











## Courtyard House

Newfield Lane • Dore • S17 3DB

Guide Price £775,000 - £795,000

Dating back to 1906 is a fabulous stone built 4 double bedroom, 2 bathroom spacious family home. A sought-after location within Dore village, secluded from the road, offering a pleasant outlook, surrounded by open fields. A unique period property offering spacious accommodation measuring an impressive 2369 sq ft. Features a courtyard and private, mature garden complete with summer house. Benefits from combination gas central heating, double glazing and solar panels. The ground floor enters through either a front or rear porch with alternative side door entry into the utility room. The bespoke David J Martin kitchen has been designed with a range of solid wooden units topped with granite worktops and integrated appliances including oven, microwave, dishwasher, fridge, gas hob and double Belfast sink offering far reaching views at the rear. A separate utility room creates further storage housing the boiler and providing access to the loft space where the solar panel batteries are located. There are 2 generously proportioned reception rooms both complemented by local quarry stone fireplaces and open fire within the lounge. The first floor comprises 2 spacious double bedrooms filled with natural light and a family bathroom complete with traditional white suite, cast iron bath and separate corner shower cubicle. The second floor offers a further 2 good sized double bedrooms and a second bathroom equipped with 3-piece white suite. Externally a rear courtyard offers far reaching views and across the driveway is a secluded, private mature garden filled with established trees, summer house and 2 garden sheds. Dore is one of Sheffield's most sought-after locations with a range of shops, cafes, restaurants and pubs in the village, schools, recreational facilities, public transport, and access links to the train station, city centre, hospitals, and universities.









- Spacious Semi Detached Family Home
- Secluded Location & Superb Outlook
- 4 Double Bedrooms & 2 Bathrooms
- Period Property Dating Back to 1906
- 2 Reception Rooms with Feature Fireplaces
- Light & Airy Dining Kitchen & Separate Utility
- Sought After Development in Dore, S17
- Courtyard & Mature Private Garden
- Freehold & No Chain
- Council Tax Band G, EPC TBC

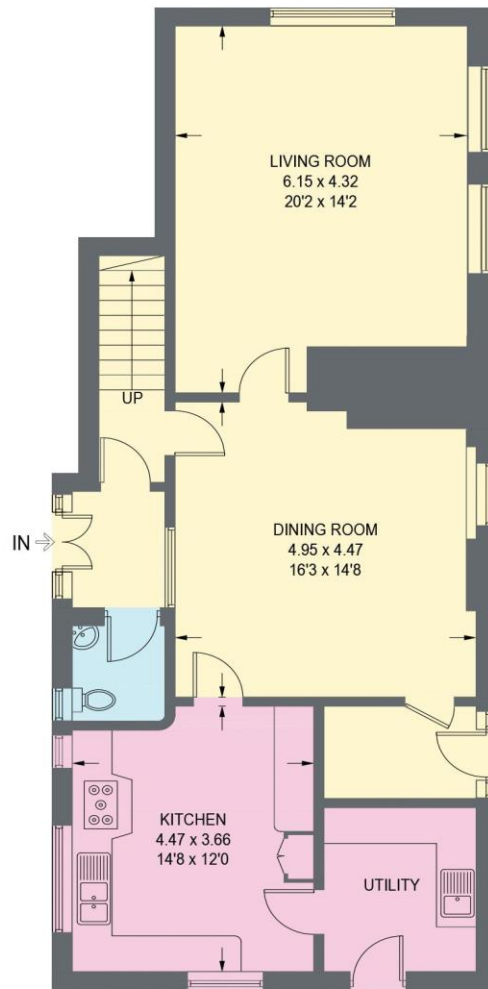




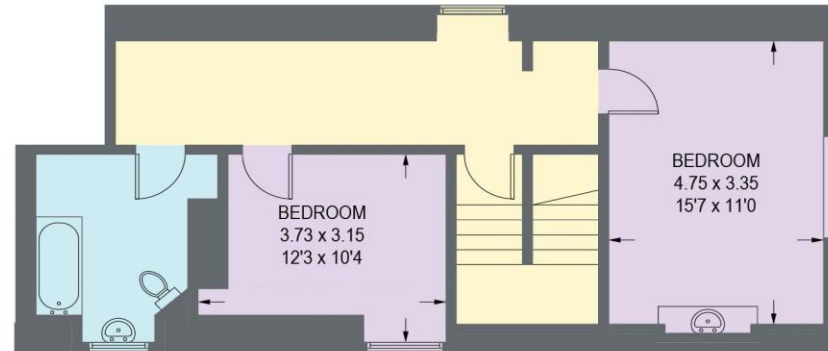


# COURTYARD HOUSE

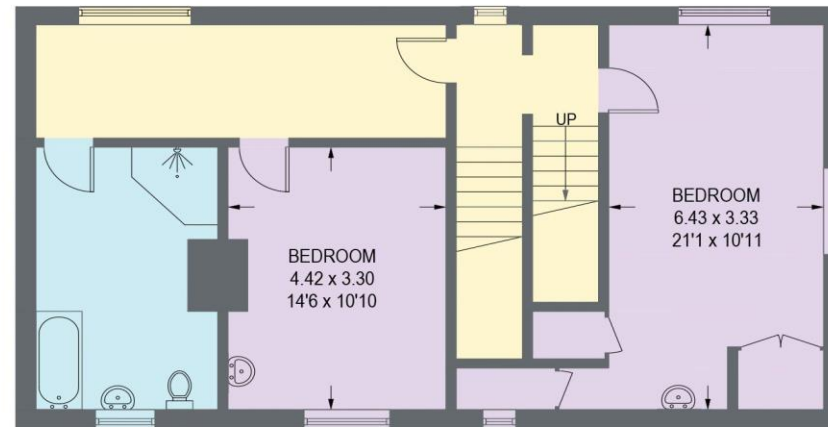
APPROXIMATE GROSS INTERNAL AREA = 220.1 SQ M / 2369 SQ FT



**GROUND FLOOR**  
**88.5 SQ M / 953 SQ FT**



**SECOND FLOOR**  
**54.9 SQ M / 591 SQ FT**



**FIRST FLOOR**  
**76.7 SQ M / 825 SQ FT**

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

(IDMRP2025)





haus

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