



Snaithing House 6 Snaithing Lane  
Ranmoor  
Sheffield  
S10 3LG

Saxton Mee



## **Snaithing House 6 Snaithing Lane, Ranmoor, Sheffield S10 3LG**

An elegant and imposing double bay fronted natural gritstone 5 bedroomed Edwardian detached family residence. Situated on a prestigious road in a much sought-after suburb, with beautiful original carved stonework, it has been sympathetically restored and upgraded, in keeping with its unique history and provenance.

Built in 1904, by industrialist Henry Abraham Tyzack, No. 6 is a captivating historic house with its own distinctive character, features and story. The house is a fine example of Sheffield's rich architectural and industrial heritage.

The property has recently benefited from a new roof and wooden sash windows and been rewired, replumbed, replastered and fully insulated, whilst retaining many original features. These include beautiful mahogany and stained glass doors, original oak and mahogany fireplaces, and deep skirtings throughout. No. 6 has been tastefully decorated in Farrow and Ball heritage colours to create a stunning yet relaxed family residence in a private leafy setting.

Striking entrance vestibule, long broad entrance hall, cloakroom and pantry, exceptionally spacious living lounge with mahogany parquet floor, tall oak fireplace with log-burner. Living kitchen, the kitchen area with bespoke Russell Hutton units, and dining area with mahogany fireplace and stove. First floor: landing, master bedroom with ensuite dressing room and large shower/wet room, double bedroom 2, bedroom 3 and exceptional family bathroom. Second floor; 2 further double bedrooms and shower room. The central French polished hardwood staircase unites all three floors, and all rooms have three metre high ceilings and deep cornices. Outside, electric black steel gates open onto a driveway providing extensive parking, attractive landscaped front garden, easily maintained evergreen rear garden and delightful South Easterly facing entertaining terrace. Large, detached garage with planning permission to extend.

- Imposing Edwardian Detached Family Residence
- Elegant Through Living Lounge With Wood Burning Stove
- Tastefully Decorated In Farrow & Ball
- Large Detached Garage With Room Above And Planning For Conversion To Annexe/Gym/Office
- Exclusive Road In Highly Sought After Conservation Area
- Five Bedrooms/Three Bathrooms
- Large Through Living Kitchen With Bespoke Russell Hutton Units
- Wired For Speakers To All Principal Rooms
- Delightful Easily Manageable Landscaped Grounds With Private Entertaining Terrace
- Original Features Retained Throughout including fireplaces, mahogany stained glass doors, with silver plated brass door handles and cutcheons and moulded wooden architraves, Victorian style deep plaster coving

Great location close to excellent amenities including; shops, first class restaurants and well placed for universities, hospitals, state and public schools, Hallamshire Golf Club and within easy access of the Peak District National Park.

### **The Accommodation Comprises**

#### **Entrance Vestibule**

With original tiled walls and floor, doors and architraves.

#### **Large Broad Reception Hall**

With magnificent original mahogany staircase and understairs storage cupboard, limestone flooring and with access to basement.

#### **Rear Hall**

With external door leading to private garden,

#### **Cloakroom/Pantry**

2.2 x 1.7 (7'2" x 5'6")

With WC and Villeroy and Boch wash hand basin. Original floor to ceiling stripped pine storage cupboards.

#### **Living Lounge**

8.9 x 4.22 (29'2" x 13'10")

A magnificent large through living lounge with wide front facing bay window with lovely open aspect. Original tall oak fireplace with inset Clearview log burning stove. Reclaimed hardwood mahogany parquet floor. To one end of the room is a reading area and floor to ceiling bookshelves/library area.

#### **Living Kitchen**

9.8 x 4.22 (32'1" x 13'10")

A large open plan area:

#### **Dining Area**

To the front, with broad bay window with great open aspect, original Edwardian mahogany fireplace on a Limestone tiled floor, flows into the

#### **Kitchen Area**

With bespoke range of Russell Hutton hand made units with Devol styling and British made solid brass handles. Large black granite four stool central island (280cm (9ft) L x 125cm (4ft) W) approx. with dining area with granite work top, excellent range of deep pan drawers and tall display cupboards. Inset dishwasher and Siemens washing machine, large double oven Rangemaster and stainless steel large fridge/freezer. Deep feature glazed window overlooking the rear evergreen grounds.

#### **Half Landing**

Leading to the:

#### **First Floor**

#### **Broad Main Landing**

With magnificent staircase.

#### **Master Bedroom Suite**

5.45 x 4.32 (17'10" x 14'2")

With broad walk-in front facing bay window with lovely open views over Ranmoor and beyond. Exposed pine floor.

#### **En Suite Dressing Room**

With range of wardrobes built to one wall. Bespoke sliding glazed door leads through into the:

#### **Large Luxury En Suite Shower/Wet Room**

With twin Villeroy and Boch vanity unit, WC and large walk-in shower/wet area with raindancer shower head and fully tiled, with underfloor heating.

#### **Double Bedroom Two**

5.15 x 4.40 (16'10" x 14'5")

Front facing, with walk-in bay window with great aspect. Original fireplace.

#### **Bedroom Three/Study/Snug**

3.80 x 2.25 (12'5" x 7'4")

A rear facing bedroom, currently used as an office.

#### **Large Family Bathroom**

4.55 x 4.22 (14'11" x 13'10")

Fully tiled, with underfloor heating. Twin Villeroy and Boch vanity unit, large walk-in shower/wet area, Carron double ended bath and WC. Underfloor heating.

#### **Second Floor**

#### **Landing**

With large conservation Velux roof light.

#### **Double Bedroom Four**

4.80m x 4.30m (15'8" x 14'1")

With side facing window and rear Velux roof light. Access to roof storage area. The eaves area houses the Worcester Bosch boiler.

#### **Double Bedroom Five**

4.90m x 4.30m (16'0" x 14'1")

With side window and rear Velux roof light. Access to roof/eaves storage area to the front and rear.

### **Shower Room**

2.75m x 2.15m (9'0" x 7'0")

Beautifully fitted out with Villeroy and Boch and Hansgrohe full suite.

### **Outside**

The property sits well in an elevated position, set back from the road, giving good privacy. Electric gates open onto a long driveway providing extensive off road parking. To the front, attractive landscaped private garden.

To the rear, easily maintained garden with terrace, beautifully landscaped and planted, creating an attractive setting. To the far side of the property, delightful south easterly facing entertaining terrace with metal framework with festoon lighting, full electrics and climbing jasmine and ideal for summer barbecues.

### **Large Detached Double Garage**

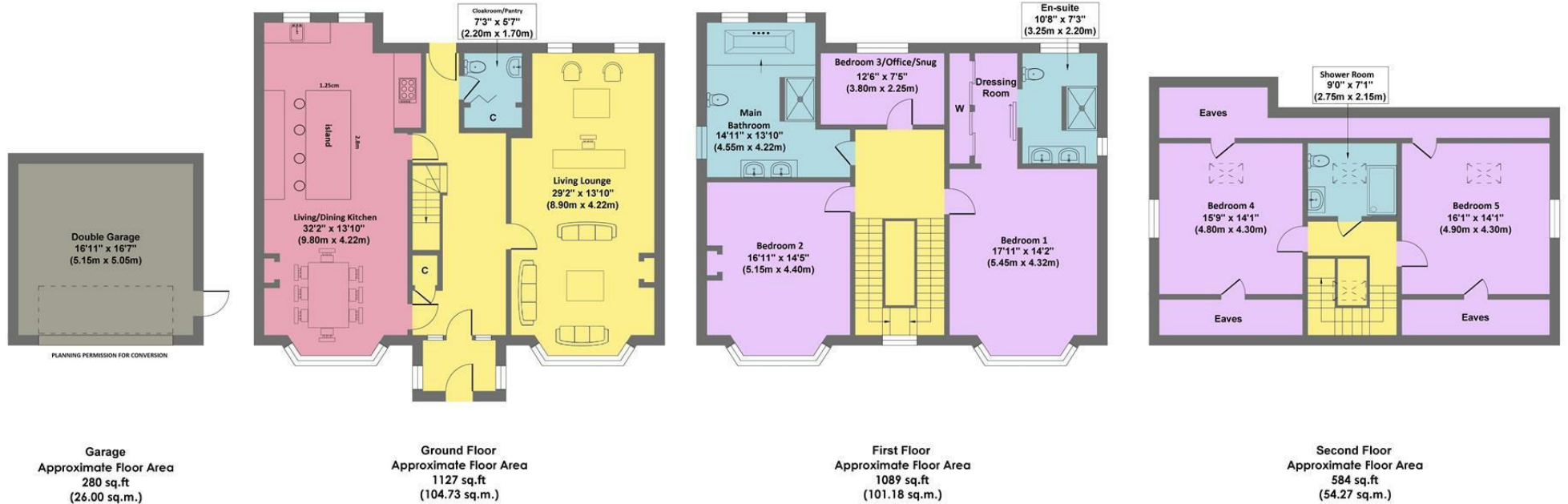
5.15m x 5.05m (16'10" x 16'6")

With room above and with recent planning for conversion to an annexe or office/gym, ideal for working from home or for teenagers.

### **Viewing**

Strictly by appointment through our Banner Cross Office - Reference Louise Downs/James Mee.

### Snaithing House, 6 Snaithing Lane



**Approx. Gross Internal Floor Area 3080 sq.ft / 286.18 sq.m**

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



