



55 Cortworth Road  
Ecclesall  
Sheffield  
S11 9LN









## **55 Cortworth Road, Ecclesall, Sheffield S11 9LN**

Stunning Eco-Designed Six-Bedroom Home in the Heart of S11 on Cortworth Road.

Set towards the top of the prestigious Cortworth Road in one of Sheffield's most sought-after leafy suburbs, this exceptional six-bedroom, five-bathroom residence offers approximately 4,400 sq ft of modern, sustainable luxury. With Beverly Hills-inspired architecture, this unique new conversion combines cutting-edge eco credentials with high-end finishes and elevated lifestyle features.

- Striking double-height entrance hall with natural light flooding through aluminium-framed windows and feature skylight
- Eco-conscious design with 18 roof-mounted solar panels, and 9kw battery storage also powering hot water tank, enabling off-grid living during summer. EV charging point.
- Contemporary open-plan living spaces with bi-fold doors, a bespoke media wall, and LVT flooring. Electrically operated window blinds throughout
- Private gymnasium, hot tub point, and summer house for year-round leisure and wellness
- Located within walking distance to Ecclesall Woods, top Sheffield schools, popular gastro pubs and local shops. Short drive to both Sheffield city centre or the open Peak District.
- South-west facing rear garden with open valley views, a natural stream, and 3 elevated balconies/decking areas
- Six spacious bedrooms and five stylish bathrooms, including luxurious en-suites off a gallery landing with view into hallway
- Expansive kitchen with oversized island, quartz-designed worktops, feature lighting within dropped ceiling over island for a bright, welcoming heart of the home
- Double garage with electrically operated sectional garage door, large block paved drive.
- This one-of-a-kind Freehold property seamlessly blends architectural drama with everyday functionality, all set in a desirable location known for its beauty, community, and lifestyle offerings.

## GROUND FLOOR

Upon entry, you're greeted by a grand double-height hallway, setting the tone for the property's opulence. At the heart of the home is the magnificent, state-of-the-art kitchen, featuring a full complement of high-end appliances, a large central island, and patio doors and electric blinds, allowing abundant natural light to flood the space. The kitchen opens onto a south-facing balcony, perfect for enjoying views of the garden. The spacious sitting room is fitted with a media wall and bi-fold doors leading to a superb entertaining terrace. Additional rooms on this level include a music room (which could easily serve as a sixth bedroom), a study, another bedroom, and a luxurious bathroom.

## FIRST FLOOR

On the first floor, a generously proportioned landing leads out to a decked terrace. The master bedroom features doors opening onto a private south-facing balcony and benefits from a stylish en suite shower room. Three further double bedrooms, two of which have en suite bathrooms, and another bedroom served by a family bathroom complete this level.

## LOWER GROUND FLOOR

The lower ground floor offers further flexibility, with a gym/cinema room, utility room, and shower room—an ideal space for multi-generational living or to accommodate a dependent relative or teenager. Outside, you'll find a covered hot tub area and a large integral storeroom/workshop, adding practicality to this already impressive property.

## EXTERIOR

Large double width driveway with parking for four cars and DOUBLE INTEGRAL GARAGE with EV charging point. Landscaped front garden and south facing delightfully landscaped rear with a natural stream and summer house.

**SERVICES:** The property has all mains services and including 18 Solar Panels providing even lower cost energy.

## LOCATION

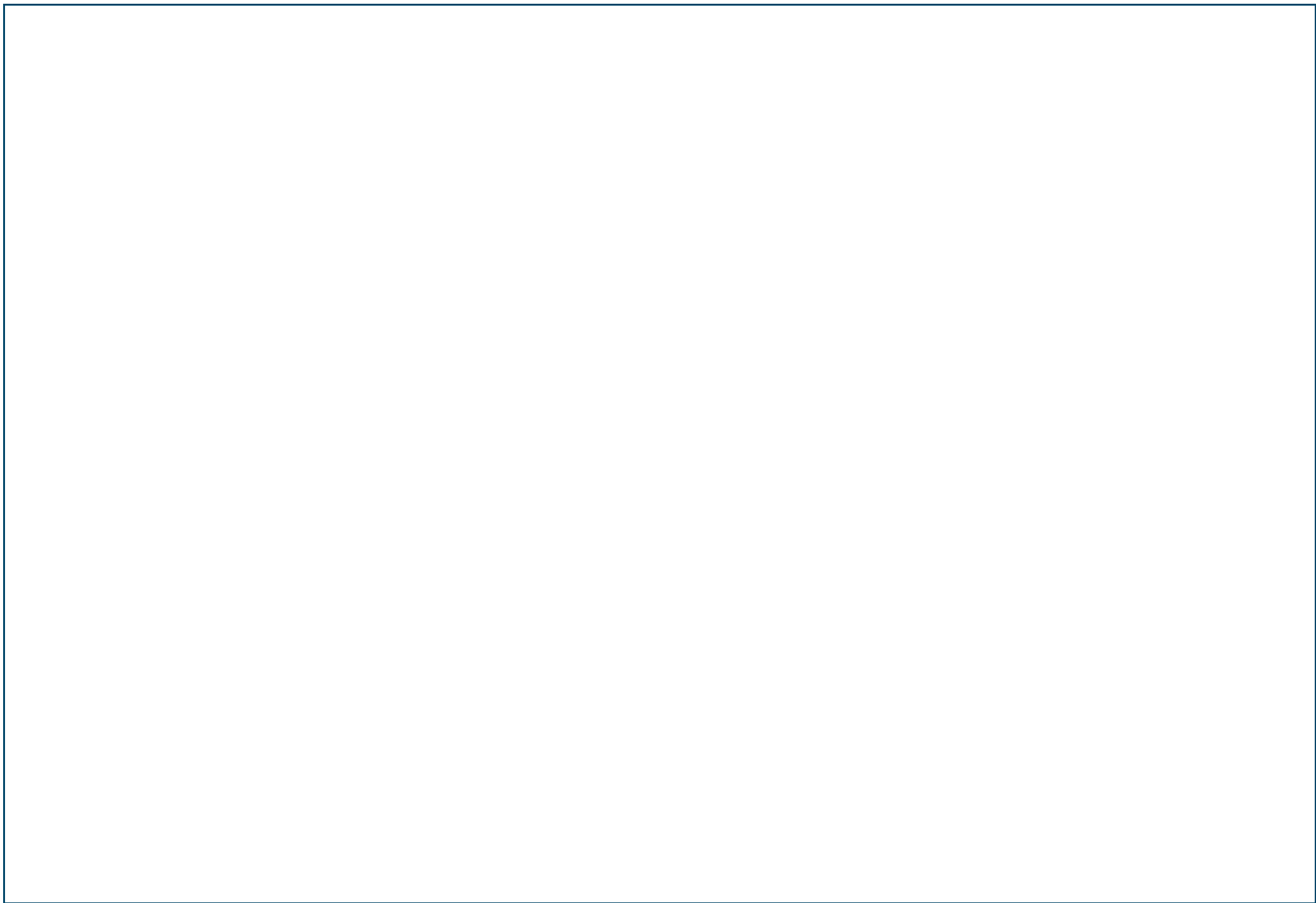
The property is situated in the very sought after south west suburb of Sheffield, at the top of an exclusive road.

Highly regarded schools with private options locally including Birkdale School, Westbourne School, Sheffield Girls High School and Mylnhurst whilst Dobcroft Infant and Junior Schools and Silverdale Senior School provide excellent state schools.

Nearby restaurants, parks and sporting facilities plus easy access to Dore and Totley Train Station with direct access to Manchester and Sheffield and beyond.

Sheffield Train Station 3.8 miles providing fast service to London St Pancras.

Within a short drive of the beautiful open countryside of the Peak District and approximately 3.3 miles to Sheffield City Centre.

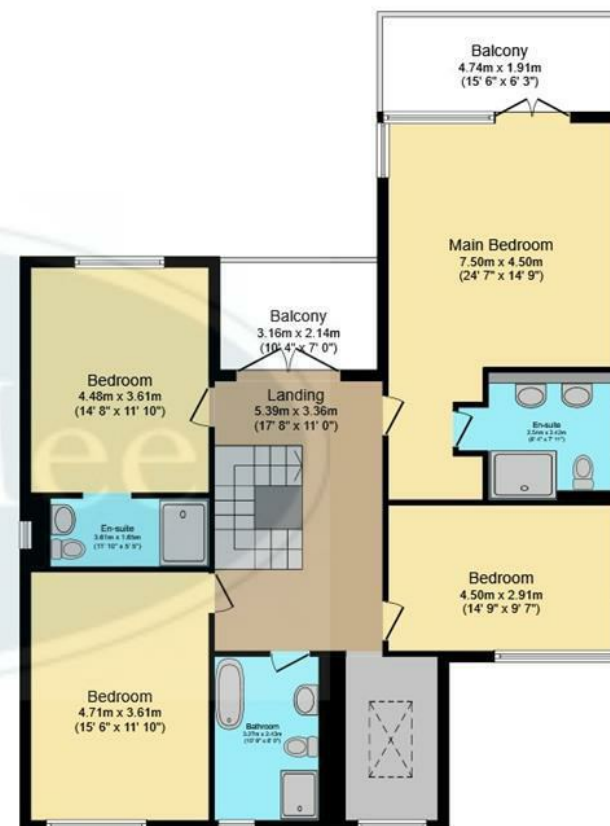




**Lower Ground Floor**  
Floor area 80.8 sq.m. (870 sq.ft.)



**Ground Floor**  
Floor area 192.1 sq.m. (2,068 sq.ft.)



**First Floor**  
Floor area 138.1 sq.m. (1,487 sq.ft.)

**Total floor area: 411.0 sq.m. (4,424 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)







