



**Wales House Wales Court Manor Road, Wales Sheffield S26 5PB**



**welcome to**

**Wales House Wales Court Manor Road, Wales Sheffield**

WELCOME TO YOUR NEW HOME AND BE PREPARED TO BE AMAZED. This charming Grade II listed ex manor house is set within an exclusive development of four individually designed properties. Being sympathetically upgraded by the present owners yet retaining many original features.



### Entrance Porch

Impressive yorkshire stone ascend to a most delightful open porch area with tiled flooring and wooden panelled walls. This is an ideal area for bistro furniture or as the present owner advises is the perfect place for the Christmas tree.

### Entrance Hallway

19' x 12' ( 5.79m x 3.66m )

Glazed front entrance doors opens into a most inviting and spacious hallway having a single glazed window, central heating radiator and double built in storage cupboards. A feature of the hallway is the original cast iron stove.

### Cloakroom Wc

With pedestal hand wash basin, WC .

### Study

13' 6" x 8' 10" maximum ( 4.11m x 2.69m maximum )

Having central heating radiator and double glazed window. Ornate coving and picture rail.

### Kitchen

26' 10" x 16' maximum ( 8.18m x 4.88m maximum )

A most impressive kitchen generously fitted with farmhouse style base and wall units set above and below granite worktops with central island. The Range oven is available under separate negotiation. Integrated dishwasher, microwave and included in the sale is the American fridge freezer. Two large front facing double glazed windows and central heating radiator. The dining area also features a fireplace and underfloor electric heating to the kitchen area.

### Studio

17' x 11' 6" maximum ( 5.18m x 3.51m maximum )

This versatile room could have many uses and features a worktop with inset one and a half porcelain sink and base unit for storage. Central heating radiator and double glazed window.

### Sitting Room

21' x 22' maximum ( 6.40m x 6.71m maximum )

Elegant sitting room boasting four double glazed windows allowing for an abundance of natural light to the room. The windows have custom made shutters which are included in the sale. The feature Louis style fireplace with marble back and hearth has an inset gas fire. Two central heating radiators.

### Central Atrium/Dining Area

At the heart of the house is a central atrium which in the past has been utilised as a dining area with feature fireplace and understairs storage cupboard,. A turning staircase leads to a small landing with reading area and then to a galleried landing and upper floor rooms. A wonderful skylight window provides additional natural light..

### Home Office Area

13' 1" x 6' 9" ( 3.99m x 2.06m )

With shelving and glazed leaded feature window.

### Shower Room

Leading off from the hallway the shower comprises of WC, corner hand wash basin, shower enclosure and full tiling to the walls.

### Family Lounge

23' maximum x 17' 11" ( 7.01m maximum x 5.46m )

A most spacious room previously having been a snooker room but now utilised as the family lounge. The main focal point being the Oak fireplace with inset gas fire. Two central heating radiators and two pairs of double glazed French doors leading out to the garden. The room is complimented with laminate flooring and the windows have custom made shutters which are included in the sale.

### Utility Room

7' x 5' ( 2.13m x 1.52m )

Having plumbing for washing machine, single glazed window and a door leading to steps descending to the spacious wine cellar/workshop. which provides ample storage space..

### First Floor Rooms

The galleried landing leads off to the master suite

and three further double bedrooms.

### Master Suite

22' x 22' maximum ( 6.71m x 6.71m maximum )

Generous master bedroom flooded with natural light through six double glazed windows. Two central heating radiators. French doors open out to a large balcony with wrought iron balustrade and enjoying far reaching views.

### Dressing Room

8' 10" x 13' ( 2.69m x 3.96m )

Fabulous dressing room with floor to ceiling fitted wardrobes offering ample storage and hanging space.

### Luxury En-Suite

Victorian style bathroom suite comprises of roll top bath, his and hers hand wash basins, low flush WC and separate shower enclosure. Half tiling to the walls, recessed spotlights to the ceilings, central heating radiator and double glazed window.

### Bedroom Two

18' x 12' maximum ( 5.49m x 3.66m maximum )

Having built in wardrobes, double glazed window and central heating radiator.

### En-Suite

Comprises of shower enclosure with electric shower, low flush WC, pedestal hand wash basin and half tiling to walls. Central radiator and double glazed window.

### Bedroom Three

18' x 10' 11" maximum ( 5.49m x 3.33m maximum )

Built in wardrobes to one wall, central heating radiator and double glazed window, Vanity unit with inset sink.

### Bedroom Four

18' x 10' ( 5.49m x 3.05m )

Having a further range of built in wardrobes, central heating radiator and double glazed window.



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## **Wales House Wales Court Manor Road, Wales Sheffield**

- PERIOD PROPERTY STEEPED IN HISTORY, LISTED GRADE 11
- Fabulous central atrium, Two elegant sitting rooms, five double bedrooms, 2 en-suites
- Beautiful gardens with open views to the rear
- Ample parking to the front courtyard and detached double garage
- 

Tenure: Freehold EPC Rating: D

**£875,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DGT107159 - 0018

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