



# The Old Vicarage

Vicarage Lane, Dore Village,  
Sheffield S17 3GX



# THE OLD VICARAGE

A DISTINGUISHED GEORGIAN RESIDENCE DATING BACK TO THE 1840S

Set within over three-quarters of an acre of beautifully landscaped grounds, The Old Vicarage is a substantial and elegant detached home rich in historic charm. Originally part of the Duke of Devonshire's Estate and Dore's first vicarage, this striking property enjoys a heritage dating back to 829, with Dore mentioned in the Domesday Book of 1086.

Sympathetically extended and retaining many original features, the property offers expansive, versatile living accommodation of approximately 6450 sq.ft. The setting is peaceful yet convenient, just a short stroll from the heart of the village.

Offered with no onward chain, The Old Vicarage presents a rare opportunity to acquire a home of significant character and scale in one of Sheffield's finest locations.





# KEY FEATURES

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- Dating Back to 1840s, Georgian Detached Former Vicarage
- Set in Three Quarters of an Acre
- Previous Planning for Leisure Complex with Pool and Gym
- Quiet Location Close to the Centre of Dore Village with Excellent Amenities
- Magnificent Large Bespoke Orangery Overlooking the Garden
- Floor Area approximately 6450 Sq. Ft.
- Five Bedrooms/Four Bathrooms
- Games/Billiard Room
- For Sale with No Onward Chain
- Walking Distance of Blackmoor and Peak District National Park
- Garaging for Three Cars Plus Electric Vehicle Charging Point





# GROUND FLOOR

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A long Reception Hall with original detailing and sweeping staircase leads to a galleried landing and basement cellars. The impressive Drawing Room, ideal for entertaining, features a grand fireplace and two sets of French doors opening into a stunning Orangery with underfloor heating and garden views.

The Inner Hall leads to a stylish Cloakroom with marble vanity and separate WC. The Dining Room and Study both feature fireplaces, with the Study opening to the front garden. The Family Room, with vaulted ceiling, beams, and fireplace, opens to the terrace.

The bespoke Clive Christian Breakfast Kitchen features solid oak units, marble island, slate flooring, and integrated appliances, flowing into a bright Breakfast Room with exposed stone wall and roof lantern. A Side Entrance Hall offers further cloaks space, WC, and a well-equipped Utility Room with fitted units and appliances.

## Lower Ground Floor

Two storage cellars house the newly installed Keston commercial boilers (late 2024), providing efficient heating.







# FIRST FLOOR

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Via a secondary staircase, a large Games/Billiard Room includes a Hancock & Read oak bar, cinema screen, balcony access, and wc—ideal for entertaining or conversion to an annexe.

The main staircase leads to a Galleried Landing and the Master Bedroom Suite with bespoke furniture and luxurious En-suite Bathroom. Two further double bedrooms have fitted furniture, with an Inner Landing leading to the spacious Main Bathroom. Bedrooms Four and Five each have fitted furniture and each enjoy private en-suite facilities.



# EXTERIOR

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A sweeping driveway leads to extensive parking, an ornamental pond, a large integral garage, and a detached double garage. Landscaped gardens feature mature pine trees and three generous lawns.

A separate long side access driveway connects directly onto Vicarage Lane, offering further practical access and enhancing the sense of seclusion and privacy.

To the front of the house, at the lower end of the garden, is a newly constructed Crown Pavilion Garden Room—a stylish and sheltered space ideal for outdoor entertaining and catering.





# SELLER INSIGHT

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## **How long have you lived at The Old Vicarage?**

When The Old Vicarage came on the market 30 years ago, although we were happily settled in Ecclesall with our 3 children we jumped at this unique opportunity to acquire such a wonderful Georgian House in Dore giving us abundant space to pursue and extend our own activities and lifestyle.

## **What do you love most about your property?**

The house has so many different features and areas to fully satisfy our different moods and requirements at any time of the day (or night). From entertaining in the beautiful drawing room to relaxing in the cosy family room or partying in the Games Room; from dining in the spacious, elegant, dining room to more casually eating in the Breakfast Kitchen or even enjoying a BBQ or meal in the Orangery, Garden Room or garden; the entertainment and living options are boundless both inside and outside in the different garden areas.

## **What do you love most about the location?**

We have the perfect mix of being within five minutes walk of the excellent facilities of Dore Village yet within walking distance of the beautiful open countryside of Blacka Moor and the Peak District.

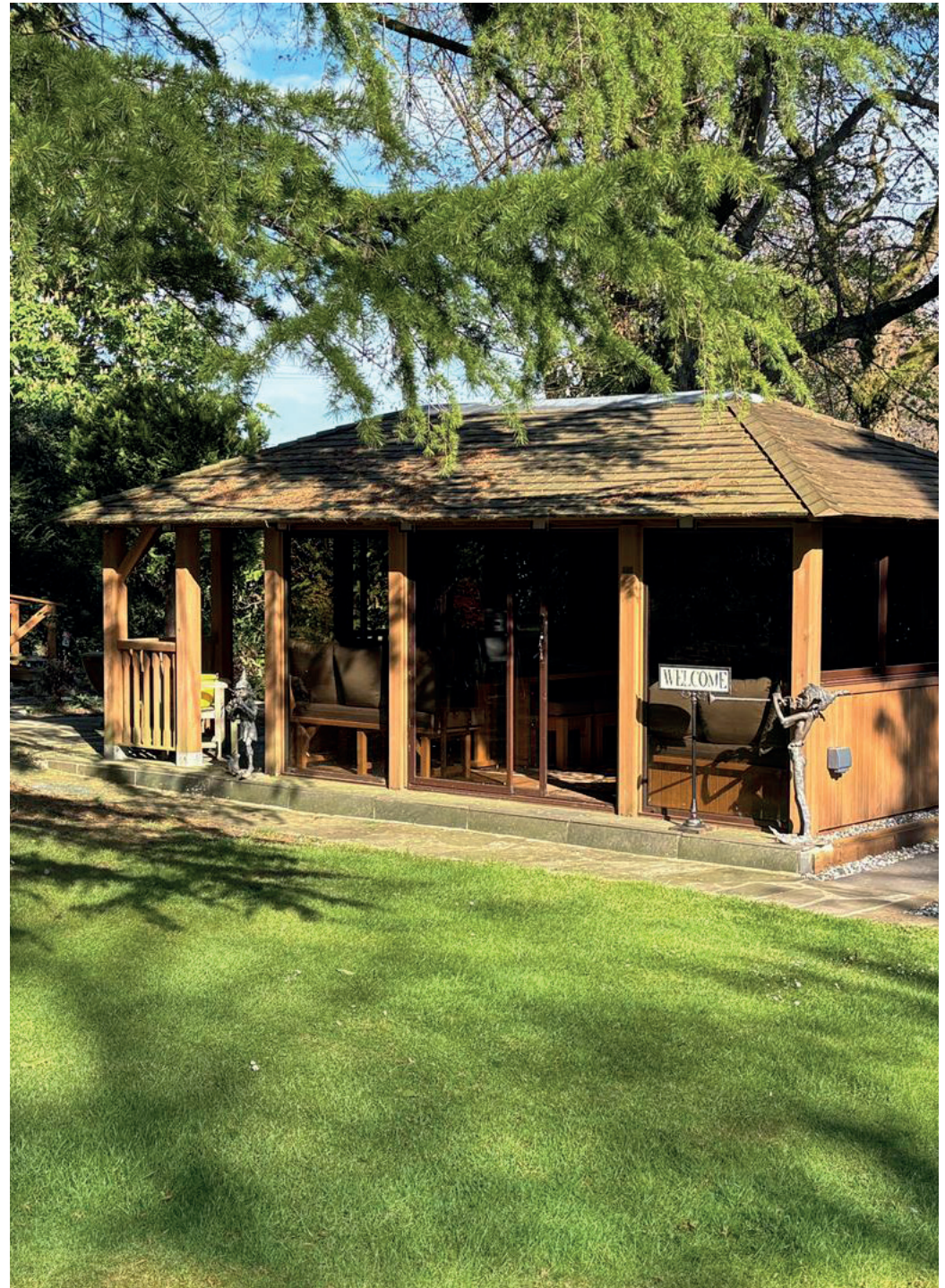
## **What is your favourite room in The Old Vicarage?**

Our favourite room in the house is the Orangery overlooking the beautiful garden which with underfloor heating allows us to use it all the year round relaxing, watching TV, eating etc.

## **Where do you normally get your groceries etc?**

We have a good variety of local shops including a fantastic fruit and veg shop, chemist, post office, newsagent and Co-op all within 5 minutes walking distance together with a hairdressers, garage, dental and doctors surgeries. Large supermarkets are about a 10 minute drive away.

\*The comments are the personal views of the current owner and are included as an insight into life at the property.





# LOCATION

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Vicarage Lane is a quiet and highly sought-after address within the heart of Dore, offering the perfect balance of peace and accessibility.

The Old Vicarage is just a short and pleasant stroll from the centre of Dore Village, where you'll find an excellent selection of traditional pubs, independent shops, fine restaurants, and highly regarded schools.

For nature lovers and outdoor enthusiasts, beautiful walks on Blackamoor and within the stunning Peak District.

For families, the area is well-served by a selection of highly regarded private and state schools. Private options include Birkdale School, Westbourne School, Sheffield Girls' High School, and Mylnhurst, while Dore Primary School and King Ecgbert School provide excellent local state schools.

The property benefits from excellent transport connections for easy commuting.

- Dore and Totley Train Station - direct services to Manchester, Sheffield and beyond
- M1 South - via Junction 29
- M1 North - via Junction 33





### Cellar

Floor area 51.2 sq.m.  
(551 sq.ft.)

### Ground Floor

Floor area 277.9 sq.m. (2,992 sq.ft.)

### First Floor

Floor area 204.6 sq.m. (2,202 sq.ft.)

### Garage & Garden Room

Floor area 66.7 sq.m. (717 sq.ft.)

**Total floor area: 600.4 sq.m. (6,463 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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