



St Andrews House, 3 Barncliffe Mews, Fulwood, Sheffield, S10 4JY

Saxton Mee



# 3 Barncliffe Mews

## Fulwood

Offers Around

**£975,000**

Exceptional Five-Bedroom Family Home in Exclusive Gated Development – 3,485 sq.ft.

Tucked away in a peaceful corner of a sought-after gated development, this fabulous FREEHOLD five-bedroom, four-bathroom detached home offers an ideal setting for family life. With over 3,400 sq.ft. of beautifully presented living space, flexible layout across three floors, and generous outdoor areas, it's the perfect place to grow, entertain and relax.

From the moment you step into the impressive galleried entrance hall, the sense of space and quality is clear. The ground floor includes a large sitting room, a quiet study ideal for working from home, and a spacious master bedroom with its own ensuite shower room. There's also a second double bedroom and a family bathroom on this level—perfect for guests or older children.

Downstairs, the heart of the home awaits—a stunning open-plan kitchen, dining, and family space that's ideal for busy family mornings and relaxed weekend gatherings. The kitchen is beautifully fitted with granite worktops and plenty of storage, while two sets of French doors open onto a sun-soaked south-facing terrace and landscaped garden. This level also includes a large utility room, an additional sitting room or bedroom with ensuite, and a welcoming inner hallway with lots of natural light.

Upstairs, you'll find two further double bedrooms, one with a Juliet balcony, a sleek family bathroom, and a large eaves storage area for all the practical bits of family life.

Outside there's a double-width driveway, a double garage with EV charger, and a lovely mix of outdoor space including a generous lawn, side garden, and that large terrace that's perfect for barbecues, playtime, or simply soaking up the sun.

The location is a real bonus—close to top-rated schools, shops, the Hallamshire Golf Club, hospitals, and universities, while also just a short walk from open countryside.

This is more than just a house—it's a forever family home, ready for its next chapter.



- Fabulous Five Bedroom, Four Bathroom Detached Executive Family Home
- Small Exclusive Gated Development
- Very Versatile Living Accommodation Over Three Floors
- Approx 3,485 Sq.Ft
- Very Large Living Kitchen With Adjacent Dining Area And Family Area, With Direct Access To Rear Entertaining Terrace
- Large Sitting Room With Juliet Balcony And Separate Study
- On A Corner Plot With Good Sized Garden
- Close To Excellent Schools, Hallamshire Golf Club And Open Countryside
- Freehold
- Disclaimer: In line with the Estate Agency Act 1979 we disclose that the owner of this property is a member of staff at Saxton Mee Ltd.









**Lower Ground Floor**  
Floor area 99.1 m<sup>2</sup> (1,066 sq.ft.)



**First Floor**  
Floor area 97.1 m<sup>2</sup> (1,045 sq.ft.)



**Ground Floor**  
Floor area 99.7 m<sup>2</sup> (1,073 sq.ft.)



**Garage**  
Floor area 27.9 m<sup>2</sup> (300 sq.ft.)

**TOTAL: 323.7 m<sup>2</sup> (3,485 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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