



Sovereign House

4 Machon Bank, Nether Edge, Sheffield



Blenheim
Park Estates



PRIVATE PROPERTY
NO PUBLIC ACCESS

1000

SOLWAY ROAD, LUTON
4

A Versatile Detached Victorian Property
for Commercial or Residential Use...





Welcome to Sovereign House

Offered for sale is this versatile detached Victorian property, currently being used as offices and having the benefit of planning permission to change the use to a residential dwelling.

A purchaser could continue to use the property as offices with superb potential for rental income. Alternatively, the planning and works could be undertaken to create a generously proportioned family home over three floors.

The planning permission allows for the property to be converted into a four bedroomed home with the addition of dormer windows to the front and rear on the second floor. On the ground floor, the plans propose for there to be an entrance hall, living room, dining room and kitchen. On the basement level there would be two stores and two utility rooms. On the first floor would be two bedrooms, one with an en-suite shower room, a bathroom and a separate WC. On the second floor would be two bedrooms and another family bathroom.

Located with good access to local schooling and the amenities of Nether Edge including supermarkets, shops, public houses, restaurants, cafes and leisure facilities. Sovereign House also has convenient access to Dore and Sheffield train stations and being within a short drive to Sheffield's city centre and the Peak District National park.

The property briefly comprises on the ground floor: Entrance porch, reception hall, room 1, room 2 and room 3.

On the first floor: Landing, room 4, room 5, room 6, ladies WC and gentlemen WC.

On the second floor: Room 7.

On the basement level: Hallway, cellar 1, cellar 2, cellar 3, WC facilities and kitchen.

Ground Floor

A timber entrance door opens to the:

Entrance Porch

Having side facing timber glazed panels and a timber door with a glazed panel opens to the:

Reception Hall

A large reception hall with high ceilings and having coved ceiling, strip lighting, pendant light point, central heating radiator and deep skirtings. Doors open to room 1, room 2 and room 3.

Room 1

15'9 x 12'5 (4.80m x 3.78m)

A large space with a front facing bay window with timber

glazed panels, strip lighting, central heating radiators, telephone point and deep skirtings.

Room 2

19'1 x 11'5 (5.82m x 3.48m)

Having a rear facing bay window with timber glazed sash windows, coved ceiling, strip lighting, central heating radiator, telephone point and deep skirtings.

Room 3

11'6 x 11'1 (3.51m x 3.38m)

Having a rear facing UPVC double glazed window, coved ceiling, strip lighting, central heating radiator and telephone points. A timber door opens to the rear of the property.

From the reception hall, a timber door opens to a staircase, which leads down to the:

Basement Level

A fabulous additional floor, providing extensive storage.

Hallway

With lighting and openings giving access to cellar 1 and cellar 2. Timber doors with glazed panels also open to the kitchen and WC facilities.



Room 1
15'9 x 12'5 (4.80m x 3.78m)

A large space with a front facing bay window with timber glazed panels, strip lighting, central heating radiators, telephone point and deep skirtings.



Room 2

19'1 x 11'5 (5.82m x 3.48m)

Having a rear facing bay window with timber glazed sash windows, coved ceiling, strip lighting, central heating radiator, telephone point and deep skirtings.



Room 3

11'6 x 11'1 (3.51m x 3.38m)

Having a rear facing UPVC double glazed window, coved ceiling, strip lighting, central heating radiator and telephone points. A timber door opens to the rear of the property.





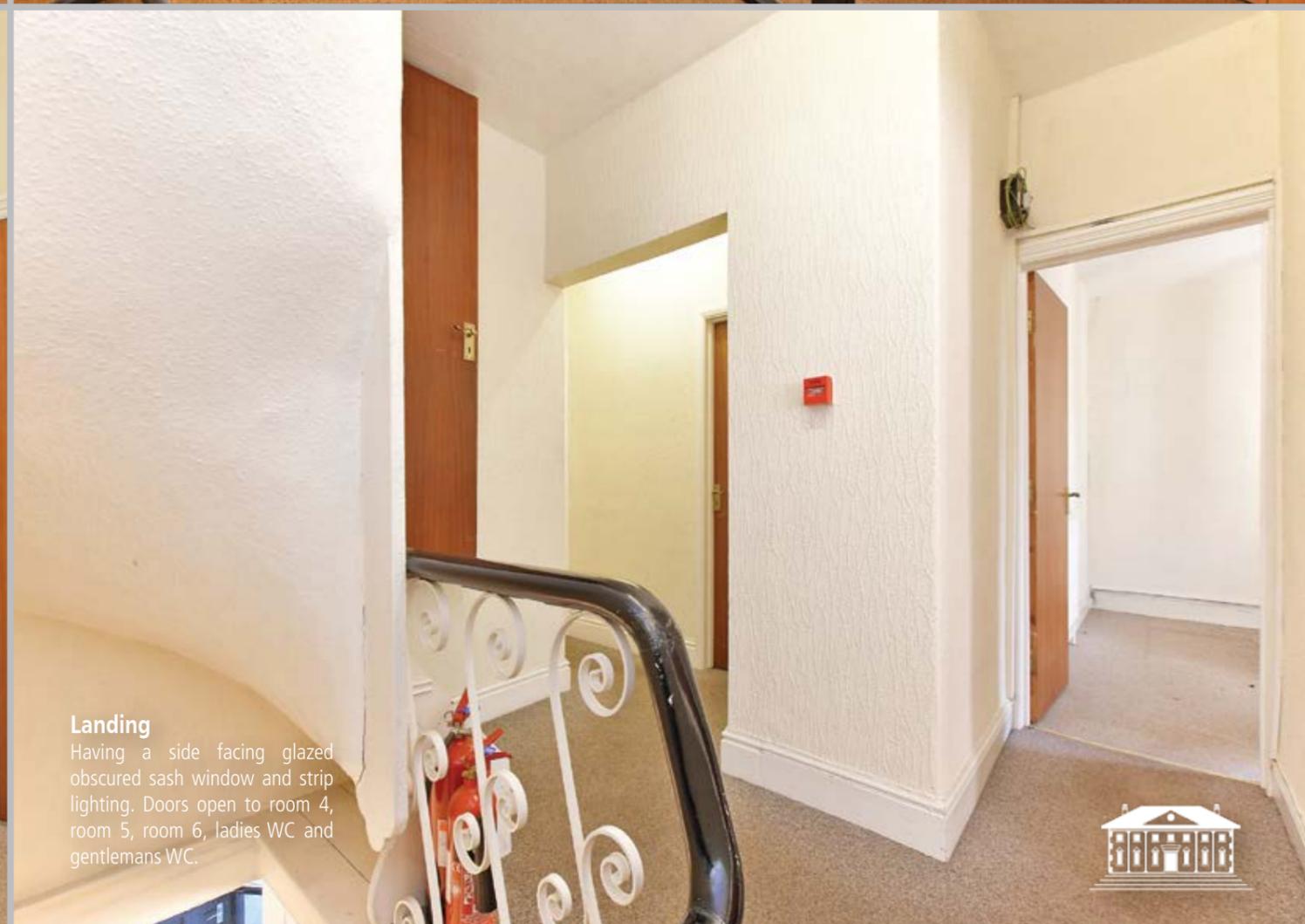
Room 4
15'7 x 12'5 (4.75m x 3.78m)
Having a front facing bay window with timber glazed sash windows, coved ceiling, strip lighting, central heating radiators, data points and telephone points.



Room 6
11'3 x 11'2 (3.43m x 3.40m)
Having a rear facing UPVC double glazed window, strip lighting, central heating radiator and telephone points.



Room 5
15'0 x 11'5 (4.57m x 3.48m)
Having strip lighting, central heating radiator, data points and telephone points. A partially glazed partition wall separates the room into two and a timber door with a glazed panel opens to the additional room with a rear facing UPVC double glazed window, partially glazed partition wall, strip lighting, central heating radiator, data points and telephone points.



Landing
Having a side facing glazed obscured sash window and strip lighting. Doors open to room 4, room 5, room 6, ladies WC and gentlemans WC.





A Fabulous Opportunity with Potential to Rent as Offices or Conversion to Residential

Cellar 1

14'10 x 11'5 (4.52m x 3.48m)
Having strip lighting.

Cellar 2

16'8 x 11'3 (5.08m x 3.43m)
Having strip lighting and a central heating radiator.

Cellar 3

Having strip lighting and power.

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

WC Facilities

Having a flush light point and central heating radiator. Timber doors with glazed obscured panels open to the WC and sink area.

WC

Having a flush light point and a low-level WC.

Sink Area

Having a flush light point and a pedestal wash hand basin with a Heatrae Sadia Handy hot and cold tap and a separate traditional chrome hot tap.

Kitchen

10'11 x 4'11 (3.33m x 1.50m)
Having strip lighting, central heating radiator and fitted base/wall and drawer units with a matching work surface, tiled splashback and an inset 1.0 bowl stainless steel sink with traditional chrome taps and a separate Santon hot water tap.

From the reception hall, a staircase with a timber hand rail and metal balustrading rises to the:

First Floor

Landing

Having a side facing glazed obscured sash window and strip lighting. Doors open to room 4, room 5, room 6, ladies WC and gentlemen WC.

Room 4

15'7 x 12'5 (4.75m x 3.78m)
Having a front facing bay window with timber glazed sash windows, coved ceiling, strip lighting, central heating radiators, data points and telephone points.

Room 5

15'0 x 11'5 (4.57m x 3.48m)
Having strip lighting, central heating radiator, data points and telephone

points. A partially glazed partition wall separates the room into two and a timber door with a glazed panel opens to the additional room with a rear facing UPVC double glazed window, partially glazed partition wall, strip lighting, central heating radiator, data points and telephone points.

Room 6

11'3 x 11'2 (3.43m x 3.40m)
Having a rear facing UPVC double glazed window, strip lighting, central heating radiator and telephone points.

Ladies WC

Having a front facing timber glazed obscured sash window, pendant light point and a central heating radiator. 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, a separate Redring hot/cold water tap and tiled splashback.

Gentlemen's WC

Having a side facing timber obscured glazed window, pendant light point and a central heating radiator. 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, a separate Redring hot/cold water tap and tiled splashback.

From the first floor landing, a timber door opens to a staircase, which rises to the:

Second Floor

Room 7

23'0 x 18'7 (7.01m x 5.66m)
Having front and rear facing UPVC double glazed windows, a side facing timber glazed sash window and a side facing timber glazed obscured window. Also having strip lighting, central heating radiators and telephone points. Also having storage to the eaves. Access can be gained to a loft space.

Exterior and Gardens

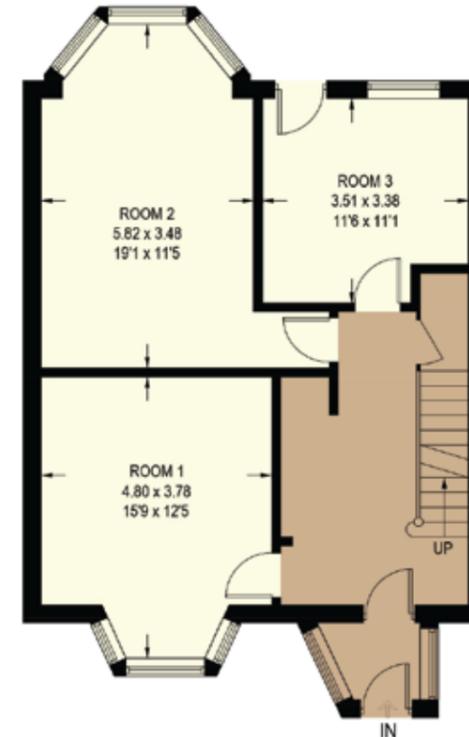
From Machon Bank, a double metal gate opens to a stone flagged area with a mature tree/shrub border and exterior lighting. Access can be gained to the main entrance door.

To one side, a tarmacked path leads to a metal pedestrian gate, which opens to the rear.

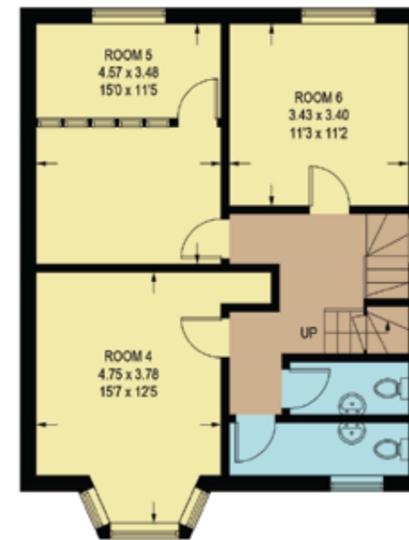
To the rear, there's a path with exterior lighting and access can be gained to room 3. Stone steps lead down to a large tarmacked area with mature trees, shrubs and providing parking for several vehicles. Access can be gained to Sheldon Road.



TOTAL APPROXIMATE FLOOR AREA 2626 SQ.FT. (244 SQ.M.)



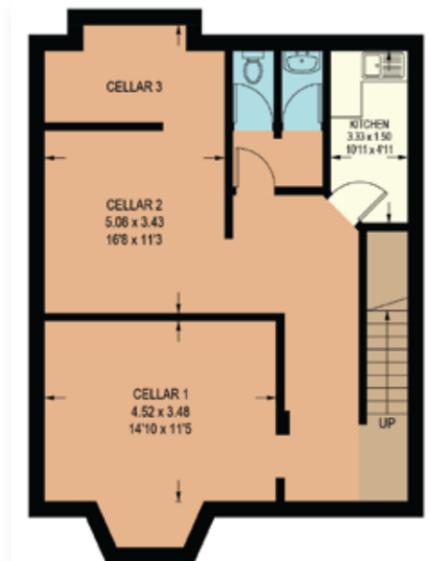
GROUND FLOOR APPROXIMATE FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)



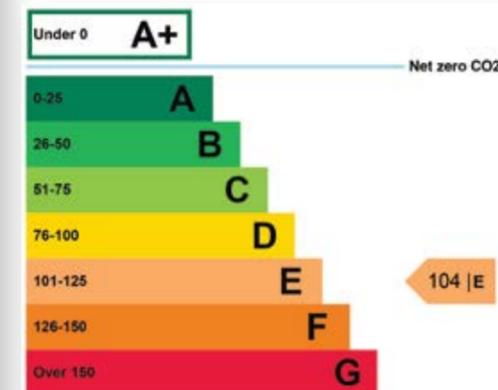
FIRST FLOOR APPROXIMATE FLOOR AREA 665 SQ.FT. (61.8 SQ.M.)



SECOND FLOOR APPROXIMATE FLOOR AREA (INCLUDING EAVES) 547 SQ.FT. (50.8 SQ.M.)



BASEMENT LEVEL APPROXIMATE FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)



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

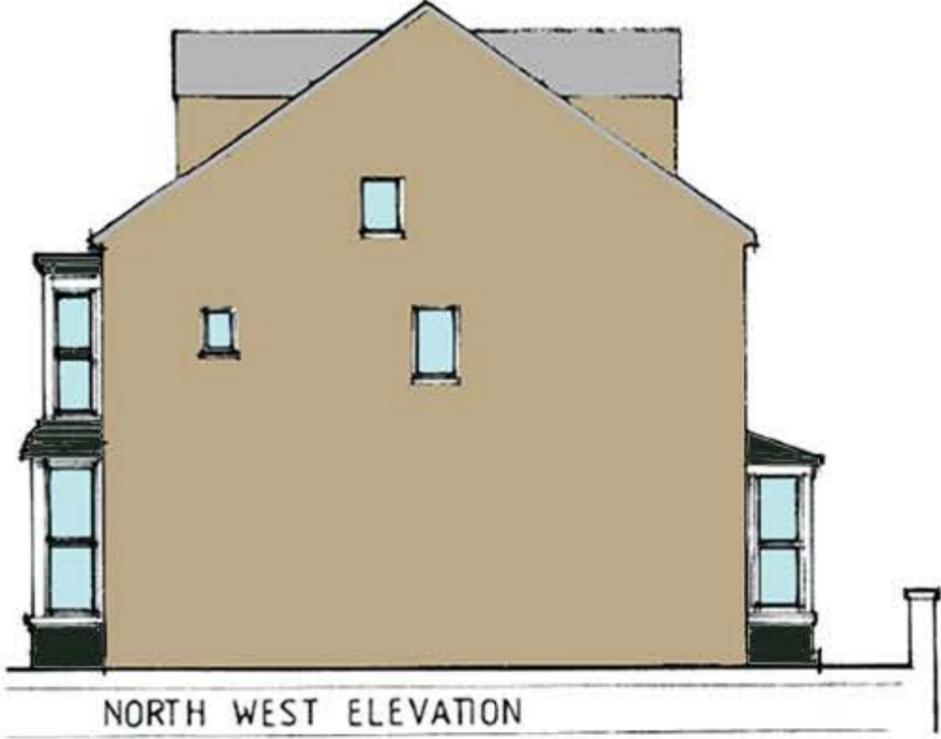
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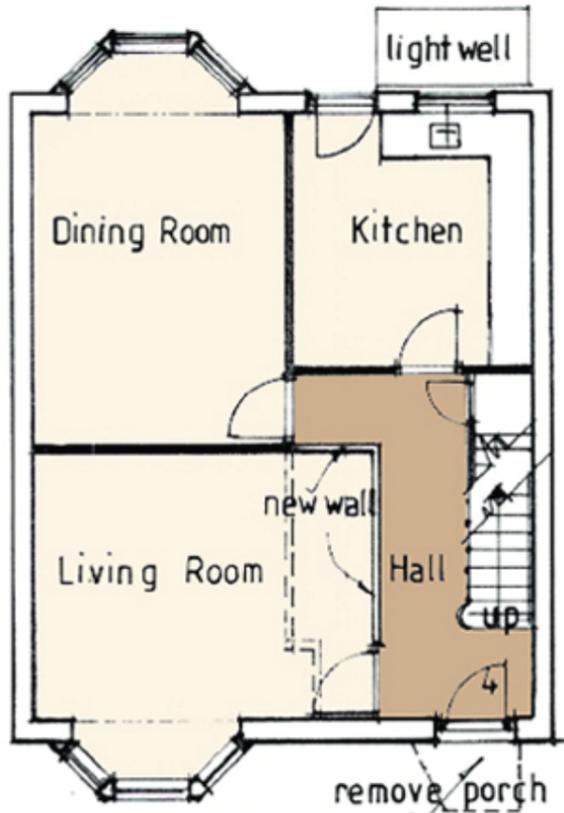
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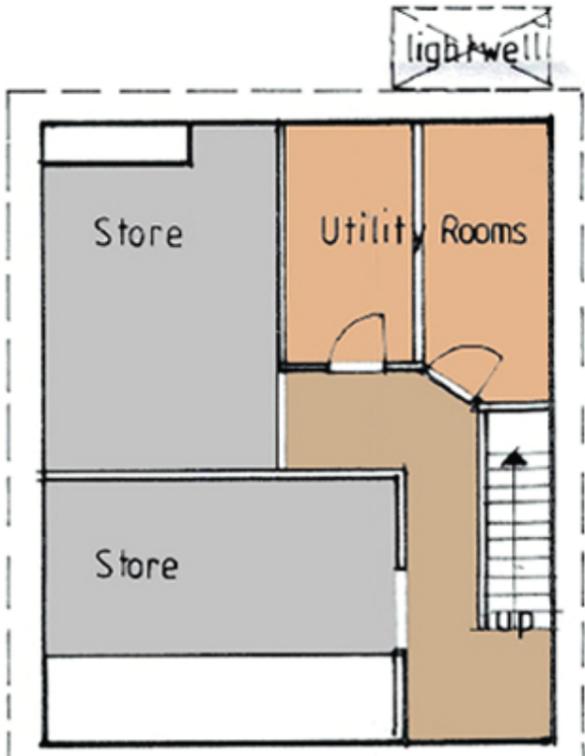
PROPOSED ELEVATIONS



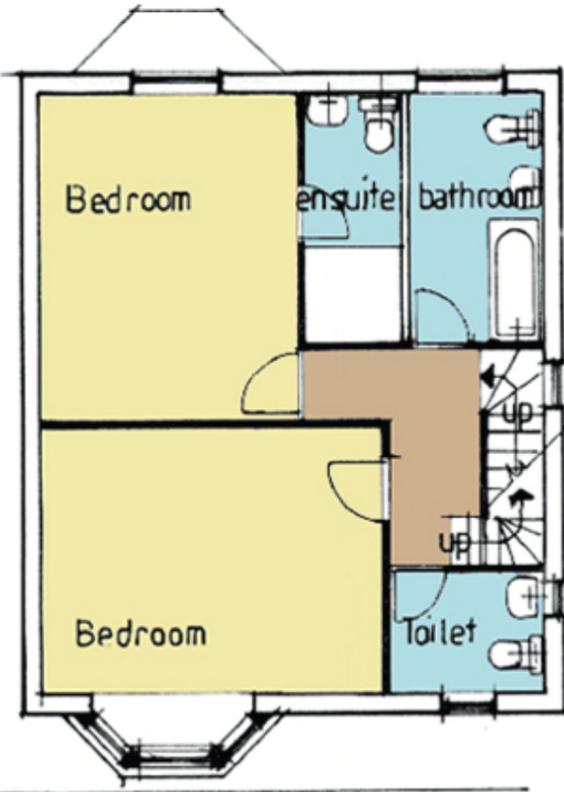
PROPOSED FLOOR PLANS



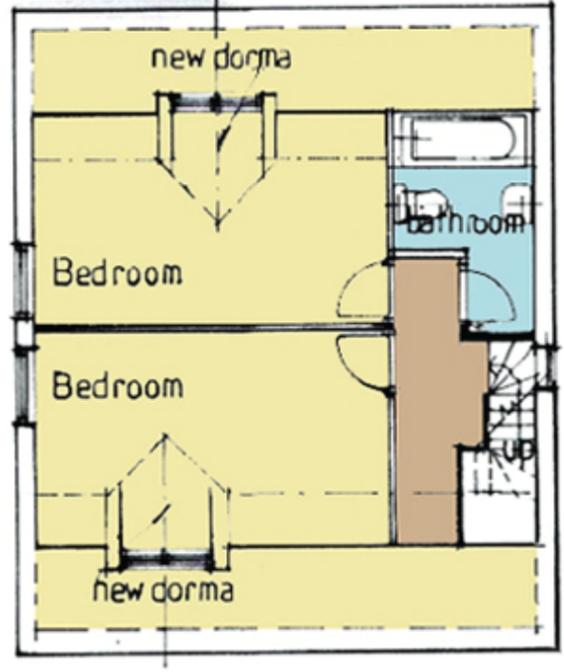
GROUND FLOOR PLAN 93.000



BASEMENT 91.700



FIRST FLOOR PLAN 95.800



SECOND FLOOR PLAN 98.500



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Leasehold



Sovereign House

4 Machon Bank, Nether Edge,
Sheffield, South Yorkshire S7 1GP

Offers in the Region of £350,000