



## Whirlow Croft Farm

33 Whirlow Lane, Sheffield



**Blenheim**  
Park Estates



A Beautiful Five Bedroomed Residence  
that Stands within a Private Plot





Whirlow Croft Farm

## Welcome to Whirlow Croft Farm

Standing within a private plot in the heart of a sought-after location is Whirlow Croft Farm, a beautiful detached, stone farmhouse. Boasting five well-proportioned bedrooms and an array of flexible living areas, this outstanding home is an ideal choice for a family.

Showcasing a hub for all of the family to enjoy is the dining kitchen. This bright and airy room contains a modern kitchen with Corian work surfaces and Miele integrated appliances. There is also ample space for dining and an additional conservatory area for relaxing and taking advantage of the sun that streams through the glazed roof. Positioned away from the dining kitchen is the sitting room which features a gas fire that is set within a limestone fireplace. Accessed from the sitting room is also a stylishly decorated formal lounge that has a wonderful view of the gardens.

Providing a subtle modern twist on the home are the two floor-to-ceiling glazed doors on the staircases that connect the ground floor with the basement level and first floor. Arranged on the first floor is the master bedroom suite, comprising an exceptionally spacious bedroom, a cleverly designed walk-in wardrobe and an en-suite bathroom that is fully tiled in limestone. There are four other double bedrooms, all of which benefit from generous amounts of natural light, and are served by a bathroom and a separate shower room.

The external spaces of Whirlow Croft Farm are equally as impressive as the interior. The fabulous south-facing garden is situated at the rear and features two lovely seating terraces, an ornamental pond and is fully enclosed for privacy. The property benefits from great curb appeal to the front of the home, which also provides off-road parking and access to the integral garage.

Situated within the sought-after area of Whirlow with local amenities and being home to Whirlowbrook Hall and Whirlow Hall Farm Trust. Ecclesall Road is a short journey away and has a range of different restaurants, cafe's, shops, bars and public houses. Within the local area there is a variety of well-regarded state and private schooling. There are a range of outdoor trails that are conveniently placed, including Limb Brook Valley, Ringinglow and Lady Canning's Plantation Trail. Popular Peak District destinations such as Bakewell, Castleton and Hope Valley can be reached within a short drive. Dore and Totley train station also provides rail links to Manchester, Leeds, York and Nottingham.

**The property briefly comprises on the ground floor:** Entrance porch, dining kitchen, conservatory area, sitting room, formal lounge, study, WC and integral garage.

**On the first floor:** Landing, bedroom 2, storage cupboard, bedroom 3, bathroom, shower room, inner landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 4 and bedroom 5.

**Basement Level:** Cellar

### Ground Floor

A heavy hardwood door with a double glazed panel opens to the:

### Entrance Porch

Having front facing hardwood double glazed panels and side facing hardwood double glazed windows. A timber door with a glazed panel opens to the dining kitchen.

### Dining Kitchen

32'6 x 12'1 (9.91m x 3.68m)

A bright and spacious dining kitchen that offers ample space for cooking, dining and relaxing. Having a front facing hardwood double glazed window, recessed lighting, pendant light points, central heating radiators with decorative covers, telephone point, Amtico flooring and engineered timber flooring. There is a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces, decorative timber splash backs and two inset 1.0 bowl sinks with a chrome mixer tap and a separate spray tap. There is also a central island, which incorporates a matching Corian work surface and a pop-up power point. Appliances include a Miele four-ring induction hob with an extractor fan above, Miele fan assisted oven, Miele grill, Electrolux dishwasher and a Miele full-height fridge/freezer. A wide opening gives access to the conservatory area. A timber door with obscured glazed panels opens to the sitting room and a glazed door also opens to the basement level.





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A Bright Dining Kitchen with Integrated Miele Appliances & a Superb Dining Area





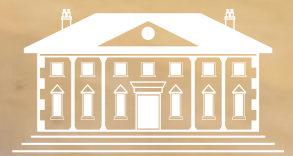
### Sitting Room

19'5 x 16'3 (5.92m x 4.95m)

A homely reception room with a coved ceiling, recessed lighting, built-in surround sound speakers, recessed shelving, central heating radiators and oak flooring. To one corner, there is a fitted TV unit with TV/aerial cabling. The focal point of the room is the coal effect gas fire with a limestone mantel, surround and hearth. Timber doors with obscured glazed panels open to the formal lounge and study. Double hardwood doors with double glazed panels and matching side panels open to the rear of the property. A separate hardwood door with a double glazed obscured panel and a matching panel above opens to the rear of the property.



A Homely Reception Room with  
Double Doors to the Garden



## Formal Lounge

19'5 x 13'11 (5.92m x 4.24m)

A stylishly decorated formal reception room. Having rear and side facing UPVC double glazed windows, a side facing hardwood double glazed panel, coved ceiling, recessed lighting, built-in surround sound speakers, central heating radiator and oak flooring. To one corner, there is a fitted TV unit with TV/aerial cabling. The focal point of the room is the log burner with a stone mantel, surround and hearth.



A Stylish Formal Lounge, Featuring a Log Burner Set within a Stone Fireplace



### Study

13'4 x 7'3 (4.06m x 2.21m)

A versatile room that is currently utilised as a study. Having recessed lighting, an exposed stone wall, central heating radiator, data point and oak flooring. Timber doors open to the integral garage and WC. Double hardwood doors with double glazed panels open to the rear of the property.





## Boasting an Array of Flexible Living Areas over Two Floors, This Outstanding Home is an Ideal Choice for a Family

### Conservatory Area

Having front, side and rear facing hardwood double glazed panels, a central heating radiator and engineered timber flooring. A hardwood door with a double glazed panel opens to the front of the property.

From the dining kitchen, a glazed door opens to a stairway that contains glazed shelving with LED lighting and a stone staircase with feature lighting. The staircase leads down to the:

### Basement Level

#### Cellar

13'6 x 11'7 (4.11m x 3.53m)

Having light, power, a central stone slab table and stone slab shelving.

### Ground Floor Continued

From the dining kitchen, a timber door with obscured glazed panels opens to the:

#### Sitting Room

19'5 x 16'3 (5.92m x 4.95m)

A homely reception room with a coved ceiling, recessed lighting, built-in surround sound speakers, recessed shelving, central heating radiators and oak flooring. To one corner, there is a fitted TV unit with TV/aerial cabling. The focal point of the room is the coal effect gas fire with a limestone mantel, surround and hearth. Timber doors with obscured glazed panels open to the formal lounge and study. Double hardwood doors with double glazed panels and matching side panels open to the rear of the property. A separate hardwood door with a double glazed obscured panel and a matching panel above opens to the rear of the property.

#### Formal Lounge

19'5 x 13'11 (5.92m x 4.24m)

A stylishly decorated formal reception room. Having rear and side facing UPVC double glazed windows, a side facing hardwood double glazed panel, coved ceiling, recessed lighting, built-in surround sound speakers, central heating radiator and oak flooring. To one corner, there is a fitted TV unit with TV/aerial cabling. The focal point of the room is the log burner with a stone mantel, surround and hearth.

#### Study

13'4 x 7'3 (4.06m x 2.21m)

A versatile room that is currently utilised as a study. Having recessed lighting, an exposed stone wall, central heating radiator, data point and oak flooring. Timber doors open to the integral garage and WC. Double hardwood doors with double glazed panels open to the rear of the property.

#### Integral Garage

18'10 x 16'6 (5.74m x 5.03m)

Having an electric up-and-over door, light, power and housing the two

Worcester boilers. There is a range of fitted base units, incorporating matching work surfaces and there is space/provision for an automatic washing machine and a tumble dryer.

#### WC

Having a rear facing hardwood double glazed obscured window, recessed lighting, extractor fan, central heating radiator and oak flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

From the sitting room, a glazed door opens to a staircase with an aluminium hand rail and feature lighting, which rises to the:

### First Floor

#### Landing

Having recessed lighting and a central heating radiator. Timber doors open to bedroom 2 and bedroom 3. Timber doors with obscured glazed panels also open to the bathroom and shower room. An opening gives access to the inner landing.

#### Bedroom 2

14'3 x 13'8 (4.34m x 4.17m)

A generous double bedroom with rear and side facing hardwood double glazed windows. Also having a coved ceiling, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. To one corner, there is a wash hand basin with a chrome mixer tap and storage beneath. A timber door opens to a storage cupboard.

#### Storage Cupboard

Having a recessed light point and short hanging rails. Access can also be gained to a loft space.

#### Bedroom 3

14'4 x 11'10 (4.37m x 3.61m)

Another sizeable double bedroom with a rear facing hardwood double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/aerial point.

#### Bathroom

Having a side facing UPVC double glazed window, a side facing UPVC double glazed panel and a front facing hardwood double glazed obscured window. Having recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls in limestone, heated towel rail, feature lighting and limestone tiled flooring with electric under floor heating. There is a suite in white, which comprises of a low-level WC and a Heritage wash hand basin with Heritage traditional taps and storage beneath. Also having a Heritage panelled bath with Heritage traditional taps, a fitted Heritage rain head shower and a glazed screen.





### Master Bedroom

16'5 x 16'2 (5.00m x 4.93m)

A light-filled and spacious master bedroom with rear facing hardwood double glazed windows and a side facing hardwood double glazed window. Also having recessed lighting, central heating radiator, TV/aerial point, telephone point and oak flooring. Two separate sliding doors open to the master walk-in wardrobe. A timber door also opens to the master en-suite.

### Master Walk-in Wardrobe

Having a rear facing hardwood double glazed window, recessed lighting and oak flooring. There is a range of fitted furniture, incorporating open short/long hanging and shelving.



A Generous Master  
Bedroom Suite...





### Master En-Suite

Being fully tiled in limestone and having a side facing hardwood double glazed obscured oriel window, recessed lighting, extractor fan, chrome heated towel, fitted storage unit with shelving, floor up-lighters and under floor heating. There is a Catalano suite in white, which comprises of a wall mounted WC and wall mounted bidet with a Hansgrohe chrome mixer tap. To one corner, there is a vanity unit, incorporating a limestone surface, a Catalano wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a freestanding bath with Hansgrohe chrome mixer tap and a hand shower facility.



### Bedroom 3

14'4 x 11'10 (4.37m x 3.61m)  
Another sizeable double bedroom with a rear facing hardwood double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/aerial point.



### Bedroom 2

14'3 x 13'8 (4.34m x 4.17m)  
A generous double bedroom with rear and side facing hardwood double glazed windows. Also having a coved ceiling, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. To one corner, there is a wash hand basin with a chrome mixer tap and storage beneath. A timber door opens to a storage cupboard.



### Bedroom 4

16'2 x 11'1 (4.93m x 3.38m)  
A superb double bedroom with a front facing hardwood double glazed window, coved ceiling, recessed lighting and a central heating radiator. Also having a vanity unit to one corner, which incorporates a marble surface with an inset wash hand basin with a brushed gold mixer tap. Access can be gained to a loft space.





Whirlow Croft Farm

## Positioned within the Heart of a Highly Sought-After Location with Convenient Access to Amenities and the Peak District

### Bathroom

Having a side facing UPVC double glazed window, a side facing UPVC double glazed panel and a front facing hardwood double glazed obscured window. Having recessed lighting, extractor fan, fitted vanity mirror, partially tiled walls in limestone, heated towel rail, feature lighting and limestone tiled flooring with electric under floor heating. There is a suite in white, which comprises of a low-level WC and a Heritage wash hand basin with Heritage traditional taps and storage beneath. Also having a Heritage panelled bath with Heritage traditional taps, a fitted Heritage rain head shower and a glazed screen.



### Shower Room

A modern shower room with a front facing hardwood double glazed obscured window, recessed lighting and an extractor fan. There is also recessed shelving, a chrome heated towel rail and tiled flooring with electric under floor heating. There is a suite in white, which comprises of a wall mounted WC and a Villeroy & Boch wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with tiled walls, a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.

From the landing, an opening gives access to the:

### Inner Landing

Having a sun tunnel, coved ceiling and recessed lighting. Timber doors open to the master bedroom, bedroom 4 and bedroom 5.

### Master Bedroom

16'5 x 16'2 (5.00m x 4.93m)

A light-filled and spacious master bedroom with rear facing hardwood double glazed windows and a side facing hardwood double glazed window. Also having recessed lighting, central heating radiator, TV/aerial point, telephone point and oak flooring. Two separate sliding doors open to the master walk-in wardrobe. A timber door also opens to the master en-suite.

### Master Walk-in Wardrobe

Having a rear facing hardwood double glazed window, recessed lighting and oak flooring. There is a range of fitted furniture, incorporating open short/long hanging and shelving.

### Master En-Suite

Being fully tiled in limestone and having a side facing hardwood double glazed obscured oriel window, recessed lighting, extractor fan, chrome heated towel, fitted storage unit with shelving, floor up-lighters and under floor heating. There is a Catalano suite in white, which comprises of a wall mounted WC and wall mounted bidet with a Hansgrohe chrome mixer tap. To one corner, there is a vanity unit, incorporating a limestone surface, a Catalano wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a freestanding bath with Hansgrohe chrome mixer tap and a hand shower facility.

### Bedroom 4

16'2 x 11'1 (4.93m x 3.38m)

A superb double bedroom with a front facing hardwood double glazed window, coved ceiling, recessed lighting and a central heating radiator. Also having a vanity unit to one corner, which incorporates a marble surface with an inset wash hand basin with a brushed gold mixer tap. Access can be gained to a loft space.

### Bedroom 5

12'0 x 8'11 (3.66m x 2.72m)

Having a front facing hardwood double glazed window, coved ceiling, recessed lighting, central heating radiator, deep skirtings and engineered timber flooring. There is also a range of fitted furniture, incorporating short/long hanging.

### Exterior and Gardens

Whirlow Croft Farm stands in a prominent position and is set behind stone walling and railings. To the front of the property, there is a block paved driveway with exterior lighting and space to park one vehicle. Access can be gained to the integral garage.

From the driveway, a timber pedestrian gate opens to a stone flagged path with exterior lighting. Access can be gained to the main entrance door.

The path wraps around to the right side of the property where access can be gained to the dining kitchen. A timber pedestrian gate opens to Whirlow Lane. The path also has exterior lighting and a metal pedestrian gate opens to the rear of the property.

To the rear of the property, there is a stone flagged seating terrace with exterior lighting, an external power point and a water tap. Access can be gained to the sitting room and study. Stone steps lead down to a landscaped garden that is mainly laid to lawn with mature planted borders and an ornamental pond. Two sets of stone steps lead to a further stone seating terrace with a planted border. Situated within one corner of the garden, there is a gravelled path that borders two planters and there is space for a shed.

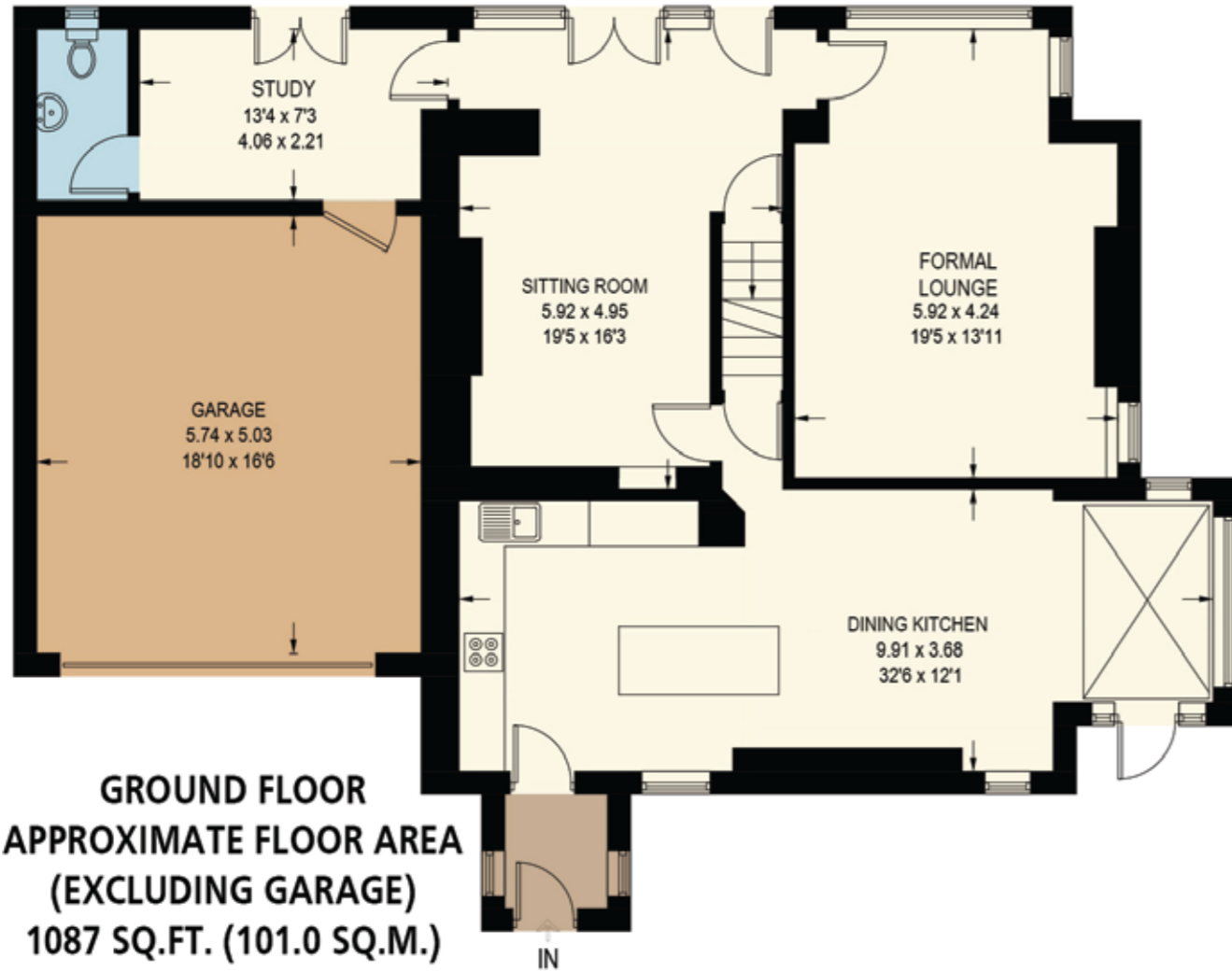
### Shower Room

A modern shower room with a front facing hardwood double glazed obscured window, recessed lighting and an extractor fan. There is also recessed shelving, a chrome heated towel rail and tiled flooring with electric under floor heating. There is a suite in white, which comprises of a wall mounted WC and a Villeroy & Boch wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there is a walk-in shower enclosure with tiled walls, a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.

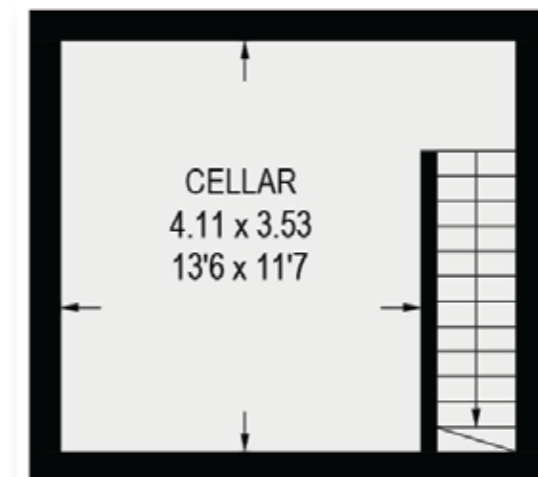
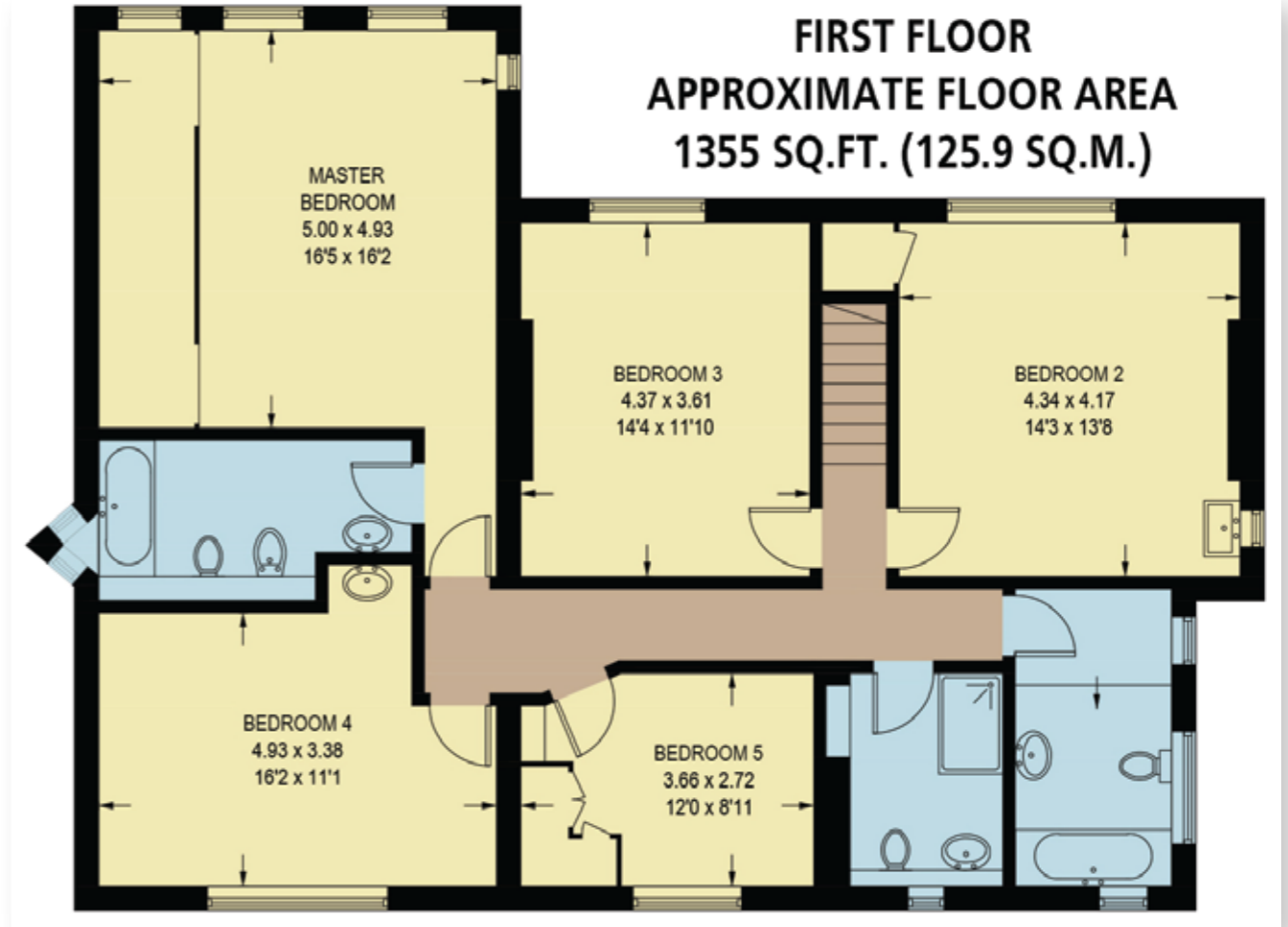




**TOTAL APPROXIMATE FLOOR AREA (INC GARAGE & CELLAR)  
2955 SQ.FT. (274.5 SQ.M.)**



**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
1355 SQ.FT. (125.9 SQ.M.)**



**BASEMENT LEVEL  
APPROXIMATE FLOOR AREA  
201 SQ.FT. (18.6 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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A Delightful South-Facing  
Garden that is Fully Enclosed





### Exterior and Gardens

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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electric, mains water and mains drainage.

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.



**Whirlow Croft Farm**

33 Whirlow Lane, Whirlow,

Sheffield, South Yorkshire S11 9QF

**Offers in the Region of £1,225,000**