







Apt 43 Cornish Place

Cornish Street • Kelham Island • S6 3AF

Guide Price £290,000 - £305,000

A stunning 2/3 bedroom first floor apartment complete with mezzanine level, within a former cutlery works, in Kelham Island, measuring an impressive 1235 sq.ft. Cornish Place dates to the early nineteenth century, retaining some of the industrial heritage in the city, being converted to apartments in the 1990's. A spacious, light and airy apartment with exposed brickwork and feature arched windows complemented by stylish decor, gas central heating run from a combination boiler, a security intercom, and allocated car parking space. Through a secure communal door with stairs leading to a private entrance on the first floor and welcoming hallway featuring period arch windows fitted with bespoke shutters. To the far end of the apartment is a fabulous open plan living space embracing the industrial charm with exposed brick, arched windows, high ceilings, recessed shutters and original built-in storage. A superb dual aspect flexible space adjoining a modern kitchen fitted with a range of matching units, solid wooden worktops complemented by decorative tiled splashbacks and integrated appliances including over/grill, induction hob, fridge freezer and dishwasher. The landing features a utility cupboard housing the washing machine and boiler. The main bedroom is generously proportioned, styled in modern grey tones and 2 front facing focal windows. The bathroom is equipped with a traditional suite, bathtub, overhead rainfall shower and beautiful tiling. A further door opens into a smaller bedroom with stairs leading to a mezzanine level creating a fabulous occasional room, designed with a picture window overlooking the living space and providing generous walk in storage offering potential for an ensuite, subject to necessary consents. Externally, there is a block-paved courtyard with a security barrier, providing allocated car parking for one car. The development adjoins the River Don with a pleasant BBQ and picnic area. Residents have the shared use of a gym, bicycle store and guest suite at a cost of £25 per night. Kelham Island is Sheffield's fashionable, city centre village, immensely popular, and continuing to develop, with a growing number of cafes, bars, eateries, whilst also providing access links to the train station, hospitals, and the universities.



A grey upholstered armchair with a matching ottoman, positioned in the corner of the room. The chair has two light-colored patterned cushions. The ottoman is rectangular and sits on small casters.

A large window with a grey frame, divided into two panes. Both panes are covered with light-colored, floral-patterned roller blinds. The window looks out onto a brick building. A white radiator is positioned below the window.

A white bed frame with a simple headboard and footboard. The bed is dressed in a light-colored duvet and a striped blanket. Two pillows are placed at the head of the bed. A white bedside table with a lamp is visible next to the bed.

A white ladder-style shelf with five shelves. The top shelf holds a small orange box. The second shelf has a woven basket. The third shelf has a small potted plant. The fourth shelf has a small box. The bottom shelf has two grey storage boxes. A small wooden chest sits on the floor next to the base of the shelf.

Four framed pieces of artwork arranged in a 2x2 grid on the wall. Each frame contains a collection of small, dark, decorative objects, possibly jewelry or trinkets, displayed against a light background.

A white chest of drawers with a wicker basket leaning against its side. On top of the chest, there is a small round mirror with a decorative frame and a small glass vase. The chest has a simple, clean design.



- 2/3 Bedroom First Floor Apartment
- Grade II Listed Former Cutlery Works
- Industrial Charm & Modern Interior
- Light & Airy Accommodation
- Mezzanine Level with Occasional Space

- Fabulous Dual Aspect Living Space
- Freehold & Service Charge £2,577 pa
- Communal Gym & Guest Accommodation
- Allocated Parking Space
- Council Tax Band C, EPC Rating D



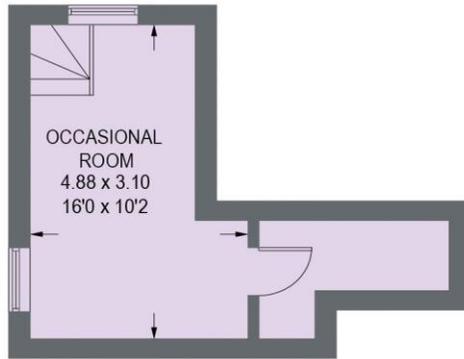


CORNISH STREET

ACT

43 CORNISH PLACE

APPROXIMATE GROSS INTERNAL AREA = 114.7 SQ M / 1235 SQ FT



FIRST FLOOR
16.7 SQ M / 180 SQ FT



1 CAR PARKING SPACE



GROUND FLOOR
98.0 SQ M / 1055 SQ FT

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

(IDMRP2025)



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