone wall. The garage door is white and has a panel design. The stone wall is made of light-colored stone. The building is surrounded by a paved driveway and a lawn. There are trees and bushes in the background.

From the main garden, a timber gate opens to a block-paved driveway providing parking for two vehicles.

#### **Double Garage**

With an up-and-over electrically operated door, side and rear facing timber double glazed windows, strip lighting, power points and a base unit with a 1.0 bowl sink with a chrome mixer tap.

From the timber decked area, stone steps rise to the:

#### **Annexe**

##### **Bedroom 6**

18'1 x 16'9 (5.5m x 5.1m)

Having front facing timber double glazed windows, recessed lighting, deep skirtings, central heating radiators, telephone point, TV/aerial point and a range of fitted furniture incorporating long hanging and shelving.

##### **Bedroom 6 En-Suite Shower Room**

Being fully tiled with recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Mira shower and glazed screen/door.

A Detached Double Garage  
with a Bedroom Suite Above





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Viewing strictly by appointment with our consultant on

**0114 358 2020**

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[www.bpestates.co.uk](http://www.bpestates.co.uk)

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Fernleigh House

114 Totley Brook Road, Sheffield, South Yorkshire S17 3QU

**Offers in the Region of £1,235,000**