



2 Sale Hill
Broomhill, Sheffield



Exterior and Gardens

From Sale Hill, a timber pedestrian gate opens to the front of the property where there's a stone flagged path that is bordered by ornamental box hedging with mature trees/shrubs. Access can be gained to the main entrance door that is set within two stone pillars and has exterior lighting above. Access can also be gained to both sides of the property.

To the left side of the property, a stone flagged path leads to the rear.

To the right side of the property, the stone flagged path continues and is bordered by gravel. There is also raised timber planters and a rockery border. Access can be gained to stone steps, which are flanked by planted borders/exterior lighting, that lead down to the driveway. From the path, a timber archway also leads to the rear of the property.

The driveway has exterior lighting and a planted border containing mature trees. There is space to park one vehicle and the driveway is enclosed by wrought iron electric gates, which open to Sale Hill. Access can be gained to the detached garage and a timber pedestrian gate also opens to the rear. The property also benefits from having two on-street parking permits.

Detached Garage

18'10 x 9'11 (5.75m x 3.01m)

Having a roller shutter door, glazed window, light, power and a timber personnel entrance door.

An Exceptional Seven Bedroomed
Detached Family Residence...





Welcome to 2 Sale Hill

Dating back to the late 1800s, this exceptional seven bedroomed detached residence has been sympathetically and extensively renovated over the past five years by the current owners to create a stunning family home. 2 Sale Hill is nestled within a sought-after, vibrant suburb and stands impressively in its private plot.



The renovation works carried out have further added to the charm of this characterful home, which retains a variety of period features such as sash windows, decorative coving and deep skirtings. Set over three floors, the substantial accommodation offered is of a luxurious standard and is adorned by natural light. 2 Sale Hill is ideal for a growing family with three reception rooms, a fabulous breakfast kitchen, seven generously proportioned bedrooms and three bathrooms, including an en-suite to the master bedroom. There is also a useful and versatile basement level that contains four cellars and an under-stairs store, which could be converted to provide additional living space if required (subject to any necessary planning consents).

The property is set within an enclosed plot and benefits from off-road parking within its own gated driveway and a detached garage. The gardens are beautifully landscaped with well-stocked planted borders and various seating areas to relax and enjoy the outdoors.

2 Sale Hill is positioned in a superb location with easy access to the amenities of Broomhill, Crookes, Ranmoor and Fulwood, incorporating cafes, public houses, shops and a selection of restaurants. Additionally, it is conveniently positioned close to Sheffield's hospitals, universities, highly regarded schooling and the prestigious Hallamshire Golf Club. Furthermore, the residence offers quick routes to both Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hall, lounge, sitting room, dining room, breakfast kitchen, inner hallway and WC.

On the first floor: Half landing, landing, master bedroom, master en-suite, bedroom 2, bedroom 3, inner landing, bedroom 4/office, laundry cupboard and family shower room.

On the second floor: Landing, family bathroom, bedroom 5, storage room, bedroom 6 and bedroom 7.

Basement level: Cellar hallway, cellar 1, cellar 2, cellar 3, cellar 4 and cellar 5.

Ground Floor

A heavy timber door with decorative obscured glazed panels, an obscured glazed panel above and fitted shutters opens to the entrance hall.



An Ideal Family Residence Offering Substantial Accommodation that is Set Over Three Floors with the Addition of a Useful Basement Level

Entrance Hall

Providing an impressive and warm welcome to the home. Having a coved ceiling, pendant light point, decorative wall mouldings, central heating radiator, telephone point, deep skirtings and oak effect flooring. Timber doors open to the lounge, sitting room and dining room. An opening gives access to the inner hallway.

Lounge

19'6 x 14'0 (5.94m x 4.27m)

A bright reception room with a front facing bay window incorporating timber double glazed sash windows and also there is a side facing timber double glazed sash window with fitted shutters. Also having a coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and deep skirtings. The focal point of the room is the log burner with a decorative timber mantel and tiled hearth with a brass fender.

Sitting Room

16'5 x 14'0 (5.00m x 4.27m)

Another light and airy reception room with a side facing timber double glazed sash window, coved ceiling, pendant light point, central heating radiators, telephone point and deep skirtings. The focal point of the room is the AGA log burner with a timber mantel, a stone surround/hearth and a brass fender.

Dining Room

16'4 x 15'8 (4.98m x 4.79m)

A superb dining room with ample space for comfortable dining. Having a front facing double glazed sash window with fitted shutters, coved ceiling, pendant light point, central heating radiators, deep skirtings and oak flooring. There's a range of fitted furniture, incorporating shelving and cupboards. The focal point of the room is the Dunsley log burner with a marble mantel and a slate hearth. A timber door opens to the breakfast kitchen.

Breakfast Kitchen

16'5 x 16'4 (5.00m x 4.98m)

A fabulous breakfast kitchen with a rear facing timber double glazed sash window and fitted window seat, a side facing timber double glazed panel, recessed lighting, pendant light points, central heating radiators, deep skirtings and oak effect flooring. There's a range of fitted base/wall and drawer units, incorporating oak work surfaces, upstands, tiled splash backs and a 2.0 bowl Belfast sink with a Quooker boiling tap. Also having a central island with a matching oak work surface, which provides additional storage and breakfast seating for three chairs. Appliances include a Stoves range cooker with a five-ring induction hob, two ovens, grill, storage drawer and an extractor fan above. There is also an integrated dishwasher and an American style fridge/freezer. Timber doors open to the dining room and inner hallway. A timber door with a double glazed panel opens to the rear of the property.

Inner Hallway

Having a wall mounted light point and oak effect flooring. Timber

doors open to the breakfast kitchen, WC, basement level and an opening gives access to the entrance hall.

WC

Having a rear facing timber double glazed obscured window, pendant light point, partially panelled walls, chrome heated towel rail and engineered timber flooring. There's a suite in white, which comprises of a low-level WC and a Waverley pedestal wash hand basin with traditional chrome taps. A folding timber door opens to a storage cupboard with shelving.

From the inner hallway, a timber door opens to a stone/brick staircase with a timber hand rail, which leads down to the:

Basement Level

Cellar Hallway

Having light and stone flooring. Openings give access to cellar 1, cellar 3 and cellar 4. Timber doors also open to cellar 2 and cellar 5.

Cellar 1

20'9 x 14'0 (6.34m x 4.27m)

Having light, power and a stone slab table.

Cellar 2

15'1 x 14'0 (4.60m x 4.27m)

Having a glazed sash window, light, stone flooring and a fitted storage cupboard with shelving. The focal points are the cast iron fireplace with a stone mantel and the stone slab table with an inset sink and a water tap above.

Cellar 3

16'4 x 14'1 (4.98m x 4.30m)

Having light.

Cellar 4

8'10 x 8'3 (2.70m x 2.52m)

Having light, fitted stone shelving and stone flooring.

Cellar 5

8'10 x 8'6 (2.70m x 2.60m)

Having a timber door access.

Ground Floor Continued

From the entrance hall, a staircase with a mahogany hand rail, timber balustrading, decorative wall mouldings and carpet stair rods rises to the:

First Floor

Half Landing

The main feature of the half landing is the rear facing timber stained glass arched panel with secondary glazing and a window seat. Also having a coved ceiling, decorative wall mouldings, central heating radiator and deep skirtings.

Lounge

19'6 x 14'0 (5.94m x 4.27m)

A bright reception room with a front facing bay window incorporating timber double glazed sash windows and also there is a side facing timber double glazed sash window with fitted shutters. Also having a coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and deep skirtings. The focal point of the room is the log burner with a decorative timber mantel and tiled hearth with a brass fender.



A Bright & Airy
Reception Room



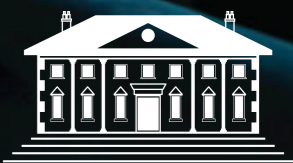
Sitting Room

16'5 x 14'0 (5.00m x 4.27m)

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A Stylish Sitting Room
with a Log Burner...





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Breakfast Kitchen
16'5 x 16'4 (5.00m x 4.98m)

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A Well-Appointed
Breakfast Kitchen...





2 Sale Hill

Extensively Yet Sympathetically Renovated by the Current Owners Over the Past Five Years to Create a Stunning Family Home

From the half landing, the staircase continues to the:

Landing

Having a coved ceiling, a pendant light point, decorative wall mouldings and deep skirtings. Timber doors open to the master bedroom, bedroom 2 and bedroom 3. An opening also gives access to an inner landing.

Master Bedroom

17'2 x 14'0 (5.23m x 4.27m)

A generously sized master bedroom with front and side facing timber double glazed sash windows, pendant light points and a central heating radiator. To one wall, there's a range of fitted furniture, incorporating short/long hanging and shelving. A timber door opens to the master en-suite.

Master En-Suite

A well-appointed en-suite with a front facing timber double glazed obscured sash window, coved ceiling, extractor fan, pendant light point, wall mounted light points, partially tiled walls, central heating radiator, chrome heated towel rail and mosaic tiled flooring with electric under floor heating. There's a range of fitted furniture, incorporating glazed display cabinets with shelving and a cupboard beneath. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. There's a wet room style shower area with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

16'4 x 15'8 (4.98m x 4.79m)

A large double bedroom with a front facing timber double glazed sash window, coved ceiling, pendant light point and a central heating radiator.

Bedroom 3

14'11 x 14'0 (4.55m x 4.27m)

Another double bedroom with a side facing timber double glazed window, coved ceiling, pendant light points and a central heating radiator. The focal point of the room is the Rutland cast iron fireplace with a timber mantel and a tiled surround.

Inner Landing

Having a pendant light point, decorative wall mouldings and timber doors opening to the family shower room and bedroom 4/office. A timber door with a glazed panel above also opens to a staircase which rises to the second floor.

Family Shower Room

A stylish shower room with side facing pine obscured glazed sash windows, recessed lighting, extractor fan, chrome heated towel rail, shaver point, useful eaves storage and tiled flooring. There's a suite in

white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, a marble work surface/splash back and storage beneath. To one corner, there's a large walk-in shower with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 4/Office

16'4 x 9'1 (4.98m x 2.78m)

Having a rear facing timber double glazed window, pendant light point and a central heating radiator. A timber door opens to a laundry cupboard.

Laundry Cupboard

Having a rear facing timber double glazed obscured panel, flush light point and oak flooring. There's space/provision for an automatic washing machine and a tumble dryer. Also housing the Vaillant boiler and hot water cylinder.

From the inner landing, a timber door with a glazed panel above opens to a staircase, which rises to the:

Second Floor

Landing

Having a double glazed roof panel, Velux roof window, recessed lighting, fitted shelving, eaves storage and central heating radiators. Timber doors open to the family bathroom, bedroom 5, storage room, bedroom 6 and bedroom 7.

Family Bathroom

Having Velux roof windows, recessed lighting, wall mounted light points, recessed glazed shelving, central heating radiator, chrome heated towel rail and partially tiled walls. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror above. Also having a panelled bath with a chrome mixer tap. To one corner, there's a fully tiled shower enclosure with a fitted shower and a recessed shelf.

Bedroom 5

15'6 x 14'8 (4.73m x 4.47m)

A sizeable double bedroom with rear facing timber double glazed windows, recessed lighting and a central heating radiator.

Storage Room

A useful storage room with light and fitted shelving.

Bedroom 6

15'4 x 15'1 (4.67m x 4.60m)

Having Velux roof windows, recessed lighting and a central heating radiator.



Entrance Hall

Providing an impressive and warm welcome to the home. Having a coved ceiling, pendant light point, decorative wall mouldings, central heating radiator, telephone point, deep skirtings and oak effect flooring. Timber doors open to the lounge, sitting room and dining room. An opening gives access to the inner hallway.





Master Bedroom
17'2 x 14'0 (5.23m x 4.27m)

A generously sized master bedroom with front and side facing timber double glazed sash windows, pendant light points and a central heating radiator. To one wall, there's a range of fitted furniture, incorporating short/long hanging and shelving. A timber door opens to the master en-suite.

A Generously Sized
Master Suite...





Master En-Suite

A well-appointed en-suite with a front facing timber double glazed obscured sash window, coved ceiling, extractor fan, pendant light point, wall mounted light points, partially tiled walls, central heating radiator, chrome heated towel rail and mosaic tiled flooring with electric under floor heating. There's a range of fitted furniture, incorporating glazed display cabinets with shelving and a cupboard beneath. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. There's a wet room style shower area with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen.

A Luxurious
Master Bathroom





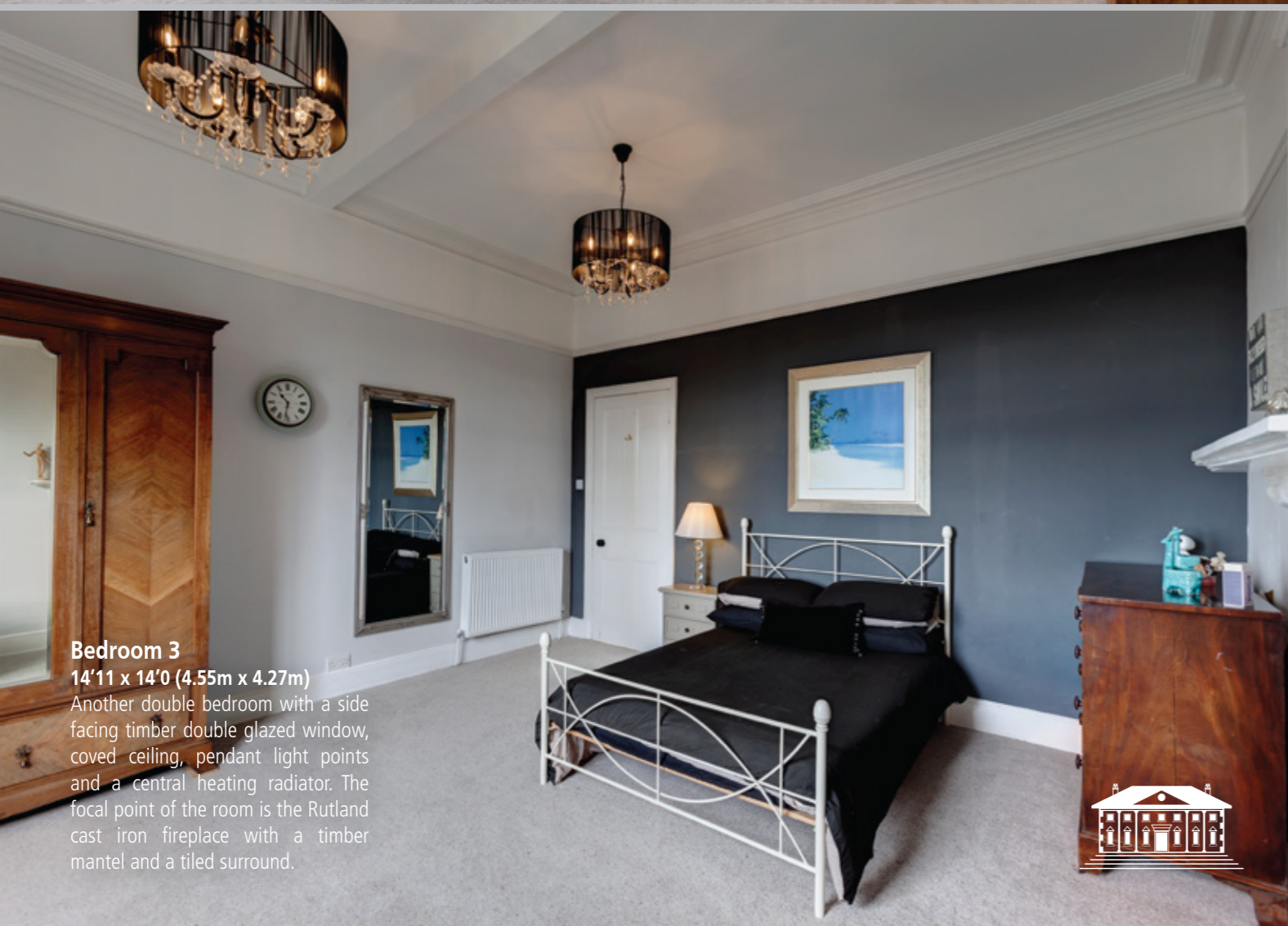
Bedroom 2
16'4 x 15'8 (4.98m x 4.79m)

A large double bedroom with a front facing timber double glazed sash window, covered ceiling, pendant light point and a central heating radiator.



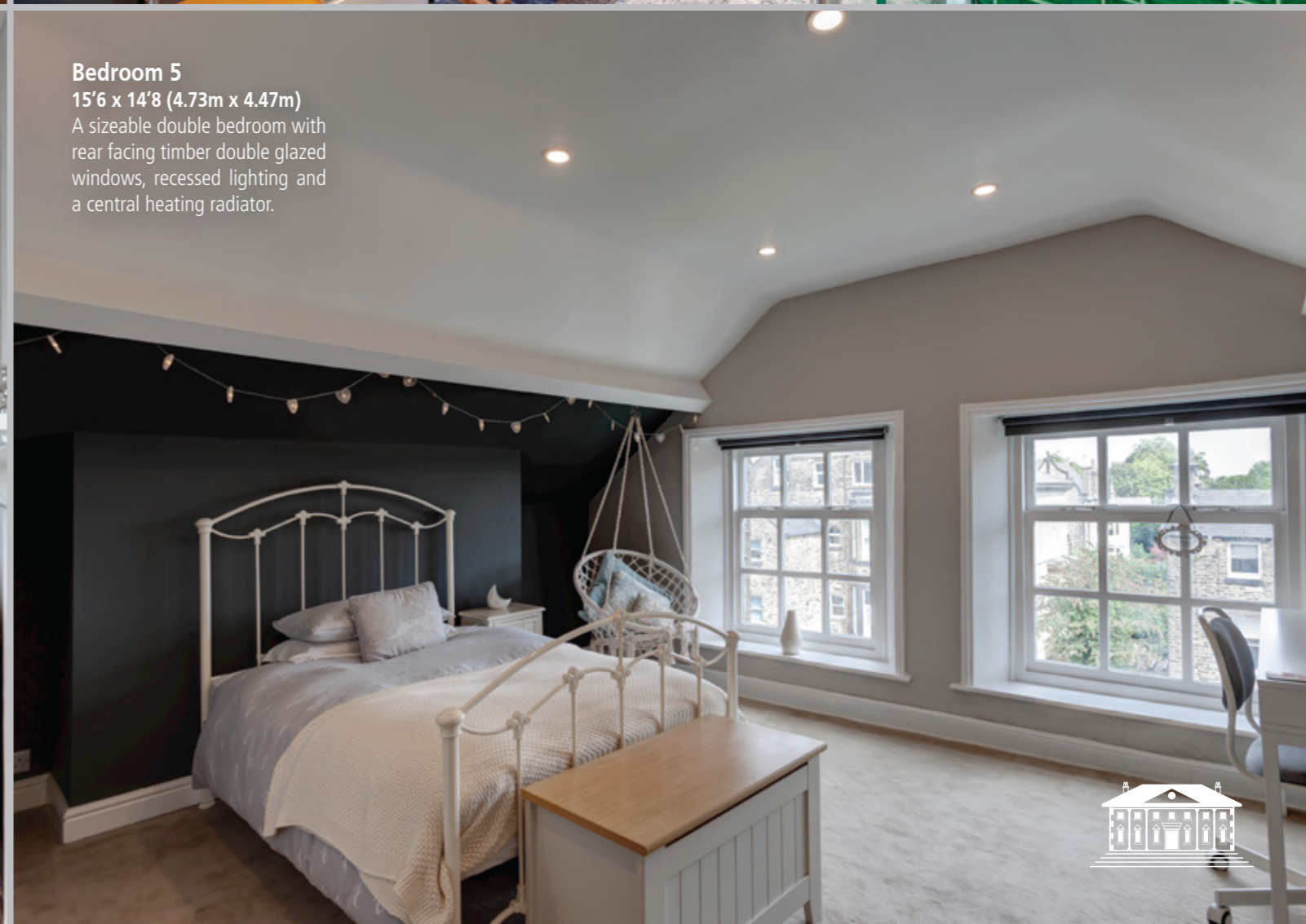
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Bedroom 3
14'11 x 14'0 (4.55m x 4.27m)

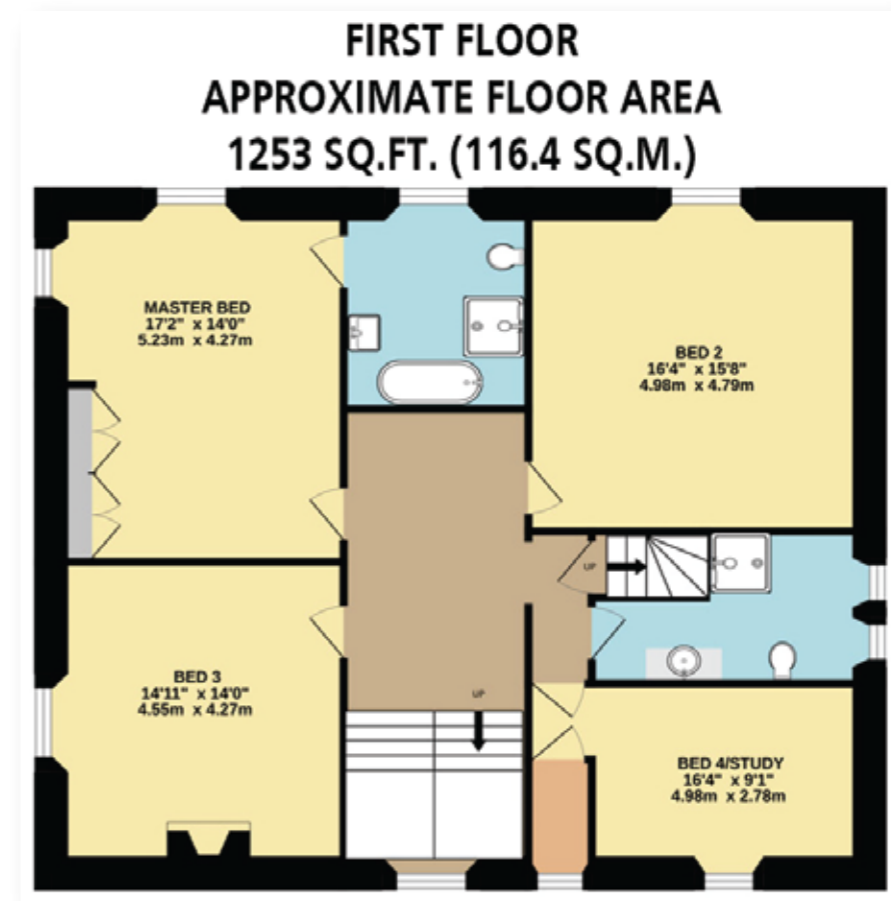
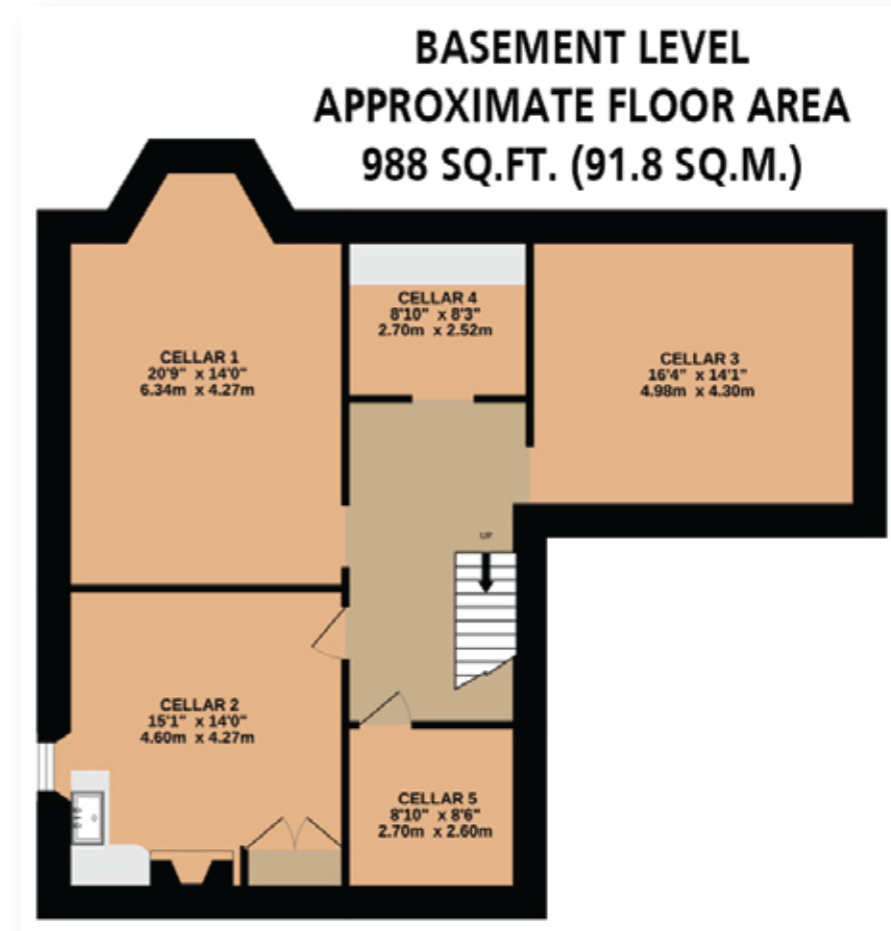
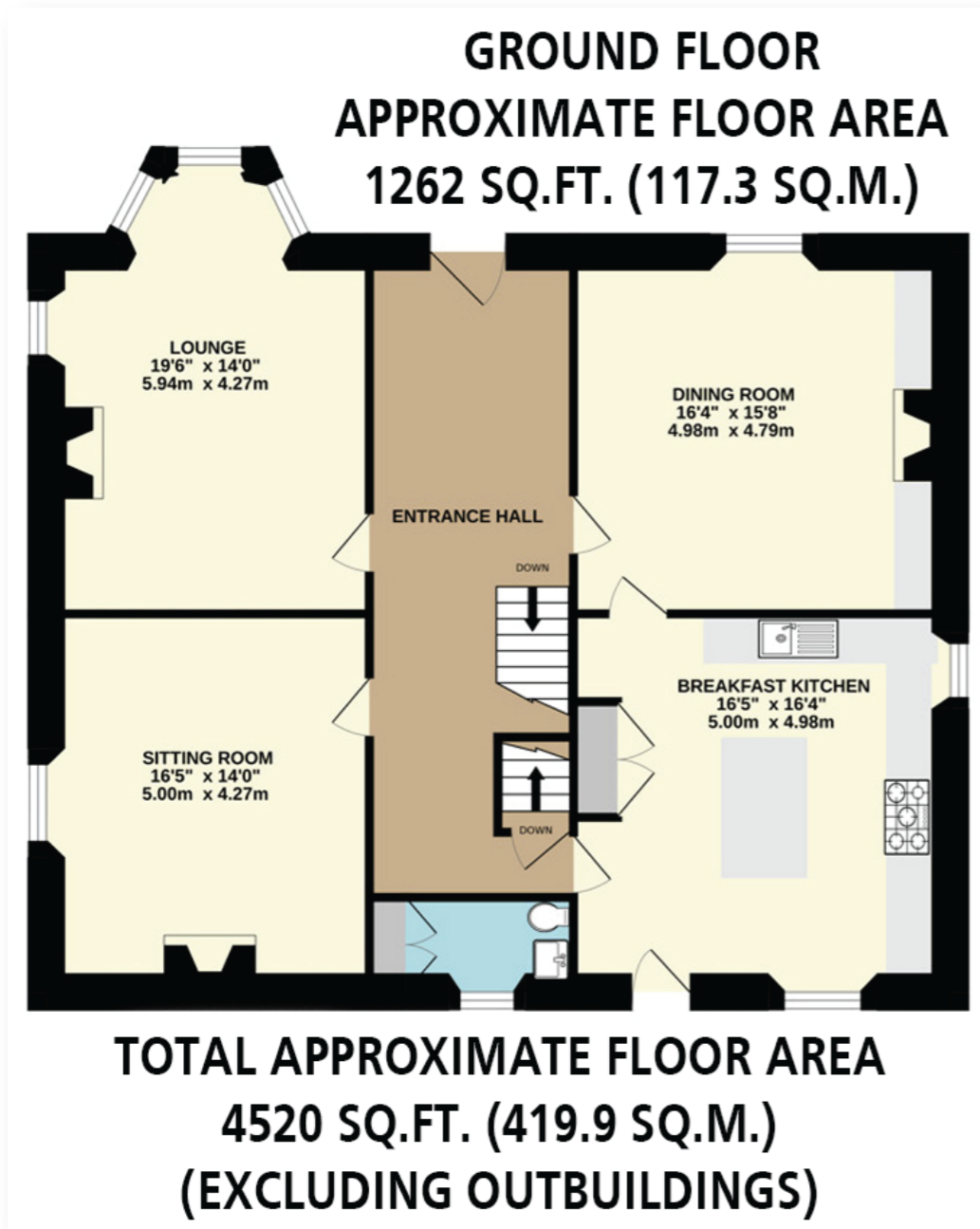
Another double bedroom with a side facing timber double glazed window, covered ceiling, pendant light points and a central heating radiator. The focal point of the room is the Rutland cast iron fireplace with a timber mantel and a tiled surround.



Bedroom 5
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A sizeable double bedroom with rear facing timber double glazed windows, recessed lighting and a central heating radiator.

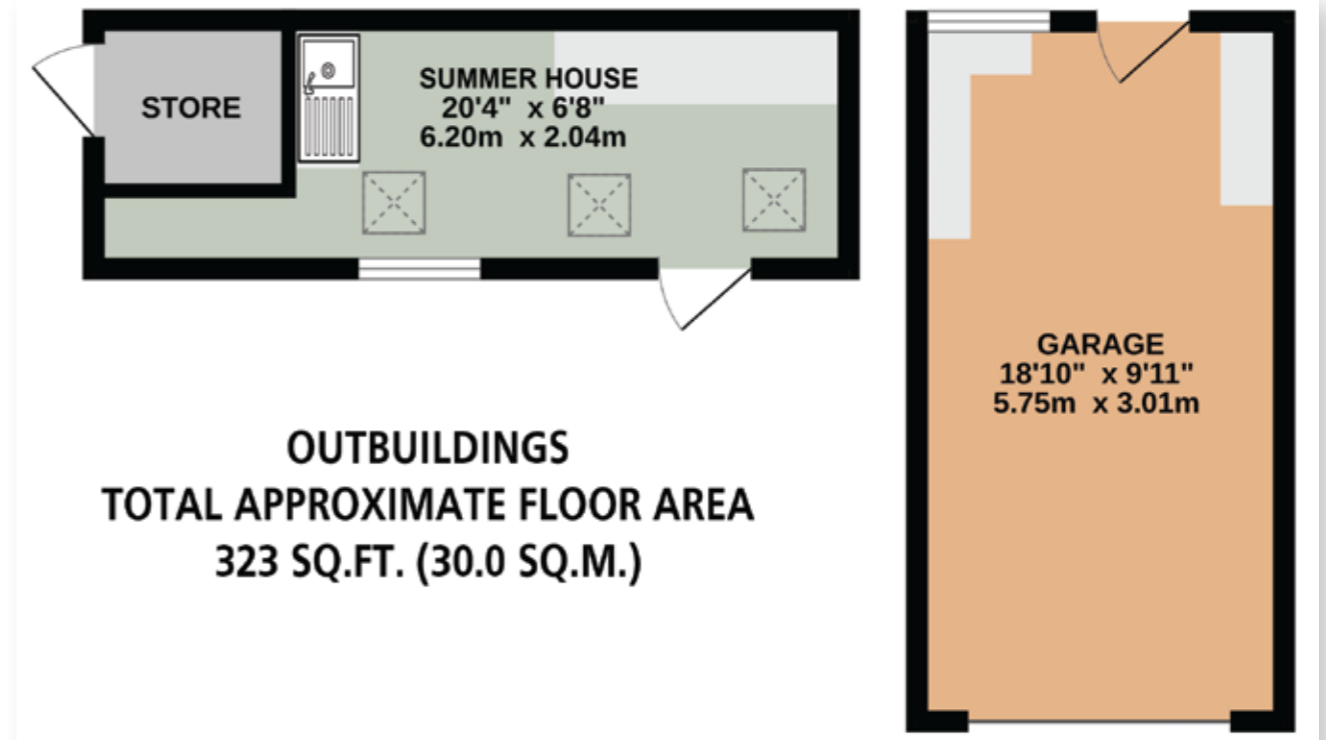
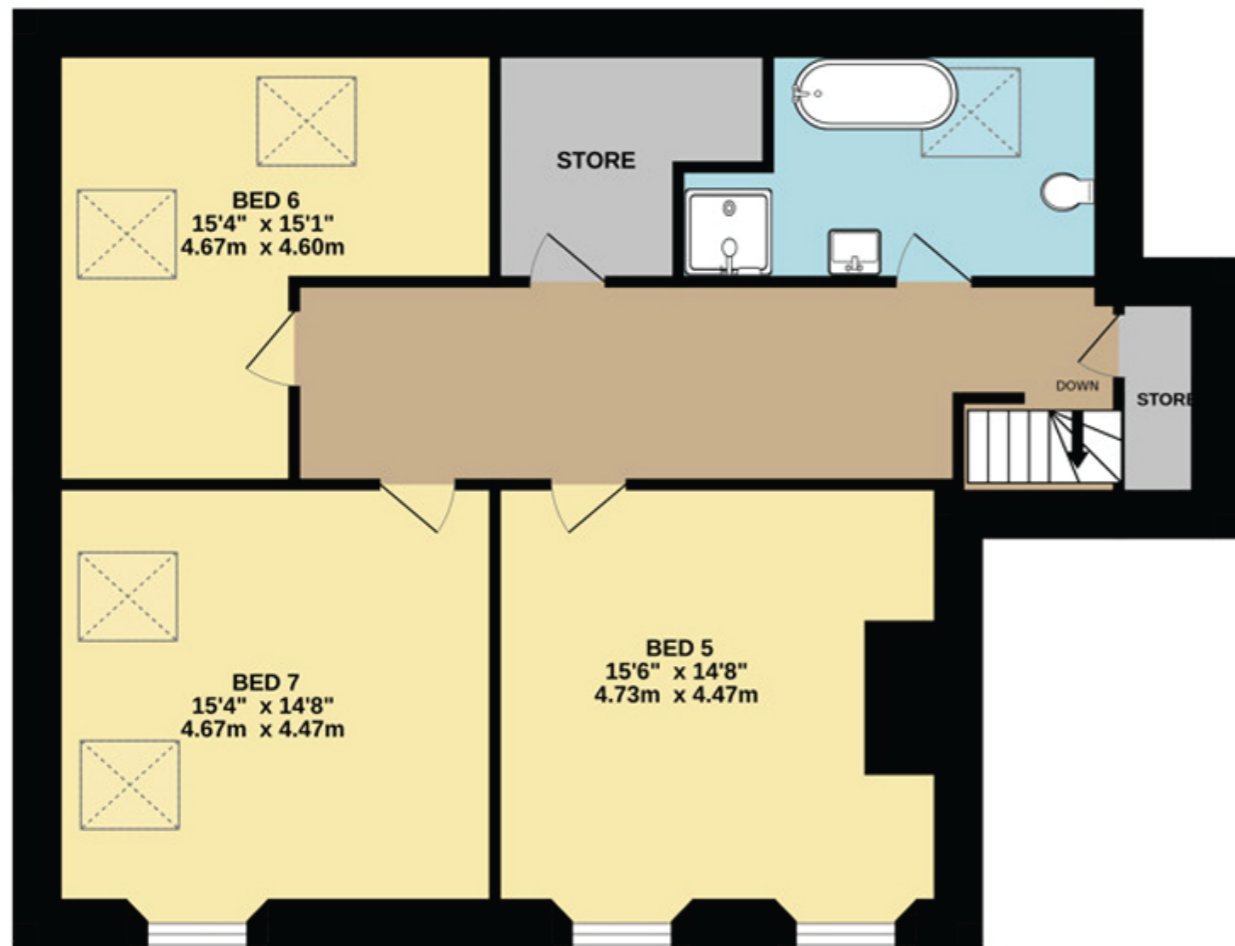




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR APPROXIMATE FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)





2 Sale Hill

Dating Back to the Late 1800s and Being Nestled within a Sought-After, Vibrant Suburb

Bedroom 7

15'4 x 14'8 (4.67m x 4.47m)

A versatile room that is currently used as a snug but could be utilised as a generous seventh bedroom. Having Velux roof windows, a rear facing timber double glazed window, recessed lighting and a central heating radiator.

Exterior and Gardens

From Sale Hill, a timber pedestrian gate opens to the front of the property where there's a stone flagged path that is bordered by

personnel entrance door.

To the rear of the property, the stone flagged path wraps around with exterior lighting, a water tap and housing the air source heat pump. Access can be gained to the breakfast kitchen.

From the path, two sets of stone steps and an additional set of timber steps with gravel insets lead down to the garden. Around the three sets of stairs are well-stocked tiered borders containing mature trees, shrubs and plants.



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The driveway has exterior lighting and a planted border containing mature trees. There is space to park one vehicle and the driveway is enclosed by wrought iron electric gates, which open to Sale Hill. Access can be gained to the detached garage and a timber pedestrian gate also opens to the rear. The property also benefits from having two on-street parking permits.

Detached Garage

18'10 x 9'11 (5.75m x 3.01m)

Having a roller shutter door, glazed window, light, power and a timber

The garden is mainly laid to lawn with planted borders and a small pond. Set within the garden are two seating terraces. A timber decked terrace is positioned in the right corner of the garden, providing a pleasant area for relaxing and access can be gained to a path, which leads to the rear of the detached garage. The additional terrace is situated to the opposite side of the garden and consists of a split-level stone flagged patio, exterior lighting and a metal pergola. Access can be gained to the summer house and garden store. The garden is fully enclosed by mature hedging and stone walling for privacy and security.

Summer House

20'4 x 6'8 (6.20m x 2.04m)

Having Velux roof windows, a timber double glazed window, flush light points, a fitted work surface and tiled flooring. There's a range of fitted base units, incorporating a matching work surface and an inset 1.0 bowl stainless steel sink with an Ultrawash hot water tap and a separate chrome tap. A timber door with a double glazed panel opens to the garden.

Garden Store

Having a timber entrance door opening to the left side of the summer house.



Family Bathroom

Having Velux roof windows, recessed lighting, wall mounted light points, recessed glazed shelving, central heating radiator, chrome heated towel rail and partially tiled walls. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror above. Also having a panelled bath with a chrome mixer tap. To one corner, there's a fully tiled shower enclosure with a fitted shower and a recessed shelf.







Exterior and Gardens Continued

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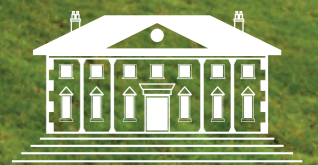
Garden Store

Having a timber entrance door opening to the left side of the summer house.





Beautifully Landscaped
Rear Garden...



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

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.



2 Sale Hill
Broomhill, Sheffield,
South Yorkshire S10 5BX

Offers in the Region of £1,250,000