



Beech House  
Housley Park | Chapeltown | Sheffield | S35 2UE

FINE & COUNTRY

# BEECH HOUSE

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*“When we first viewed Beech House 8 years ago, we were instantly attracted by the lovely kerb appeal and location. It’s modern and elegant in appearance, and situated on a quiet road, so it certainly ticked a lot of our boxes,” recall the current owners.*



An individually designed and built four bedroom family home situated in one of the areas most highly regarded locations offering spacious versatile accommodation which is presented to an exceptional standard throughout.

Beech House is offered to the market with no upwards chain, has a stunning orangery opening onto the rear garden, a spacious living kitchen and two generous reception rooms. The property enjoys a private position within walking distance of the town centre, is well served by an abundance of local services including highly regarded schools and is also conveniently located for both glorious open countryside and the M1 motorway network.

An entrance door sits central to full height windows opening to the reception hall which offers generous proportions with a Karndean floor gives access through to the Dining / Sitting Room. This room presents an impressive first introduction to the home; a walk in bay window ensuring excellent levels of natural light is invited indoors; the focal point of the room being a feature carved stone fireplace with an inset living flame effect fire.

The Lounge is situated to the rear aspect of the house, has ornate detailing to the ceiling, a dado rail and French doors opening to the orangery. The chimney breast forms the focal point of the room with an exposed brick backcloth and living flame effect grate style fireplace. From the lounge access is gained to an impressive orangery boasting expansive proportions, windows to three aspects overlooking the garden and a glazed 'lantern style ceiling' and French doors opening onto the garden inviting the outdoors inside.









# Seller Insight

“We've made a number of enhancements during our time here, including reconfiguring the downstairs layout. We also added an orangery to the rear of the property which opens out to the garden. It's always full of sunlight and is a great entertaining space. The work continued outside too as we completely revamped the front garden and added a resin driveway with parking for several cars. We finished it all off with wrought iron railings and an automatic, wrought iron gate which bears the name of the house.”

“The location is fantastic too. Chapeltown centre is just a short stroll from the house with amenities including a library, Post Office and bank, as well as several public houses and coffee shops. Transport links are good too with the M1, train station and bus links offering easy access to the surrounding areas, including Sheffield city centre, Meadowhall, Bamsley and Rotherham. It's just a short stroll to the open countryside where the local rambling club meet frequently to enjoy pleasure walks.”

“The house and garden are perfect for entertaining. The outside space is very quiet and peaceful and offers a lot of privacy as the rear of the property is not overlooked. We often open up the orangery and conservatory onto the patio area to create a large space which is ideal for gatherings of all kinds.”

“It's hard to choose just one favourite room. I enjoy spending time in the sunny conservatory where I can relax and enjoy some 'me time' as I read and do crosswords. I also particularly like the front lounge as it captures the morning sun and there's nothing better than sitting with a cup of coffee in the bay window just watching the world go by.”

“Beech House is large by most standards, flows well and is easy to clean and maintain. It was built with care and quality materials to ensure longevity and minimal maintenance costs. We are within walking distance of all the amenities we require, yet it is also a very quiet and select location which is ideal for anyone wishing to live on the north side of Sheffield,” conclude the current owners.\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







The Living Kitchen has a window directly overlooking the garden, has an Amtico floor and is presented with a bespoke range of kitchen furniture complimented by granite work surfaces that incorporates a drainer and has an inset Belfast pot sink. There are eye level glass fronted display cabinets, concealed under cupboard lighting and appliances including an integral range consisting of a double oven and grill, a seven ringed burner and hotplate, which is set back to a feature surround with tiled backcloth and hidden extractor fan. Additional appliances include a dishwasher and a fridge freezer. The utility ensures all washing facilities are separate from the kitchen, presented with furniture and work surfaces that incorporate a single drainer sink unit. A part glazed door opens to the conservatory which has French doors opening directly onto the rear garden. To the remainder of the ground floor is a cloakroom presented with a two piece suite.





## First Floor

A centrally positioned landing gives access to all first floor accommodation. The Master Suite is positioned to the front aspect of the house, enjoying a south facing position with a window commanding a pleasant aspect over the garden. This generous double bedroom has fitted wardrobes and en-suite facilities comprising a low flush W.C, a step in shower and a Victorian style wash hand basin with marble surround and a mirrored backdrop. The room has full tiling to the floor, travertine tiling to the walls, two radiators, one with a brass towel surround and two frosted windows to the rear elevation. To the remainder of the first floor are two double bedrooms, each with built in wardrobes, the rear commanding a view over the garden whilst the fourth bedroom offers generous single accommodation and commands a pleasant outlook. The family bathroom is presented with a four piece suite consisting of a free standing roll top cast iron bath, a step in shower, a low flush W.C and a pedestal wash hand basin.









## Externally

The property is situated on a private tree lined road; arguably one of the most sought after addresses in the area. Accessed via electronically operated wrought iron gates that open to a driveway which has hedged borders and a shaped garden mainly laid to lawn. To the rear aspect is a privately enclosed garden, laurel borders, shaped flower beds and a garden mainly laid to lawn overlooked by a paved patio. The integral double garage has power, lighting and an up and over entrance door.











The property enjoys a location on a tree lined lane of individually designed homes situated to the north side of the city. Positioned within walking distance of local amenities which include a wide variety of shops, pubs and restaurants as well as an Asda supermarket. The railway station at Chapeltown is within a 5 minute drive and the M1 motorway can be accessed by two junctions (35 and 35a). There are also regular bus services into Sheffield and additional services to Barnsley and Rotherham town centres. Open countryside is immediately accessible, Greno Woods is an ancient woodland covering 169 hectares offering excellent opportunities for wildlife and whilst nearby attractions include Wortly Hall, Wentworth Woodhouse and Wentworth Castle are close by as is the golf club at both Tankersley and Wortly.

Sheffield centre is within a 20 minute drive and presents prestigious universities, hospitals and many public houses specialising in real ales. The city has major theatres, museums and art galleries, a multitude of restaurants and an active nightlife. The fabulous 19 acre Botanical gardens and the recently restored glass pavilions present an immediate attraction and the glorious Peak district is also within a short drive. Meadowhall shopping centre can be reached within 15 minutes.





**Additional Information**

A Freehold property with mains gas, water, electric and drainage. All fixtures and fittings by separate negotiation. Housley Lane is an unadopted road.

**Directions**

Proceed out of Sheffield on the A61 Penistone Road. Turn right onto Bracken Hill and then right onto Burncross Road. Turn left onto Housley Lane and after the right hand bend the property is on the left.



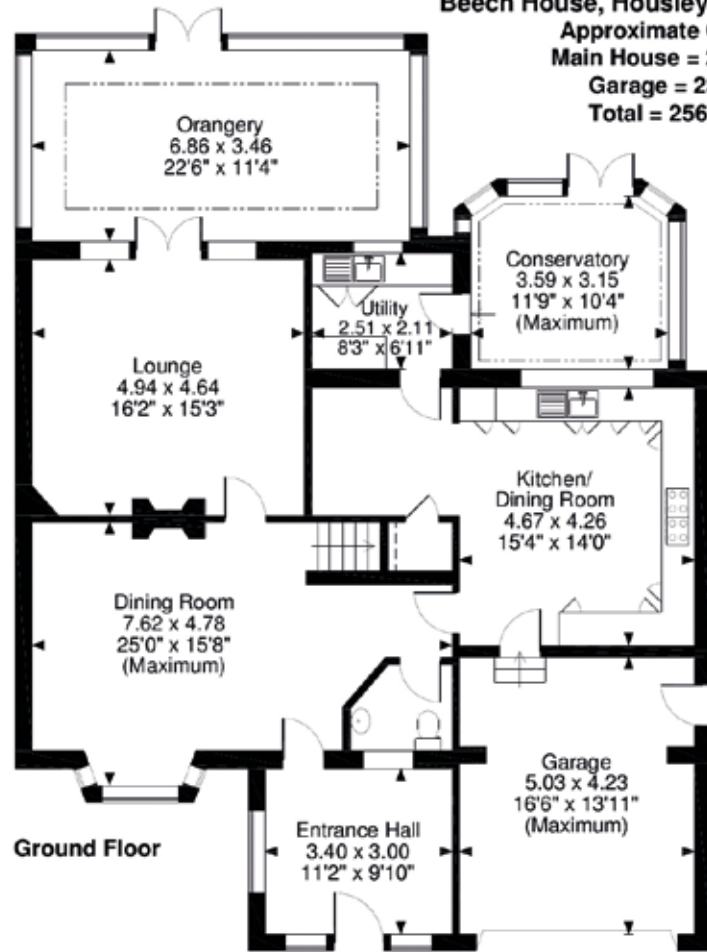
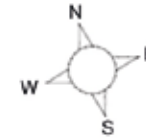
**Beech House, Housley Park Chapeltown, Sheffield**

Approximate Gross Internal Area

Main House = 2336 Sq Ft/217 Sq M

Garage = 231 Sq Ft/21 Sq M

Total = 2567 Sq Ft/238 Sq M



**First Floor**

Energy Efficiency Rating		
Energy Efficiency Class	Current	Potential
A (91-100)		
B (81-90)		
C (71-80)		
D (61-70)	65	73
E (51-60)		
F (41-50)		
G (1-40)		

for energy efficient higher running costs

England & Wales EU Directive 2002/91/EC



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 06.02.2020





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