



Kenwood Hall Stables

41 Kenwood Road, Sheffield



Blenheim
Park Estates



An Exceptional Four Bedroomed Semi-Detached Family Residence in a Wonderful Development





Kenwood Hall Stables

Welcome to Kenwood Hall Stables

Positioned within the delightful grounds of Kenwood Hall is this exceptional four bedroomed semi-detached residence. Created by a recently completed and sympathetic stable-block conversion, Kenwood Hall Stables presents a fine example of exquisite craftsmanship and has been finished to a high specification to offer generous family accommodation that is set over three floors.

The attractive stone-built exterior of Kenwood Hall Stables retains the Victorian character, and the interior has been carefully adapted to suit the demands of modern living, whilst maintaining a traditional-style feel with a contemporary twist. Adding a luxurious touch to the home is the AEG, Neff, Bora and CDA integrated appliances, under floor heating to the ground and first floors and well-appointed bathroom suites.

The heart of the home is the stunning, expansive open plan living kitchen featuring a glazed roof lantern that adorns the space with natural light and houses a high-quality German breakfast kitchen with a large central island and integrated appliances, a sizeable living/dining area and also connects to a separate lounge. The impressive living kitchen also opens out to the landscaped rear garden that boasts a lawned garden, a wonderful wild flower garden and a seating terrace. All of the bedrooms are generously proportioned and three have en-suites, including a luxury master bedroom with a dressing room and an en-suite bathroom.

Kenwood Hall Stables is located within a private, gated shared courtyard of three properties where there is the benefit of allocated parking for two vehicles within the courtyard and having provision for electric charging points. The front garden to the property comprises of two lawned areas and the focal feature; a stone archway with two pine farm gates from the original stables.

The property has great access to the local amenities of Nether Edge, Sharrow Vale and Ecclesall Road, including shops, public houses and cafes. The property is conveniently located for access to the Sheffield Children's Hospital, the Royal Hallamshire Hospital and the Jessop Wing. There is a range of good local state and private schooling within the area, as well as universities, and bus stops on Psalter Lane provide links to the surrounding areas, Sheffield city centre and universities. Sheffield Botanical Gardens and Endcliffe Park are also within a short distance and provide great environments to enjoy the outdoors.

The property briefly comprises on the ground floor: Entrance hall, cloaks/storage cupboard, master dressing room, master en-suite, master bedroom, bedroom 4, inner hall, cinema/games room, utility room and family shower room.

On the first floor: Landing, living kitchen, lounge and WC.

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

Ground Floor

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

Entrance Hall

Having recessed lighting, deep skirtings and tiled flooring with under floor heating. Timber doors open to the cloaks/storage cupboard, bedroom 4, along with double timber doors that

open to the master bedroom suite. An opening gives access to the inner hall and a staircase provides access to the additional floors.

Cloaks/Storage Cupboard

Providing cloaks hanging and general storage. Housing the fuse box and the ground under floor heating system.

Master Bedroom Suite

A luxurious master bedroom suite, which connects with the front courtyard garden.

Master Dressing Room

Having recessed lighting and tiled flooring with under floor heating. There's a range of fitted furniture, incorporating short/long hanging and shelving. Double timber doors open to the master en-suite and an opening gives access to the master bedroom.





Living Kitchen
35'5 x 29'0 (10.80m x 8.85m)

The stunning open plan living kitchen provides the heart of the home and is filled with natural light, offering the perfect space for every day family living, dining and entertaining.

Living/Dining Area

A large living/dining area with front and side facing hardwood floor-to-ceiling double glazed windows, recessed lighting, tiled bench, TV/aerial point, deep skirtings and engineered oak flooring with under floor heating. A limestone tiled shelf spreads from wall to wall, providing either seating or shelving options. Also having a cupboard housing the under floor heating valves. Double timber doors open to the lounge and a wide opening leads to the breakfast kitchen.

A Stunning & Expansive
Open Plan Living Kitchen...





Breakfast Kitchen

A high-quality German breakfast kitchen that is fully equipped with integrated appliances. Having rear and side facing hardwood double glazed windows, a UPVC double glazed roof lantern situated above the kitchen island, recessed lighting, deep skirtings and engineered oak flooring with under floor heating. There's a range of German fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, splashbacks, under-counter lighting and an inset 1.0 bowl Blanco sink with an 1810 extendable mixer tap. Also having separate fitted base and wall units that have been designed to focus on beverages, incorporating a matching quartz work surface, an illuminated display cabinet, under-counter lighting, timber splashbacks, wine rack, CDA wine cooler and an inset 0.5 bowl Blanco preparation sink with a Quooker boiling tap.

The focal point of the breakfast kitchen is the central island, which features 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 four chairs. Appliances include a Bora four-ring induction hob with a built-in downdraft extractor, AEG fan assisted oven, AEG microwave oven, AEG warming drawer, Neff dishwasher, Neff full-height fridge and Neff full-height freezer. A timber door opens to the WC and double hardwood doors with double glazed panels open to the rear garden.

A High-Quality German
Breakfast Kitchen...





Adorned with Natural Light Through
the Glazed Roof Lantern...





A Fine Example of Exquisite Craftsmanship and Being Finished to a High Standard



Lounge

14'9 x 11'7 (4.50m x 3.54m)

A fabulous reception room with a front courtyard facing hardwood double glazed window, recessed lighting, deep skirtings and engineered oak flooring with under floor heating. Also having a media wall with recessed shelving and space/provision for a wall mounted television with a TV/aerial point.



WC

Having recessed lighting, extractor fan, fitted vanity mirror, one partially tiled wall, deep skirtings and engineered oak flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Double timber doors open to a useful storage cupboard with a recessed light point and BT point.



Master En-Suite

A modern en-suite with a side facing hardwood double glazed obscured window, featuring marble tiled flooring with under floor heating and partially tiled walls in limestone. Having recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There's a suite in white, which comprises of a wall mounted WC and wall mounted Geberit Citterio wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Also having a freestanding bath with a Flova chrome waterfall mixer tap and a hand shower facility. To one 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

14'0 x 11'2 (4.27m x 3.40m)

A light-filled master bedroom with a side facing hardwood double glazed window, recessed lighting, pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. Double hardwood doors with double glazed panels and matching panels above open to the front courtyard garden. A separate hardwood door with a double glazed panel also opens to the front courtyard garden.

Bedroom 4

11'7 x 11'6 (3.52m x 3.50m)

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

From the entrance hall, an opening gives access to the:

Inner Hall

Having recessed lighting, deep skirtings and tiled flooring with under floor heating. Double timber doors open to the cinema/games room. Timber doors also open to the utility room and family shower room.

Cinema/Games Room

16'4 x 13'1 (4.97m x 4.00m)

A fabulous cinema or games room with a side facing hardwood double glazed window, recessed lighting, TV/aerial point, deep skirtings and tiled flooring with under floor heating. To one corner, there's fitted base and wall units, incorporating a matching quartz work surface, upstands, CDA wine cooler and an inset 0.5 bowl Blanco preparation sink with an 1810 mixer tap.

Utility Room

Having recessed lighting, deep skirtings and tiled flooring with under floor heating. There's a range of 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 a tumble dryer.

Family Shower Room

Having recessed lighting, extractor fan, partially tiled limestone walls,

limestone/marble recessed shelf, illuminated vanity mirror, chrome heated towel rail and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted Geberit Citterio vanity unit, incorporating a Geberit wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one 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.

From the entrance hall, a staircase with an oak hand rail and glazed balustrading rises to the:

First Floor

Landing

Having recessed lighting and engineered oak flooring with under floor heating. Double timber doors open to the living kitchen.

Living Kitchen

35'5 x 29'0 (10.80m x 8.85m)

The stunning open plan living kitchen provides the heart of the home and is filled with natural light, offering the perfect space for every day family living, dining and entertaining.

Living/Dining Area

A large living/dining area with front and side facing hardwood floor-to-ceiling double glazed windows, recessed lighting, tiled bench, TV/aerial point, deep skirtings and engineered oak flooring with under floor heating. A limestone tiled shelf spreads from wall to wall, providing either seating or shelving options. Also having a cupboard housing the under floor heating valves. Double timber doors open to the lounge and a wide opening leads to the breakfast kitchen.

Lounge

14'9 x 11'7 (4.50m x 3.54m)

A fabulous reception room with a front, courtyard facing, hardwood double glazed window, recessed lighting, deep skirtings and engineered oak flooring with under floor heating. Also having a media wall with recessed shelving and space/provision for a wall mounted television with a TV/aerial point.

Breakfast Kitchen

A high-quality German breakfast kitchen that is fully equipped with integrated appliances. Having rear and side facing hardwood double glazed windows, a UPVC double glazed roof lantern situated above the kitchen island, recessed lighting, deep skirtings and engineered oak flooring with under floor heating. There's a range of German fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, splashbacks, under-counter lighting and an inset 1.0 bowl Blanco sink with an 1810 extendable mixer tap. Also having separate fitted base and wall units that have been designed to focus on beverages, incorporating a matching quartz work surface, an illuminated display cabinet, under-counter lighting, timber splashbacks, wine rack, CDA wine cooler and an inset 0.5 bowl Blanco preparation sink with a Quooker boiling tap. Continued...



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16'4 x 13'1 (4.97m x 4.00m)

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Master Bedroom Suite

A luxurious master bedroom suite, which connects with the front courtyard garden.

Master Bedroom

14'0 x 11'2 (4.27m x 3.40m)

A light-filled master bedroom with a side facing hardwood double glazed window, recessed lighting, pendant light point, TV/aerial point, deep skirtings and tiled flooring with under floor heating. Double hardwood doors with double glazed panels and matching panels above open to the front courtyard garden. A separate hardwood door with a double glazed panel also opens to the front courtyard garden.

Master Dressing Room

Having recessed lighting and tiled flooring with under floor heating. There's a range of fitted furniture, incorporating short/long hanging and shelving. Double timber doors open to the master en-suite and an opening gives access to the master bedroom.



A Light-Filled Master
Bedroom Suite...





Master En-Suite

A modern en-suite with a side facing hardwood double glazed obscured window, featuring marble tiled flooring with under floor heating and partially tiled walls in limestone. Having recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There's a suite in white, which comprises of a wall mounted WC and wall mounted Geberit Citterio wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Also having a freestanding bath with a Flova chrome waterfall mixer tap and a hand shower facility. To one 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

11'7 x 11'6 (3.52m x 3.50m)

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



Family Shower Room

Having recessed lighting, extractor fan, partially tiled limestone walls, limestone/marble recessed shelf, illuminated vanity mirror, chrome heated towel rail and marble tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted Geberit Citterio vanity unit, incorporating a Geberit wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one 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.





Bedroom 2
12'0 x 11'3 (3.66m x 3.44m)

A double bedroom with a front facing hardwood double glazed window, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and engineered oak flooring. To one corner, there's a range of fitted furniture, incorporating long hanging and shelving. Double timber doors open to the bedroom 2 en-suite.



Bedroom 3
17'6 x 14'3 (5.34m x 4.34m)

A good-sized bedroom with a feature, side facing hardwood double glazed circular panel. Also having a Keylite UPVC double glazed roof window, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and engineered oak flooring. There's a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the bedroom 3 en-suite. Access can also be gained to a loft space.



Bedroom 2 En-Suite

Having a Keylite UPVC double glazed roof window, 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 WC and a wall mounted Geberit Citterio vanity unit, incorporating a Geberit wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Also having a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To one 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.



Bedroom 3 En-Suite

Having a Keylite UPVC double glazed roof window, recessed lighting, extractor fan, fitted vanity mirror, partially tiled limestone walls, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wall mounted Geberit Citterio vanity unit, with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one 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/door.





Located within the Delightful Grounds of Kenwood Hall, Around a Pleasant Courtyard



Breakfast Kitchen Continued

The focal point of the breakfast kitchen is the central island, which features 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 four chairs. Appliances include a Bora four-ring induction hob with a built-in downdraft extractor, AEG fan assisted oven, AEG microwave oven, AEG warming drawer, Neff dishwasher, Neff full-height fridge and Neff full-height freezer. A timber door opens to the WC and double hardwood doors with double glazed panels open to the rear garden.

WC

Having recessed lighting, extractor fan, fitted vanity mirror, one partially tiled wall, deep skirtings and engineered oak flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Double timber doors open to a useful storage cupboard with a recessed light point and BT point.

From the first floor landing, the staircase continues to the:

Second Floor

Landing

Having a Keylite UPVC double glazed roof window, pendant light point, recessed lighting, central heating radiator, deep skirtings and engineered oak flooring. Timber doors open to bedroom 2, bedroom 3 and a storage cupboard.

Bedroom 2

12'0 x 11'3 (3.66m x 3.44m)

A double bedroom with a front facing hardwood double glazed window, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and engineered oak flooring. To one corner, there's a range of fitted furniture, incorporating long hanging and shelving. Double timber doors open to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having a Keylite UPVC double glazed roof window, 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 WC and a wall mounted Geberit Citterio vanity unit, incorporating a Geberit wash hand basin with a Crosswater Zero 2 chrome mixer tap and storage beneath. Also having a freestanding bath with a Flova waterfall chrome mixer tap and a hand shower facility. To one 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.

Bedroom 3

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A good-sized bedroom with a feature, side facing hardwood double glazed circular panel. Also having a Keylite UPVC double glazed roof window, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and engineered oak flooring. There's a range of fitted furniture, incorporating long hanging and shelving. A timber door opens to the bedroom 3 en-suite. Access can also be gained to a loft space.

Bedroom 3 En-Suite

Having a Keylite UPVC double glazed roof window, recessed lighting, extractor fan, fitted vanity mirror, partially tiled limestone walls, chrome heated towel rail and marble tiled flooring. There's a suite in white, which comprises of a wall mounted WC and a wall mounted Geberit Citterio vanity unit with a Crosswater Zero 2 chrome mixer tap and storage beneath. To one 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/door.

Storage Cupboard

Having a wall mounted light point, deep skirtings and engineered oak flooring.

Exterior and Gardens

Kenwood Hall Stables 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 by double wrought iron gates, which open to a private gravelled courtyard that is shared between the three properties within the development. Within the courtyard, Kenwood Hall Stables has allocated parking for two vehicles and there is provision for electric car charging points and bin storage.

From the courtyard, a wrought iron pedestrian gate opens to Kenwood Hall Stables. To the front, there's a courtyard garden with two lawned areas, a water tap, exterior lighting and a stone flagged path leads to the main entrance door. The garden is bordered by plants, hedging and a focal stone archway with two pine gates from the original stables. Access can also be gained to the master bedroom and bedroom 4.

Access to the rear of the property is gained from the living kitchen. There's a resin seating terrace with a water tap, an external power point, exterior lighting and a planted border to one corner. Also having a garden that is mainly laid to lawn with planted borders and a wild flower garden with mature trees. The garden is enclosed/bordered by fencing and stone rockery.



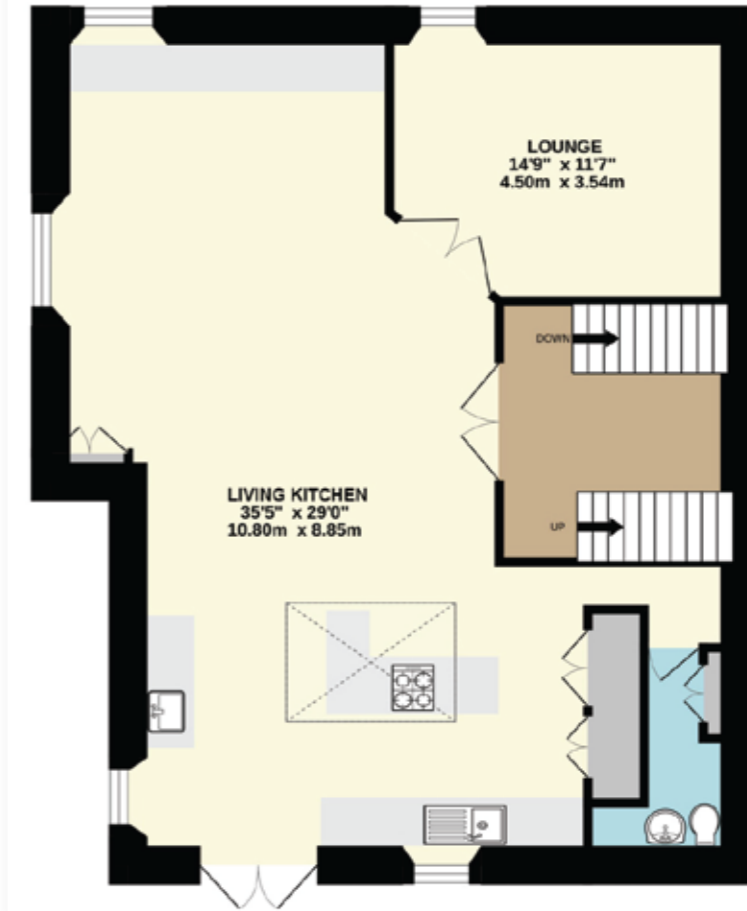


GROUND FLOOR
APPROXIMATE FLOOR AREA
976 SQ.FT. (90.7 SQ.M.)



TOTAL APPROXIMATE FLOOR AREA
2505 SQ.FT. (232.7 SQ.M.)

FIRST FLOOR
APPROXIMATE FLOOR AREA
976 SQ.FT. (90.6 SQ.M.)



SECOND FLOOR
APPROXIMATE FLOOR AREA
552 SQ.FT. (51.3 SQ.M.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

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Exterior and Gardens Continued

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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.



Kenwood Hall Stables

41 Kenwood Road, Sheffield,

South Yorkshire S7 1NQ

Offers in the Region of £995,000