



22 Barkers Road

Nether Edge, Sheffield



Blenheim
Park Estates



An Exceptional Six Bedroomed
Residence in a Most Sought-after Location





Welcome to 22 Barkers Road

A unique opportunity has arisen to acquire this outstanding six bedroomed detached residence, unquestionably one of the finest houses in the locality and situated in one of Sheffield's most desirable and cosmopolitan areas.

22 Barkers Road has been extended by the current vendors and benefits from a full scheme of refurbishment to create a truly stunning residence. This beautiful family home with its stylish interior celebrates a wealth of period features and has been finished to the highest of standards to provide exceptional luxury living over three floors.

Many of the high end fixtures and fittings are included in the sale, such as wallpaper by Zoffany and Cole & Son, Nourison handmade carpets, tailored curtains by Ponsfords, Clement Browne plantation shutters and fitted furniture by My Father's Heart.

Situated close to a host of good local amenities, frequent public transport, good schooling and all within a short drive to Sheffield's city centre and the majestic Peak District National Park.

The property briefly comprises on the ground floor:

Entrance hall, drawing room, lounge, dining room/snug, inner hall, utility, cloakroom and a breakfast kitchen.

On the first floor: WC, landing, master bedroom, bedroom 4/dressing/bathroom, bedroom 2, bedroom 3/library and a family shower room.

On the second floor: Landing, bedroom 5, bedroom 6, kitchen and a bathroom.

Outbuildings and Cellars: Gardeners WC, storeroom 1, storeroom 2, garaging/workshop, cellar 1, cellar 2, cellar 3 and cellar 4.

Ground Floor

A timber panelled entrance door with two stained glass panels opens to the:

Entrance Hall

A striking entrance hall creates a wonderful welcome to this fabulous property with high ceilings and decorative mouldings, a pendant light point with a decorative ceiling rose, decorative rails, deep skirtings, gas central heating radiator and doors opening to the drawing room, lounge and the inner hallway.

A large timber panelled door opens to the:

Drawing Room

16'11 x 12'10 (5.1m x 3.9m)

An impressive drawing room with a full height front-facing timber bay window with double glazed/leaded windows. Having high ceilings and decorative mouldings, a pendant light point and a decorative ceiling rose, telephone point, gas central heating radiator and deep skirtings. The focal

point of this impressive room is the open grate fireplace with a Welsh slate surround and hearth.

Lounge

23'2 x 14'1 (7.1m x 4.3m)

An exceptional reception room with high ceilings, decorative mouldings and a full height front-facing timber bay window with double glazed/leaded windows. Also having a pendant light point with a decorative ceiling rose, two wall light points, two gas central heating radiators, deep skirtings and having the provision for a wall-mounted television with an audio surround sound system. The focal point of this beautiful and spacious room is the coal effect gas fire with a solid marble mantel/surround and insert from Chesneys of London.

A timber panelled door with glazed panels opens to the:

Inner Hall

Having recessed lighting, tiled flooring, wall-mounted gas central heating radiator, wall-mounted Videx intercom/gate entrance system and doors opening to the utility room, dining room and cellars.

Utility Room

A useful utility room with a pendant light point, clothes drying rack, tiled flooring, open shelving, a cupboard with additional shelving, a roll-top work surface, water tap and having space/plumbing for an automatic washing machine and a tumble dryer. A cupboard door opens to a cloakroom.

Cloakroom

Housing a recently installed Ideal condensing boiler, Stelflow hot water storage and hot water pressure vessels. Also having a pendant light point, storage shelves and exposed timber flooring.



A Wonderful
Welcome Awaits...





The Heart of the Home is the Fabulous
Breakfast Kitchen by Russell & Hutton





Breakfast Kitchen
17'7 x 17'5 (5.4m x 5.3m)

The kitchen has been sympathetically extended from the original house by renowned local builders, Whitshaws, incorporating a large roof lantern, side-facing UPVC double glazed/leaded window and double bi-fold doors flood this spacious room with ample natural light.

Having spot and recessed lighting, a timber personal entrance door, tiled flooring with underfloor heating and a TV aerial point. The kitchen has been made and installed by Russell & Hutton and comprises of a comprehensive range of bespoke hand-painted base/wall units with walnut interiors and Silestone work surfaces. Also having a decorative overmantel housing a cooker hood with extractor fans and concealed down lights, and fitted hand-painted cabinets with walnut interiors and feature lighting. Appliances comprise of an integrated Gaggenau tall fridge, integrated Miele freezer and an integrated Caple wine cooler. Also having space and plumbing for a gas range cooker.

There's a large walnut island with a Silestone work surface and a matching walnut breakfast bar. Having an inset 2.0 bowl Franke stainless steel sink with a chrome Quooker boiling/hot tap. The island has a comprehensive range of walnut base units with ample storage and shelving and an integrated Miele dishwasher. The island provides seating for up to four footstools with a foot rail and concealed feature lighting.



Lounge

23'2 x 14'1 (7.1m x 4.3m)

An exceptional reception room with high ceilings, decorative mouldings and a full height front-facing timber bay window with double glazed/leaded windows. Also having a pendant light point with a decorative ceiling rose, two wall light points, two gas central heating radiators, deep skirtings and having the provision for a wall-mounted television with an audio surround sound system. The focal point of this beautiful and spacious room is the coal effect gas fire with a solid marble mantel/surround and insert from Chesneys of London.

Shimmering with
Style & Sophistication





Rest & Relax
in Style...



Drawing Room
16'11 x 12'10 (5.1m x 3.9m)

An impressive drawing room with a full height front-facing timber bay window with double glazed/leaded windows. Having high ceilings and decorative mouldings, a pendant light point and a decorative ceiling rose, telephone point, gas central heating radiator and deep skirtings. The focal point of this impressive room is the open grate fireplace with a Welsh slate surround and hearth.



A Light & Spacious Room,
Exuding Elegance & Grandeur





Dining Room/Snug
13'1 x 12'10 (4.0m x 3.9m)

A good-sized dining room with ample space for a dining table and chairs. Having a rear-facing UPVC double glazed/leaded window with Clement Browne plantation shutters, a pendant light point with a decorative ceiling rose, two wall light points, gas central heating radiator and a television aerial point. The focal point of the room is the open grate fire with a solid marble mantel/surround and insert from Chesneys of London.

A Superb Formal Dining Room/Snug
for Entertaining Family & Friends





Offering Extensive Luxury Accommodation with Period Features

Dining Room/Snug

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From the inner hall a wide opening gives access to the:

Breakfast Kitchen

17'7 x 17'5 (5.4m x 5.3m)

The kitchen has been sympathetically extended from the original house by renowned local builders, Whitshaws, incorporating a large roof lantern, side-facing UPVC double glazed/leaded window and double bi-fold doors flood this spacious room with ample natural light.

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There's a large walnut island with a Silestone work surface and a matching walnut breakfast bar. Having an inset 2.0 bowl Franke stainless steel sink with a chrome Quooker boiling/hot tap. The island has a comprehensive range of walnut base units with ample storage and shelving and an integrated Miele dishwasher. The island provides seating for up to four footstools with a foot rail and concealed feature lighting.

From the inner hall a timber panelled door opens to a cellar head with a pendant light point and steps leading down to the:

Cellars

Cellar 1

16' x 12'10 (4.9m x 3.9m)

A good-sized cellar with ample head clearance and having a pendant

light point, power points, stone-flagged flooring, stone flag table and housing the gas meter, electric meter and fuse boxes.

Cellar 2

13'1 x 12'10 (4.0m x 3.9m)

Another good-sized cellar, being ideal for storage with stone-flagged flooring and a stone flag table.

Cellar 3

17'9 x 7'10 (5.4m x 2.4m)

Another cellar with ample head clearance and having a pendant light point and stone-flagged flooring.

Cellar 4

Ideal for storage with a pendant light point, stone shelf and stone-flagged flooring.

From the entrance hall an ornate staircase with timber balustrading rises with a quarter turn to a half landing with a wall-mounted light point.

A timber panelled door with obscured glazed panels opens to the:

WC

Having a rear-facing UPVC double glazed/leaded obscured window, a flush light point, fitted linen cupboard, gas central heating radiator and timber-effect flooring. There's a suite in white, which consists of a low-level WC with a wall-mounted cistern and a pedestal wash hand basin with ornate chrome taps.

Additional steps rise to the:

First Floor

Landing

Having high ceilings with decorative mouldings, a pendant light point with a decorative ceiling rose, picture rail and doors opening to the master bedroom, bedroom 4/dressing/bathroom, family shower room, bedroom two and bedroom three/library.

Master Bedroom

13'5 x 13' (4.1m x 4.0m)

A sumptuous master bedroom with a rear-facing UPVC double glazed/leaded windows with Clement Browne plantation shutters, high ceilings with decorative mouldings, a pendant light point with a decorative ceiling rose, a picture rail and a gas central heating radiator.



Master Bedroom
13'5 x 13' (4.1m x 4.0m)

A sumptuous master bedroom with a rear-facing UPVC double glazed/leaded window with Clement Browne plantation shutters, high ceilings with decorative mouldings, a pendant light point with a decorative ceiling rose, a picture rail and a gas central heating radiator.

A Sumptuous
Master Bedroom



Bedroom 4/Dressing/Bathroom

13'9" x 13' (4.2m x 4.0m)

A spacious double bedroom currently being used as a most impressive dressing/bathroom. With a front-facing UPVC double glazed/leaded window with Clement Browne plantation shutters, high ceilings and decorative mouldings, a pendant light point, two wall-mounted light points and deep skirtings. Also having a wall-mounted antique style gas central heating radiator/towel rail and partially tiled marble flooring. There's a comprehensive range of bespoke fitted furniture by My Father's Heart, incorporating short/long hanging and shelving and storage drawers/cupboards. Also incorporating a mirrored vanity alcove with a recessed light.

To one wall there is a fitted vanity unit from Porter Vanities with a mirror, feature lighting, a marble top and inset his and hers sinks with antique style chrome mixer taps by Lefroy Brooks and storage drawers/cupboards beneath. The main focal point of the room is the freestanding deep roll top bath from the Cast Iron Bath Company with antique style chrome mixer taps by Lefroy Brooks and a separate hand shower facility.

Peace & Tranquillity,
a Respite from Reality...



Bedroom 2
13'1 x 11'10 (4.0m x 3.6m)

Another spacious double bedroom with a rear-facing UPVC double glazed/leaded window with Clement Browne plantation shutters. Having high ceilings and decorative mouldings, a pendant light point with a decorative ceiling rose, picture rail, a gas central heating radiator and deep skirtings.



Family Shower Room

Having a front-facing UPVC double glazed/leaded obscured window, a pendant light point, partially tiled walls, a gas central heating radiator and a suite in white, which comprises of a low-level WC and a wash hand basin with brass antique style taps and useful vanity storage cupboard beneath. To one corner there's a large glazed shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen door.



WC
Having a rear-facing UPVC double glazed/leaded obscured window, a flush light point, fitted linen cupboard, gas central heating radiator and timber-effect flooring. There's a suite in white, which consists of a low-level WC with a wall-mounted cistern and a pedestal wash hand basin with ornate chrome taps.



Bedroom 3/Library
13'1 x 11'4 (4.0m x 3.4m)

Another good sized double bedroom currently being used as a library with a front-facing UPVC double glazed/leaded window, high ceilings with decorative mouldings, a pendant light point with a decorative ceiling rose, a gas central heating radiator and deep skirtings. Also having a comprehensive range of bespoke fitted oak book and open display shelving by My Father's Heart with five feature-reading lamps.



From the first floor landing stairs with timber balustrading rise with two quarter turns to the second floor.





A Stunning Period Residence, Situated in an Excellent Location

Bedroom 4/Dressing/Bathroom

13'9 x 13' (4.2m x 4.0m)

A spacious double bedroom currently being used as a most impressive dressing/bathroom. With a front-facing UPVC double glazed/leaded window with Clement Browne plantation shutters, high ceilings and decorative mouldings, a pendant light point, two wall-mounted light points and deep skirtings. Also having a wall-mounted antique style gas central heating radiator/towel rail and partially tiled marble flooring. There's a comprehensive range of bespoke fitted furniture by My Father's Heart, incorporating short/long hanging and shelving and storage drawers/cupboards. Also incorporating a mirrored vanity alcove with a recessed light.

To one wall there is a fitted vanity unit from Porter Vanities with a mirror, feature lighting, a marble top and inset his and hers sinks with antique style chrome mixer taps by Lefroy Brooks and storage drawers/cupboards beneath. The main focal point of the room is the freestanding deep roll top bath from the Cast Iron Bath Company with antique style chrome mixer taps by Lefroy Brooks and a separate hand shower facility.

Family Shower Room

Having a front-facing UPVC double glazed/leaded obscured window, a pendant light point, partially tiled walls, a gas central heating radiator and suite in white, which comprises of a low-level WC and a wash hand basin with brass antique style taps and useful vanity storage cupboard beneath. To one corner there's a large glazed shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen door.

Bedroom 3/Library

13'1 x 11'4 (4.0m x 3.4m)

Another good sized double bedroom currently being used as a library with a front-facing UPVC double glazed/leaded window, high ceilings with decorative mouldings, a pendant light point with a decorative ceiling rose, a gas central heating radiator and deep skirtings. Also having a comprehensive range of bespoke fitted oak book and open display shelving by My Father's Heart with five feature-reading lamps.

Bedroom 2

13'1 x 11'10 (4.0m x 3.6m)

Another spacious double bedroom with a rear-facing UPVC double glazed/leaded window with Clement Browne plantation shutters.

Having high ceilings and decorative mouldings, a pendant light point with a decorative ceiling rose, picture rail, a gas central heating radiator and deep skirtings.

From the first floor landing stairs with timber balustrading rise with two quarter turns to the:

Second Floor

The second floor would be ideal as a guest suite or for use by a dependant relative/teenager.

Landing

Having a rear-facing velux roof light, a pendant light point, loft hatch, a gas central heating radiator and deep skirtings. Doors open to bedroom five, bedroom 6, the second kitchen and a bathroom.

Bedroom 5

14'1 x 12'10 (4.3m x 3.9m)

Another good-sized double bedroom with two rear-facing velux roof windows, a pendant light point, a gas central heating radiator and deep skirtings.

Bedroom 6

14'11 x 12'10 (4.5m x 3.9m)

Another double bedroom with a UPVC double glazed/leaded window, pendant light point and a gas central heating radiator.

Kitchen

9'2 x 7'11 (2.8m x 2.4m)

A useful kitchen with a rear-facing velux roof window, a pendant light point, a gas central heating radiator, partially tiled walls, roll top work surfaces with an inset 2.0 bowl stainless steel sink with a chrome mixer tap. Appliances comprise of a Diplomat electric fan assisted oven/grill and a Stoves four-ring ceramic hob. Also having a range of base units/drawers and the provision for an under-counter fridge.

Bathroom

With a side-facing single glazed louvered window, a flush light point, partially tiled walls and a fitted linen cupboard with a power point. Having a suite in white, which comprises of a low-level WC, a pedestal wash hand basin and a bath with antique-style chrome taps and a separate hand shower facility.



Bedroom 5

14'1 x 12'10 (4.3m x 3.9m)

Another good-sized double bedroom with two rear-facing velux roof windows, a pendant light point, a gas central heating radiator and deep skirtings.



Kitchen

9'2 x 7'11 (2.8m x 2.4m)

A useful kitchen with a rear-facing velux roof window, a pendant light point, a gas central heating radiator, partially tiled walls, roll top work surfaces with an inset 2.0 bowl stainless steel sink with a chrome mixer tap. Appliances comprise of a Diplomat electric fan assisted oven/grill and a Stoves four-ring ceramic hob. Also having a range of base units/drawers and the provision for an under-counter fridge.



Bedroom 6

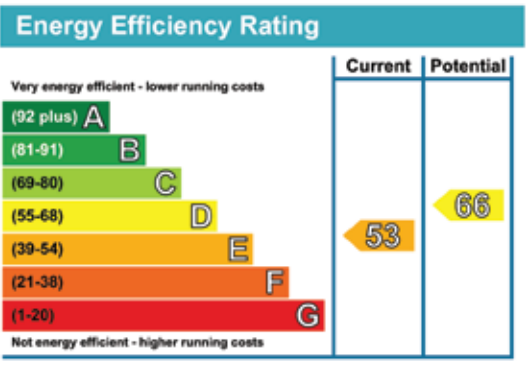
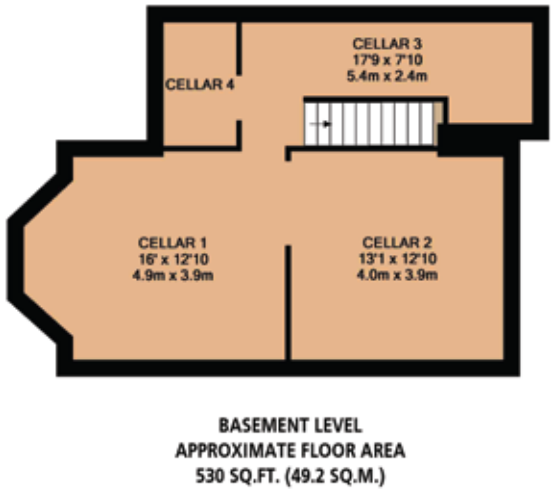
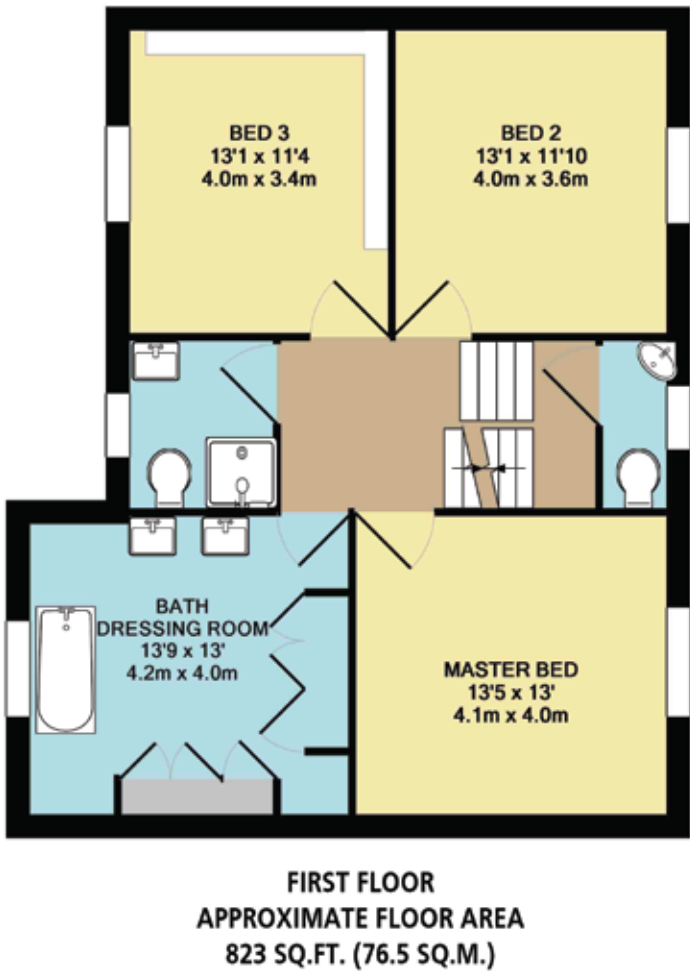
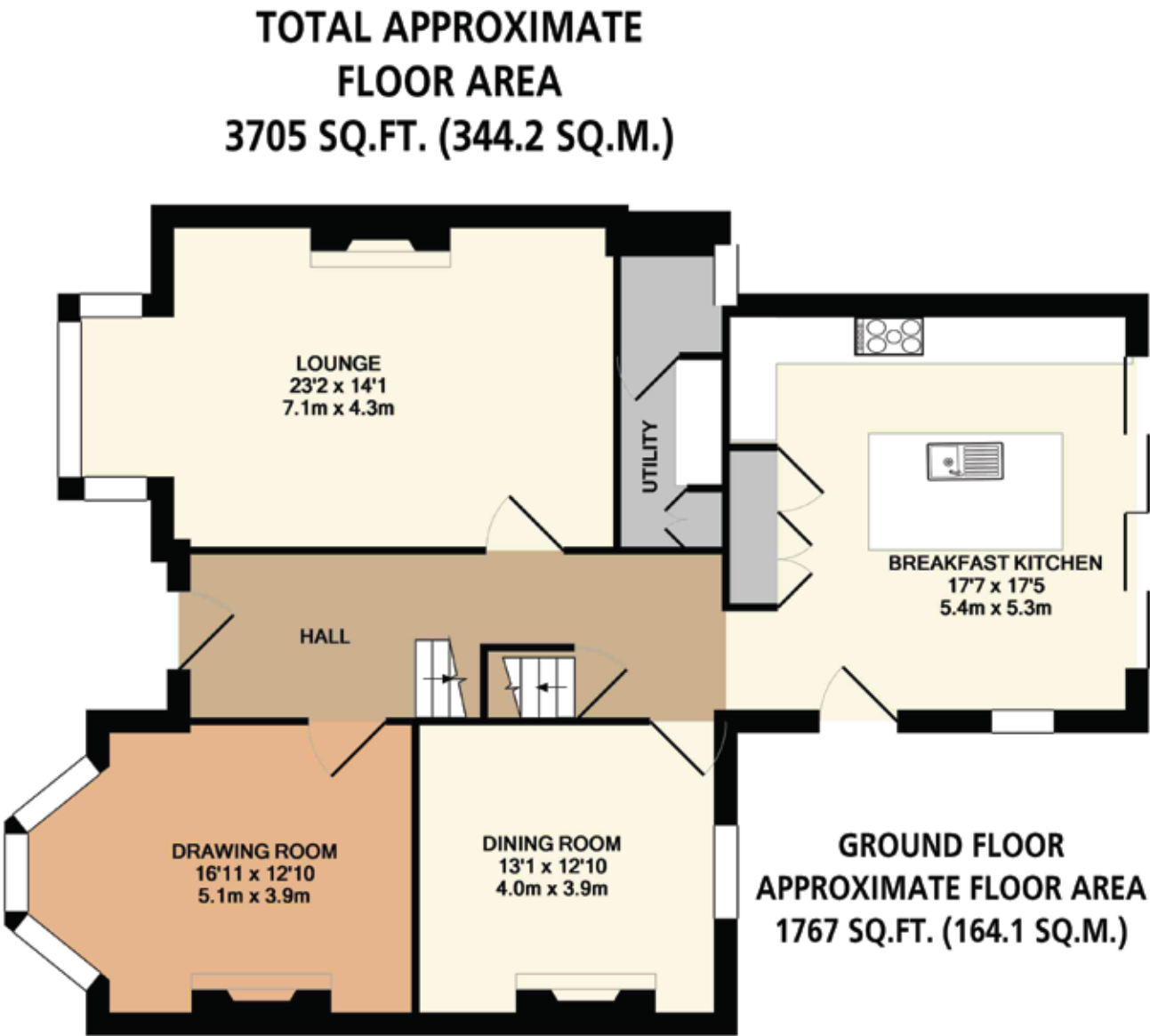
14'11 x 12'10 (4.5m x 3.9m)

Another double bedroom with a UPVC double glazed/leaded window, pendant light point and a gas central heating radiator.

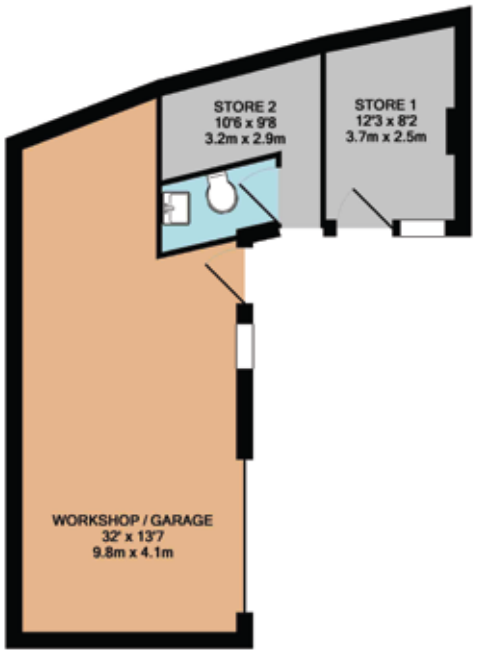
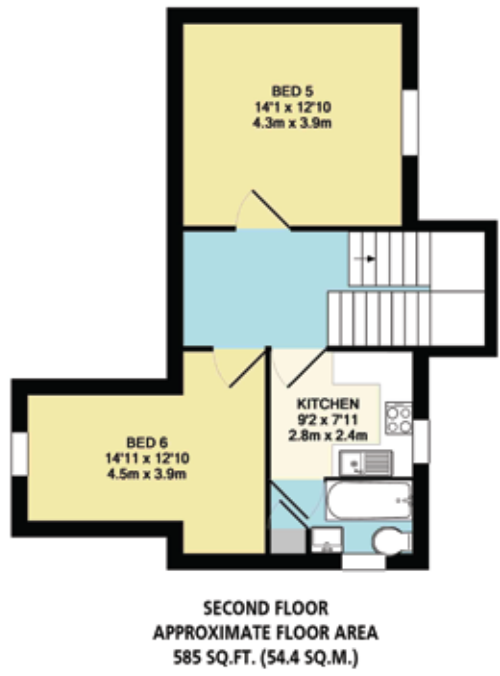
Bathroom

With a side-facing single glazed louvered window, a flush light point, partially tiled walls and a fitted linen cupboard with a power point. Having a suite in white, which comprises of a low-level WC, a pedestal wash hand basin and a bath with antique-style chrome taps and a separate hand shower facility.





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. All Photography is for illustration purposes only.



Exterior and Gardens

22 Barkers Road is set well back from Barkers Road and enjoys an elevated position with a fabulous front garden, mainly consisting of evergreen hedging, a low maintenance lawn, ornamental shrubs with planted borders, stone rockeries and exterior lighting.

Wrought iron electric gates open to a stone-flagged driveway, which leads to a set of full height timber gates, which open to the rear of the property. A path also leads to and provides access to the front entrance door.

To the rear, full height timber gates open to a pleasant stone-flagged courtyard/driveway, access can be gained to the garage and a timber panelled entrance door with exterior lighting above opens to the breakfast kitchen.

The rear garden consists of dwarf stone walling with a low maintenance lawn punctuated by ornamental shrubs and evergreen planting. To one side of the property there is a wood store and a full height timber gate providing access to the front of the property.

The front and rear gardens are enclosed by stone walling and mature hedging, providing privacy and security to this fabulous family home.

Outbuildings

The property benefits from stone built outbuildings, which are currently used for storage, but could have the potential to be converted into additional accommodation subject to necessary planning consents.

Storeroom 1

12'3 x 8'2 (3.7m x 2.5m)

Having a UPVC double glazed window, a pendant light point, exposed beams, a timber door with a Suffolk latch and plumbing for an automatic washing machine.

Gardeners WC

Having a pendant light point, a WC with a high antique style cistern, a pedestal wash hand basin with chrome taps and an ultra wash heated water tap.

Storeroom 2

10'6 x 9'8 (3.2m x 2.9m)

Another useful room, ideal for storage with a pendant light point.

Coach House/Garage/Workshop

32' x 13'7 (9.8m x 4.1m)

A personal entrance door opens to a large garage with an obscured UPVC double glazed window, up-and-over electric garage door, two strip lights and power and having a useful area, which could be used as a workshop or as additional storage.





Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



22 Barkers Road,
Nether Edge, Sheffield S7 1SE

Offers in the Region of £895,000