







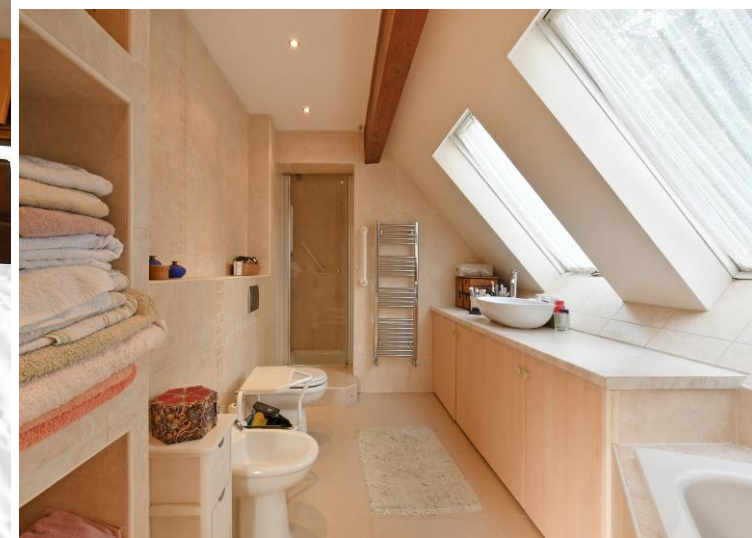
## Ivy House

50 Ivy Park Road • Ranmoor • S10 3LB

Guide Price £1,100,000 - £1,200,000

Designed and built by an architect for his own family, this unique 4 double bedroom detached property sits within a third of an acre of established gardens. Offers exciting potential to develop, subject to necessary consents. Incorporates an adjoining 1-bedroom self-contained annex and double garage. Flexible accommodation creating a superb family home with unique architectural design features and beautiful views through imposing statement windows. A shared entrance hall links the property to the 1 bedroom, self-contained annexe. The hallway features a cloakroom, WC and stairs down to the cellar which provides useful storage and utility space. A study/workroom is also accessed from the hall. The stunning, contemporary kitchen is fitted with white units, finished with Corian worktops, plus a range of integrated appliances and generous walk-in pantry. Leading though to the dining room, where concealed sliding doors create a seamless link the conservatory, the hub of the home, which everything centres around. The sitting room features a log burner and pleasant views of the wraparound garden. The first floor comprises of a family bathroom and 4 double bedrooms, all equipped with fitted storage and a pleasant outlook. Both front facing bedrooms feature triangular shaped windows offering fabulous far-reaching views. The master bedroom is accessed from an open gallery which overlooks the conservatory and incorporates a generous ensuite bathroom. Externally a gated, cobbled driveway provides off street parking for several vehicles and leads to a double garage. The stunning, Yorkshire stone patio is a sun trap and overlooks the extensive wraparound garden, filled with fruit trees, vegetables patches and an array of planting which flowers all year round. An established garden lovingly maintained by a passionate gardener. Ranmoor is one of Sheffield's most sought-after areas, close to local shops and amenities, restaurants, pubs, cafes and reputable schools. Easy access links to the city centre, hospitals, universities and the Peak District.





- Architect Designed & Built in 1985
- Unique Family Home in Ranmoor
- 4 Double Bedrooms
- Separate 1 Bedroom Annexe
- Flexible Accommodation & Stunning Views

- Generous Wraparound Established Garden
- Fabulous Potential to Develop
- Gated Driveway & Double Garage
- Freehold
- Council Tax Band G



# 50 IVY PARK ROAD

APPROXIMATE GROSS INTERNAL AREA = 286.0 SQ M / 3078 SQ FT

BASEMENT = 27.2 SQ M / 293 SQ FT

TOTAL = 313.2 SQ M / 3371 SQ FT



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



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