







20 Lawson Road

Sheffield • South Yorkshire • S10 5BW

Guide Price £1,100,000 - 1,200,000

Dating back to circa 1850 is a fabulous 7 bedroom, 4 bathroom period stone built detached property located in the Broomhill Conservation Area. A unique, spacious family home offering flexible accommodation arranged over three levels, retaining many original features and period charm. Lovingly restored to preserve the character of the building which features a cobbled driveway, garage, and wrapround private gardens. Benefits from gas central heating, original windows with shutters and log burning stoves. Potential to develop further, subject to any necessary consents. Freehold. A grand period style stone entrance opens into a welcoming foyer leading through to a superb open plan living space, ideal for family life. Offering pleasant garden views to the front, side, and rear, the flexible space offers a solid wooden, traditional kitchen featuring a Rayburn, adjoining a sitting area complete with a log burning stove and family dining area, with French doors leading out on to the rear garden. A separate bay fronted lounge is complemented by original detailed coving, wooden sash windows and a log burning stove set within a magnificent limestone fireplace. Also on the ground floor is a further reception room/study, laundry room, cloakroom and utility room. Stairs descend to a tanked cellar with three substantial rooms, for storage, offering potential to convert into living space, subject to consents. The first floor has four generously proportioned double bedrooms, all retaining period design of original windows, high ceilings, with varnished wood floors. The main bedroom has an en-suite bathroom, there are two separate family bathrooms. Stairs lead to the second floor with three further double bedrooms, along with generous storage. The second-floor bathroom features a hatch leading through to the loft space, fitted with Velux windows, and offering potential to develop into further living space if desired, all subject to any necessary consents. Private outdoor space wraps around the property bordered by mature Beech trees. Designed to offer partial lawn, stone terrace and low maintenance courtyard, providing separate areas all complemented by established colourful planting. A stone built outhouse creates ideal storage or potential to develop. Lawson Road commands an enviable position on a leafy road, well-placed for shops, cafes, restaurants and further amenities in Broomhill, Crookes and Crosspool, as well as having excellent transport links to the hospitals, universities, city centre, and the Peak District.





- Period Stone Built Detached Family Home
- Located in Broomhill Conservation Area
- Measuring an Impressive 4437 sqft
- Original Features & Period Charm
- 7 Bedrooms & 4 Bathrooms
- Open Plan Family Space
- Established Gardens & Outbuilding
- Cobbled Driveway & Garage
- Freehold & No Chain
- Council Tax Band G, EPC Rating D





20 LAWSON ROAD

APPROXIMATE GROSS INTERNAL AREA = 412.2 SQ M / 4437 SQ FT
OUTBUILDING (INCLUDING GARAGE) = 32.8 SQ M / 353 SQ FT
TOTAL = 445.0 SQ M / 4790 SQ FT

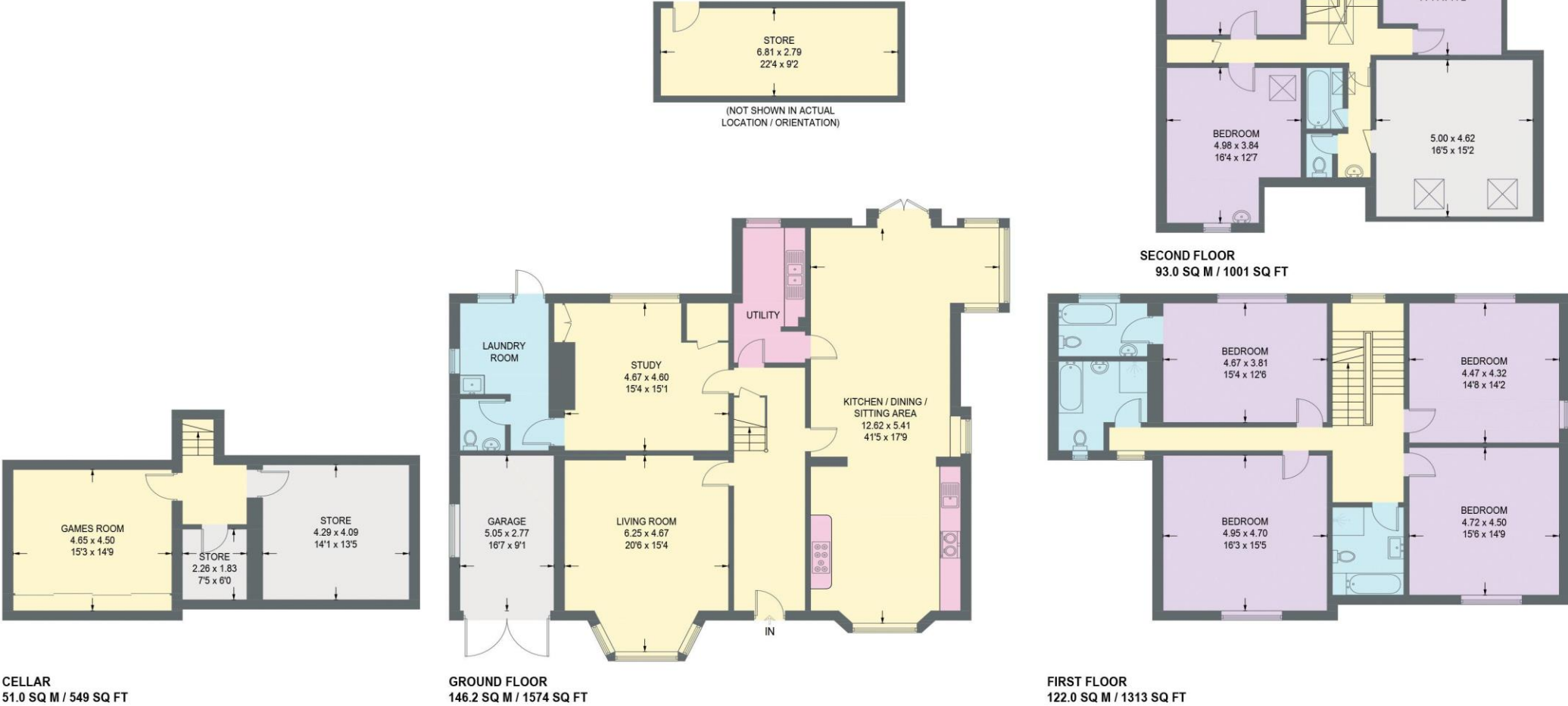


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868