



Coachmans House

43 Kenwood Road, Sheffield



Blenheim
Park Estates



A Luxurious Four Bedroomed Semi-Detached
Family Residence in a Wonderful Development





Coachmans House

Welcome to Coachmans House

Nestled within the grounds of Kenwood Hall, awaits an extraordinary semi-detached residence boasting four bedrooms. This exceptional dwelling, known as Coachmans House, emerges from a recently completed and thoughtfully converted stable-block, showcasing meticulous attention to detail. With a commitment to excellence, Coachmans House presents spacious and luxurious family living spanning three floors.

With its stunning stone-built facade, Coachmans House exudes charm, while its interior has been designed to harmonise with the demands of contemporary lifestyles, blending character features with a tasteful modern touch. The residence boasts a high-specification finish, featuring quality integrated appliances from AEG, Neff, Bora, and CDA. Under floor heating serves the ground and first floors, ensuring optimal comfort, and the well-appointed bathroom suites add another touch of luxury.

At the core of this residence lies the open-plan lounge, breakfast kitchen and a centrepiece which connects effortlessly. The breakfast kitchen extends to the landscaped rear garden, where a delightful combination of a lush lawn, a beautiful wild flower garden, and a seating terrace awaits. The bedrooms are generously proportioned with fitted furniture, a Jack-and-Jill en-suite serving bedroom 2 and bedroom 3 and a large master bedroom suite.

Coachmans House is located within a private, gated courtyard of three properties which offers the privilege of allocated parking for two vehicles and has provision for electric car charging points, ensuring convenience and security for residents.

This property offers excellent proximity to the vibrant amenities of Nether Edge, Sharrow Vale and Ecclesall Road, including shops, public houses and inviting cafes. The property is also within walking distance to the Sheffield Botanical Gardens and Endcliffe Park which provide beautiful scenic walking trails. Furthermore, the property boasts convenient access to Sheffield Children's Hospital, Royal Hallamshire Hospital, and the Jessop Wing. There is also a range of good local state and private schooling within the area. For seamless connectivity, bus stops on Psalter Lane provide convenient links to surrounding areas, Sheffield city centre and universities.

The property briefly comprises on the ground floor: Entrance hall, bedroom 4, master bedroom, master dressing room, master en-suite, shower room, cloak/storage cupboard, utility room and under-stairs storage cupboard.

On the first floor: Landing, WC, breakfast kitchen, lounge/dining room, cinema room, shower room and eaves storage.

On the second floor: Landing, study, bedroom 2, bedroom 3, Jack-and-Jill en-suite and storage cupboard.

Ground Floor

An oak door with a double glazed panel above opens to the:

Entrance Hall

A bright entrance hallway with a contemporary flair which has a pendant light point and tiled flooring with under floor heating. Double timber doors open to the master bedroom suite and timber doors also open to bedroom 4, shower room, storage cupboard and utility room.

Bedroom 4

9'10 x 8'10 (3.00m x 2.68m)

Having a front facing hardwood double glazed window, recessed lighting, a pendant light point, exposed beams and tiled flooring with under floor heating. To one corner, there's a range of fitted furniture, incorporating shelving and short/long hanging and a TV/aerial point. Double hardwood doors with double glazed panels and matching panels above opens to the courtyard at the front of the property.

Master Dressing Room

16'9 x 11'4 (5.10m x 3.46m)

Having recessed lighting, exposed timber beam, illuminated vanity mirror, fitted shelf with electrics designed as an option for beverages, deep skirtings and tiled flooring with under floor heating. There's a range of fitted furniture, incorporating shelving and short/long hanging. To one corner, there's a marble work surface with a matching marble sink and a Crosswater Zero 2 chrome mixer tap. Double timber doors open to the master en-suite and an opening gives access to the master bedroom.





Lounge

A sizeable reception room with front courtyard facing and side facing hardwood double glazed windows and a floor-to-ceiling hardwood double glazed panel. Also having recessed lighting, pendant light point, exposed timber beams and engineered wooden flooring with under floor heating. The focal point of the room is the dual aspect fireplace, incorporating a gas fire bowl with a limestone surround. On the central wall, there is fitted shelving on both sides and space/provision for a wall mounted television with a TV/aerial point.

Dining Room

A spacious area with a side facing hardwood double glazed window, recessed lighting, pendant light point and engineered wooden flooring with under floor heating. There's dual walkthrough access to the lounge area sharing a centred focal point with dual aspect fireplace, incorporating a gas fire bowl with a limestone surround.

A Large Open Plan
Lounge/Dining Room

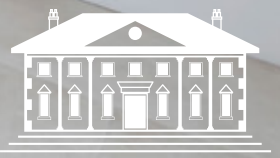




Breakfast Kitchen
25'3 x 12'10 (7.70m x 3.90m)

A contemporary Italian breakfast kitchen with a rear facing hardwood double glazed window and a side facing floor-to-ceiling double glazed panels. Also having recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. To one wall, there's a range of fitted base/wall and drawer units, incorporating a matching quartz work surface, splashbacks, under-counter lighting and an inset 1.5 bowl 1810 sink with an 1810 extendable mixer tap. Appliances include a Bora four-ring induction hob with a built-in downdraft extractor, AEG fan assisted oven, AEG microwave oven, Neff dishwasher, CDA wine cooler, full-height Neff fridge and a full-height Neff freezer. To another wall, there's a range of fitted base/wall units, incorporating a matching quartz work surface, splashbacks, illuminated glazed display cabinets, under-counter lighting and an inset 0.5 bowl Blanco preparation sink with a Quooker boiling tap. There's a central island, incorporating a matching quartz work surface, additional storage and pop-up power points. A timber breakfast bar extends from the island to provide breakfast seating for at least four chairs. Double hardwood doors with double glazed panels opens to the rear of the property. Two openings with two steps give access to the dining room.

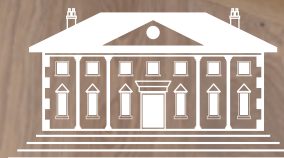
A Stunning, Modern
Italian Breakfast Kitchen





The Breakfast Kitchen Seamlessly
Connects with the Rear Garden





Coachmans House

A Meticulously Restored Stable-Block Conversion Providing Luxury Living

Master En-Suite

A luxurious master en-suite which has a side facing hardwood double glazed obscured window, recessed lighting, an exposed timber beam, extractor fan, illuminated vanity mirror, partially tiled limestone walls, chrome heated towel rail and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall-mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with Crosswater Zero 2 chrome mixer tap and storage beneath. To one side of the room, there's a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To the other corner, there's a fully tiled marble walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Master Bedroom

19'4 x 9'2 (5.90m x 2.80m)

A large modern master bedroom which has front courtyard facing hardwood double glazed windows, recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. Double hardwood doors with double glazed panels and matching panels above also open to the front courtyard of the property.

Shower Room

Having recessed lighting, an extractor fan, chrome heated towel rail, recessed shelving, illuminated vanity mirror, partially tiled limestone walls and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one wall, there's a fully tiled marble walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Cloack/Storage Cupboard

Having recessed lighting and tiled flooring with under floor heating, along with ability to hang coats.

Utility Room

A useful utility room which has recessed lighting, an extractor fan and tiled flooring with under floor heating. There's a range of German fitted base and wall units, incorporating a matching quartz work surface, upstands and an inset 1.0 bowl 1810 stainless steel sink with an 1810 chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer. A timber door opens to under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Housing the under floor heating system.

From the entrance hall, the original stone staircase with a carpeted runner and original wrought iron hand rail/balustrading rises to the:

First Floor

Landing

Having a front courtyard facing hardwood double glazed window, recessed lighting, pendant light points, exposed timber beams and central heating radiator. Timber doors open to the WC, breakfast kitchen and double timber

doors open to the lounge.

WC

Having recessed lighting, an extractor fan, partially tiled walls in marble and limestone and tiled marble flooring. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath.

Breakfast Kitchen

25'3 x 12'10 (7.70m x 3.90m)

A contemporary Italian breakfast kitchen with a rear facing hardwood double glazed window and a side facing floor-to-ceiling double glazed panels. Also having recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. To one wall, there's a range of fitted base/wall and drawer units, incorporating a matching quartz work surface, splashbacks, under-counter lighting and an inset 1.5 bowl 1810 sink with an 1810 extendable mixer tap. Appliances include a Bora four-ring induction hob with a built-in downdraft extractor, AEG fan assisted oven, AEG microwave oven, Neff dishwasher, CDA wine cooler, full-height Neff fridge and a full-height Neff freezer. To another wall, there's a range of fitted base/wall units, incorporating a matching quartz work surface, splashbacks, illuminated glazed display cabinets, under-counter lighting and an inset 0.5 bowl Blanco preparation sink with a Quooker boiling tap. There's a central island, incorporating a matching quartz work surface, additional storage and pop-up power points. A timber breakfast bar extends from the island to provide breakfast seating for at least four chairs. Double hardwood doors with double glazed panels opens to the rear of the property. Two openings with two steps give access to the dining room.

Open Plan Lounge/Dining Room

22'8 x 18'7 (6.92m x 5.66m)

A large open plan space offering the versatility for dining and relaxing.

Dining Room

A spacious area with a side facing hardwood double glazed window, recessed lighting, pendant light point and engineered wooden flooring with under floor heating. There's dual walkthrough access to the lounge area sharing a centred focal point with dual aspect fireplace, incorporating a gas fire bowl with a limestone surround.

Lounge

A sizeable reception room with front courtyard facing and side facing hardwood double glazed windows and a floor-to-ceiling hardwood double glazed panel. Also having recessed lighting, pendant light point, exposed timber beams and engineered wooden flooring with under floor heating. The focal point of the room is the dual aspect fireplace, incorporating a gas fire bowl with a limestone surround. On the central wall, there is fitted shelving on both sides and space/provision for a wall mounted television with a TV/aerial point.

From the dining room, an oak staircase with a hand rail and glazed balustrading rises to the cinema room.



Cinema Room
22'7 x 12'6 (6.88m x 3.80m)

A superb cinema or games room which has a side facing hardwood double glazed window, Keylite UPVC double glazed roof windows, pendant light points, vaulted ceiling with exposed timber beams, central heating radiators, TV/aerial point and eaves storage. To one corner, there's a range of German fitted base units with a matching quartz work surface, CDA wine cooler and an inset 0.5 bowl Blanco preparation sink with an 1810 mixer tap. A timber door opens to the shower room and eaves storage.

Shower Room

Having a Keylite UPVC double glazed roof window, an exposed timber beam, recessed lighting, extractor fan, partially tiled limestone walls, illuminated vanity mirror, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Twyford wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one wall, there's a walk-in fully tiled marble shower enclosure with a wall mounted rain head shower, an additional hand shower facility and a glazed screen/door.





Master Bedroom

19'4 x 9'2 (5.90m x 2.80m)

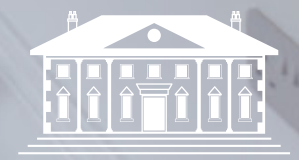
A large modern master bedroom which has front courtyard facing hardwood double glazed windows, recessed lighting, pendant light points, TV/aerial point and tiled flooring with under floor heating. Double hardwood doors with double glazed panels and matching panels above also open to the front courtyard of the property.

Master Dressing Room

16'9 x 11'4 (5.10m x 3.46m)

Having recessed lighting, exposed timber beam, illuminated vanity mirror, fitted shelf with electrics designed as an option for beverages, deep skirtings and tiled flooring with under floor heating. There's a range of fitted furniture, incorporating shelving and short/long hanging. To one corner, there's a marble work surface with a matching marble sink and a Crosswater Zero 2 chrome mixer tap. Double timber doors open to the master en-suite and an opening gives access to the master bedroom.

A Spacious Master
Bedroom Suite...





Master En-Suite

A luxurious master en-suite which has a side facing hardwood double glazed obscured window, recessed lighting, an exposed timber beam, extractor fan, illuminated vanity mirror, partially tiled limestone walls, chrome heated towel rail and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall-mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with Crosswater Zero 2 chrome mixer tap and storage beneath. To one side of the room, there's a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To the other corner, there's a fully tiled marble walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

A Luxurious Master
En-Suite Bathroom



Bedroom 4

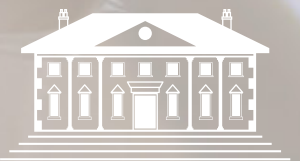
9'10 x 8'10 (3.00m x 2.68m)

Having a front facing hardwood double glazed window, recessed lighting, a pendant light point, exposed beams and tiled flooring with under floor heating. To one corner, there's a range of fitted furniture, incorporating shelving and short/long hanging and a TV/aerial point. Double hardwood doors with double glazed panels and matching panels above opens to the courtyard at the front of the property.



Shower Room

Having recessed lighting, an extractor fan, chrome heated towel rail, recessed shelving, illuminated vanity mirror, partially tiled limestone walls and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one wall, there's a fully tiled marble walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Study

11'6 x 7'3 (3.50m x 2.20m)

Having a rear facing hardwood double glazed window, recessed lighting, central heating radiator and a TV aerial point.



Jack-and-Jill En-Suite

Having a side facing hardwood double glazed obscured window, recessed lighting, an extractor fan, illuminated vanity mirror, partially tiled walls, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with a Crosswater chrome mixer tap and storage beneath. There's a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To one wall, there's a walk-in fully tiled marble shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 3

11'6 x 11'5 (3.50m x 3.47m)

A double bedroom with a front courtyard facing hardwood double glazed window and a safety glass panel, recessed lighting, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating shelving and short/long hanging. A timber door leads to the Jack-and-Jill en-suite.



Bedroom 2

15'2 x 10'10 (4.63m x 3.30m)

A generous double bedroom with a side facing hardwood double glazed window, recessed lighting, central heating radiator and a TV aerial point. There's a range of fitted furniture, incorporating shelving and short/long hanging. Access can also be gained to the loft space and to the jack-and-jill en-suite.





Positioned within the Grounds of Kenwood Hall Around a Pleasant Courtyard

Cinema Room

22'7 x 12'6 (6.88m x 3.80m)

A superb cinema or games room which has a side facing hardwood double glazed window, Keylite UPVC double glazed roof windows, pendant light points, vaulted ceiling with exposed timber beams, central heating radiators, TV/aerial point and eaves storage. To one corner, there's a range of German fitted base units with a matching quartz work surface, CDA wine cooler and an inset 0.5 bowl Blanco preparation sink with an 1810 mixer tap. A timber door opens to the shower room and eaves storage.

Eaves Storage

Useful storage which has a wall mounted light point and houses the fuse box.

Shower Room

Having a Keylite UPVC double glazed roof window, an exposed timber beam, recessed lighting, extractor fan, partially tiled limestone walls, illuminated vanity mirror, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Twyford wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one wall, there's a walk-in fully tiled marble shower enclosure with a wall mounted rain head shower, an additional hand shower facility and a glazed screen/door.

From the landing, a stone staircase with a carpeted runner, wrought iron hand rail and a wrought iron balustrading rises to the:

Second Floor

Landing

Having Keylite UPVC double glazed roof windows, a recessed light point, pendant light point and a central heating radiator. Timber doors open to the study, bedroom 3, bedroom 2 and a useful storage cupboard.

Study

11'6 x 7'3 (3.50m x 2.20m)

Having a rear facing hardwood double glazed window, recessed lighting, central heating radiator and a TV aerial point.

Bedroom 3

11'6 x 11'5 (3.50m x 3.47m)

A double bedroom with a front courtyard facing hardwood double glazed window and a safety glass panel, recessed lighting, central heating radiator and a TV/aerial point. There's a range of fitted furniture, incorporating

shelving and short/long hanging. A timber door leads to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

Having a side facing hardwood double glazed obscured window, recessed lighting, an extractor fan, illuminated vanity mirror, partially tiled walls, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted Geberit WC and a wall mounted Geberit Citterio wash hand basin with a Crosswater chrome mixer tap and storage beneath. There's a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To one wall, there's a walk-in fully tiled marble shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

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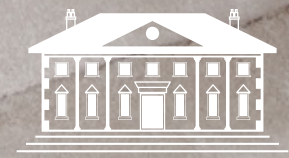
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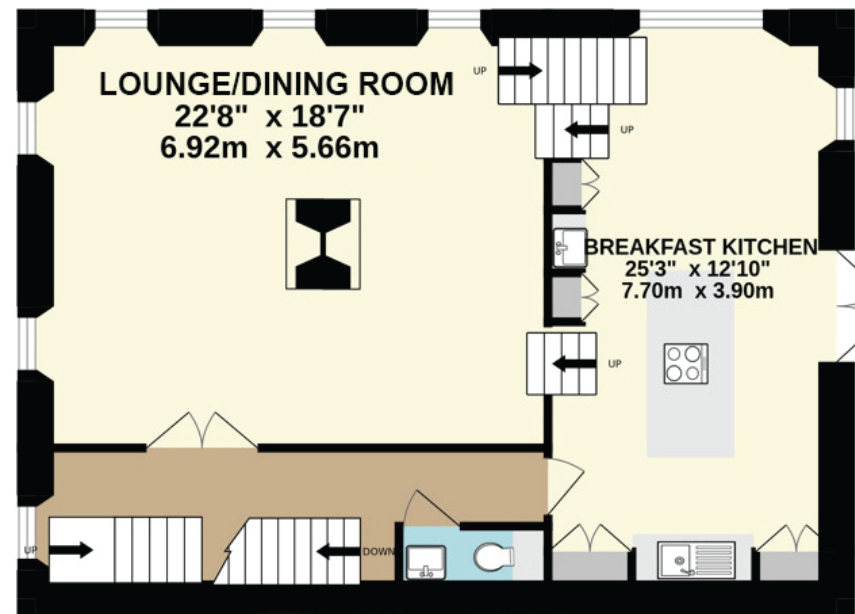
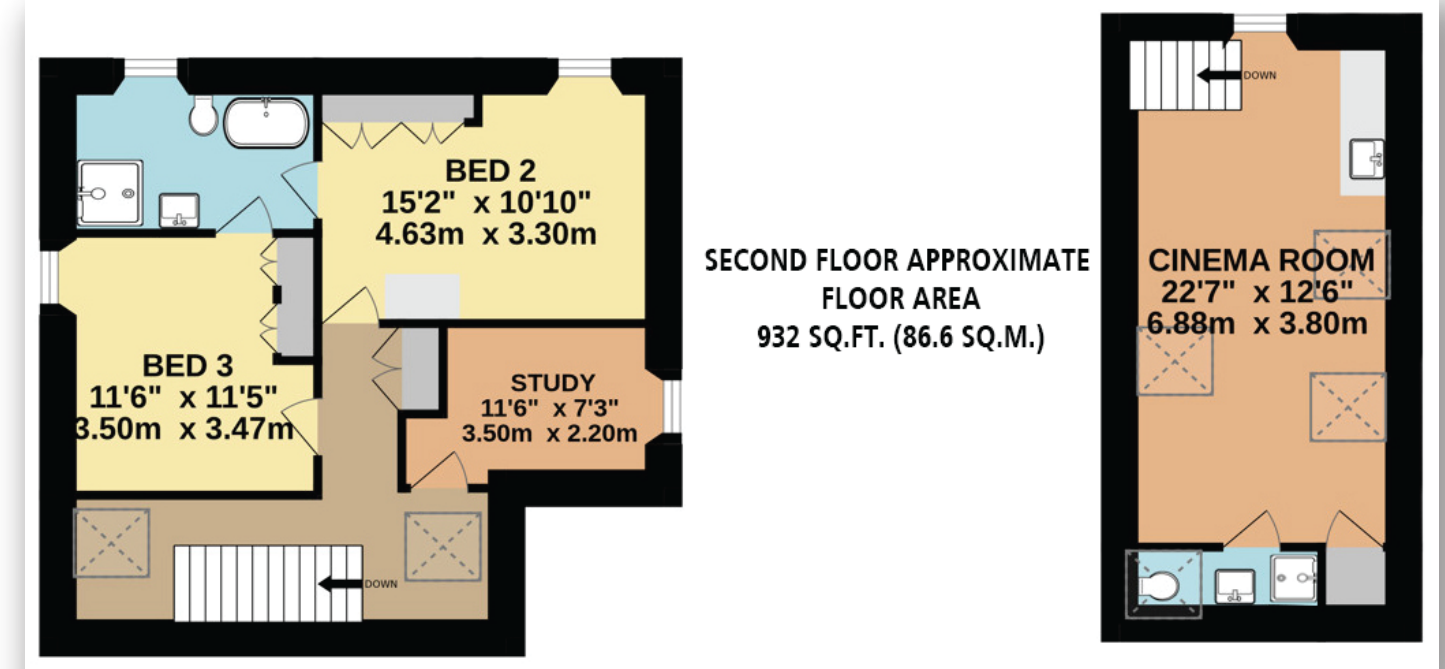
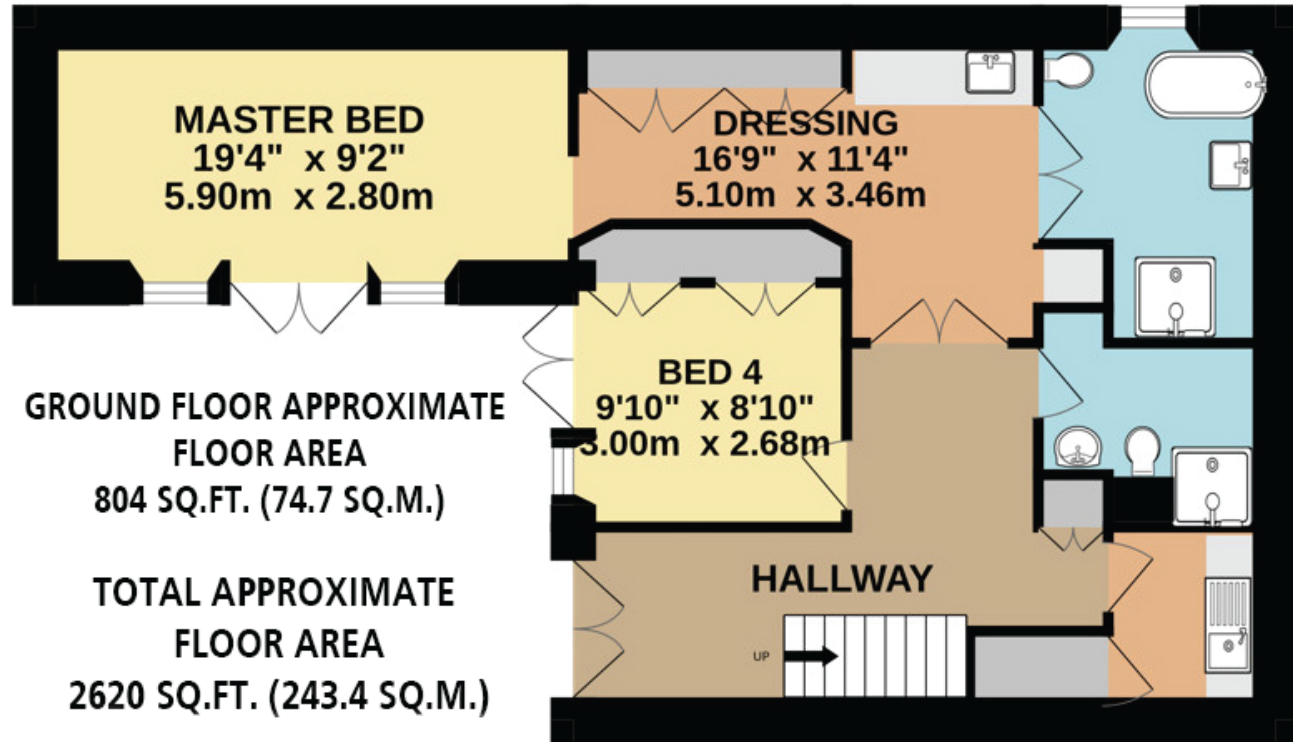
Exterior and Gardens

Coachmans House is accessed from Kenwood Road via the Kenwood Hall Hotel where a private road leads round to the right of the building. Access is gained to double wrought iron gates, which open to a private gravelled courtyard that is shared between the three properties within the development. Within the courtyard, Coachmans House has allocated parking for two vehicles with provision for electric car charging points.

From the courtyard, a wrought iron pedestrian gate opens to Coachmans House. To the front, a stone flagged path with a lawned area to one side with shrubs leads to the main entrance door. Also having exterior lighting and a water tap.

Access to the rear of the property is gained from the breakfast kitchen. There is a resin seating terrace with exterior lighting, a water tap and an external power point. To the left of the seating terrace, there is a stone flagged path flanked by lawn, which leads to the bin storage and a timber pedestrian gate within stone walling that opens to the left of the property. Three stone steps give access to a small lawned area with a stone rockery containing wild flowers. The garden is fully enclosed by mature trees/shrubs, stone rockery and fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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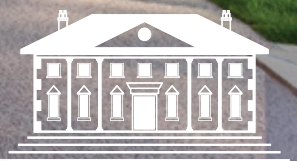


Exterior and Gardens Continued

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A Fabulous Landscaped,
Enclosed Rear Garden





An Attractive Stone-Built
Exterior, Day & Night



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: TBC

Service Charge: Price to be agreed. Projected to include a small percentage share of any costs related to any required maintenance of the private drive from Kenwood Hall Hotel, general upkeep of shared courtyard and electrical supply for the gates. Please enquire for further details.

Guarantees: 10 Year Roof Guarantee.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Coachmans House
43 Kenwood Road, Sheffield,
South Yorkshire S7 1NQ

Offers in the Region of £995,000