







Grange Cottage

49 Button Hill • Ecclesall • S11 9HF

Guide Price £1,250,000 - £1,300,000

A stunning four double bedroom detached residence dating back to the 1880's with beautiful period features. The property was extended in 2005 creating extremely generous and flexible living accommodation. To the ground floor there is a generous studio/games room and two further reception rooms with feature fireplaces, a dining kitchen, two W.C's, boot room, pantry and utility room. Four Double bedrooms with fitted furniture and two bathrooms. Grange Cottage enjoys lovely far reaching views and is set within a fabulous plot with mature well stocked gardens to three sides and parking for several vehicles. The accommodation comprises: Entrance lobby with access to the barrel vaulted cellars providing useful storage. Generous studio/games room with W.C. Hallway with wooden floor leading into the snug which has a feature fireplace with living flame gas fire and separate W.C. Living room with lovely views over the gardens and a limestone tiled fireplace with modern log burner. Dining kitchen having a range of cream units complemented by oak worktops, Belfast sink, wine cooler, hob, oven, extractor and Aga. The dining area has a feature fireplace with living flame gas burner, window seats and rear porch. From the kitchen there is access to the boot room, pantry and utility room. To the first floor landing there is a vaulted ceiling with feature window. Superb master bedroom with fitted furniture and en-suite bathroom with separate double shower. Three further double bedrooms with lovely aspects of the gardens and family bathroom. The property is approached from Button Hill through a gate to a generous driveway and parking area with room to erect garages subject to the necessary permissions. Generous lawns to the front and side, mature and established trees and bushes, feature stone walling, log store and shed. To the rear of the property there is a seating area and lawned areas, stone steps descend to the generous main lawn, patio, decked terrace and garden studio room. Button Hill is a popular road well-served by local shops and amenities, highly regarded schools, Ecclesall Woods and Millhouses Park, further recreational facilities, public transport, and access to the city centre, hospitals, universities, Dore Train Station, and the Peak District.





- Stunning Stone Detached Residence
- 4 Double Bedrooms & 2 Bathrooms
- Extremely Generous Studio/Games Room
- Feature Fireplaces & Beautiful Period Features
- Fabulous Mature & Established Gardens
- Kitchen Appliances Including an Aga
- Utility Room, Boot Room, Pantry, 2 x W.C's & Cellars
- Excellent Local Amenities & Transport Links
- Council Tax Band G & EPC Rating TBC
- Freehold



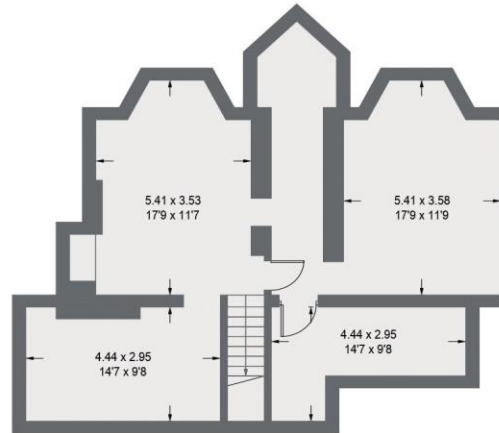


GRANGE COTTAGE

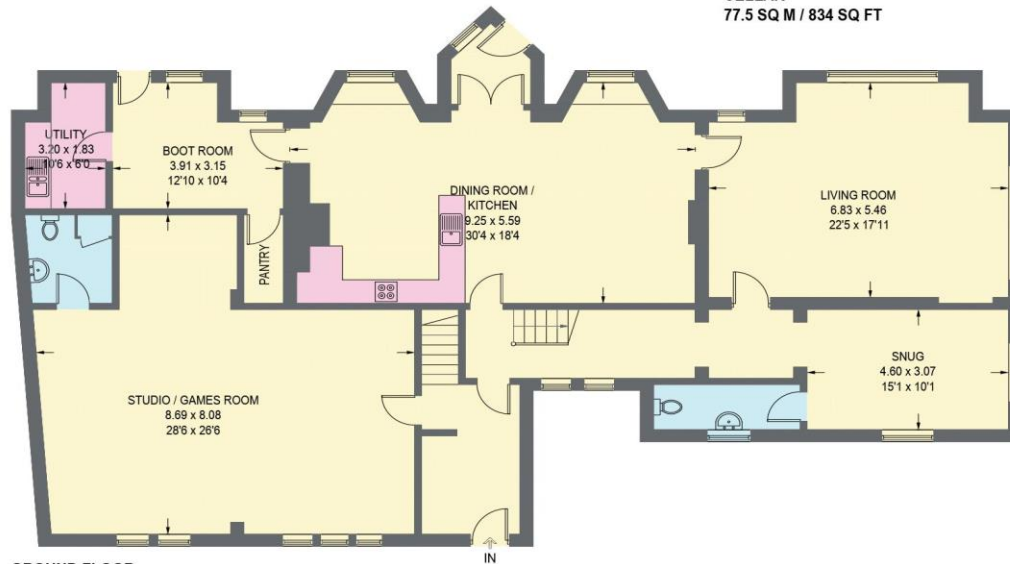
APPROXIMATE GROSS INTERNAL AREA = 366.8 SQ M / 3948 SQ FT

CELLAR = 77.5 SQ M / 834 SQ FT

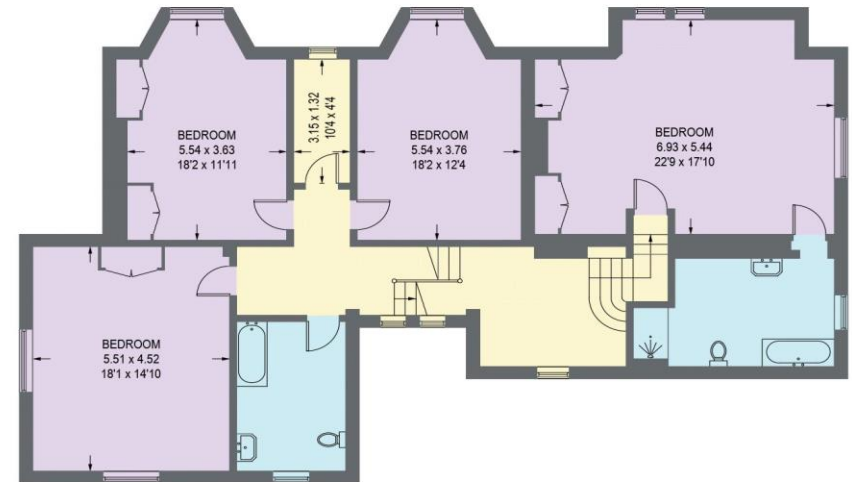
TOTAL = 444.3 SQ M / 4782 SQ FT



CELLAR
77.5 SQ M / 834 SQ FT



GROUND FLOOR
212.3 SQ M / 2285 SQ FT



FIRST FLOOR
154.5 SQ M / 1663 SQ FT

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

(IDMRP2025)



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