

127, Brookhouse Hill, Sheffield, S10 3TE



# 127, Brookhouse Hill

## Sheffield, S10 3TE

### Description

An exciting opportunity has arisen for the first time in almost 50 years to purchase this south facing, Edwardian detached property in the heart of Fulwood village. The house is ideally situated on a gently sloping plot extending to over two thirds of an acre and is moments from Forge Dam, local rural walking and provides easy access to the Peak National Park. With uninterrupted, views over Mayfield Valley and a stone's throw from the shops and facilities of Fulwood village, the property is approached via a long driveway and is set back from the road with an extensive area for off-road parking and turning for several cars. Requiring a scheme of general modernisation, the accommodation at ground floor briefly comprises large entrance hall, WC, kitchen, study, and lounge/dining room with views over Mayfield Valley and with access to the rear garden. On the first floor there are four bedrooms, a bathroom and access to the spacious loft. There is an attached tandem garage and several outbuildings. Fulwood village offers excellent shopping facilities including a co-op, coffee shop, and micro pub with local bus routes into Sheffield. Local schooling for all ages is excellent and there is easy access to Broomhill by bus for private schooling; and Hallamshire Golf Club is a short drive away. Ideally located for the Royal Hallamshire Hospital, Sheffield Children's Hospital, Clarendon Hospital, Thornbury Hospital and the University. Opportunities of this calibre, in this highly sought after area are few and far between, and given the extensive grounds, it offers the potential for extending what currently stands; to demolish and build a bespoke home in an enviable setting or alternatively, to develop the plot for additional dwellings (subject to planning permissions and regulations).

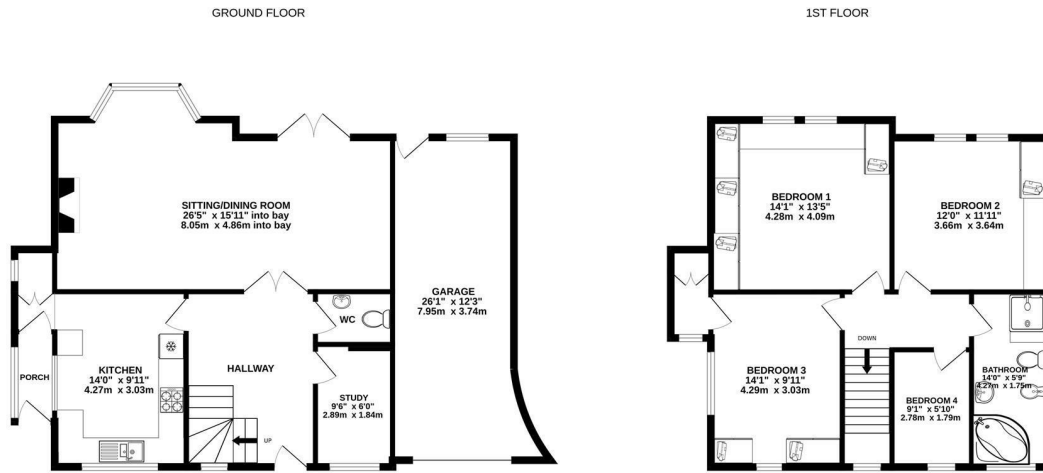
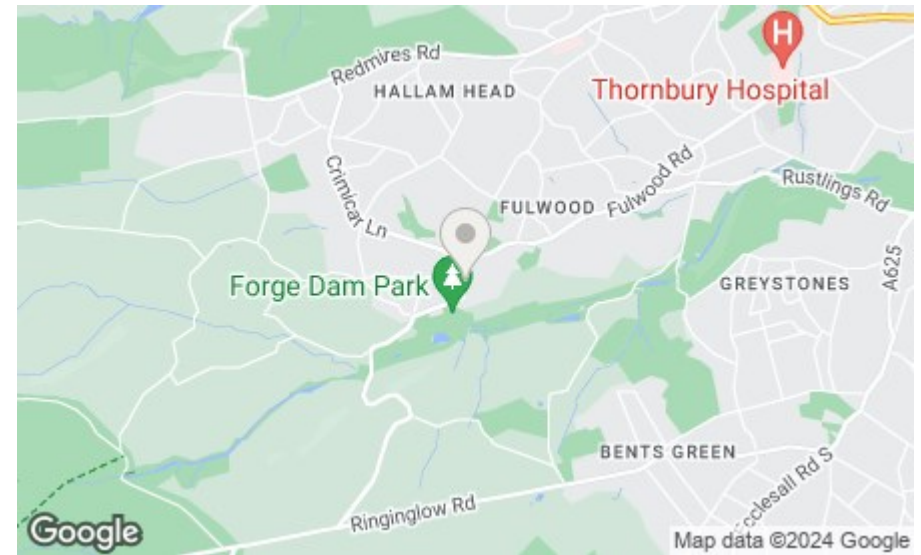
- Potential building plot (subject to planning permission).
- Superb location in the heart of Fulwood village and close to Forge Dam.
- Uninterrupted views over Mayfield Valley.
- Gardens over two thirds of an acre.
- Requires a scheme of general modernisation.
- Detached Edwardian property with four bedrooms.
- Generous off-road parking and tandem garage.
- Close to Hospitals and Sheffield University.
- A short drive to the Peak District National Park.
- NO CHAIN, EPC rating E52, freehold and Council Tax Band F











THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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