



Muswell Lodge
18 Brincliffe Crescent, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Brincliffe Crescent, wrought iron gates open to a sweeping driveway, which leads up to Muswell Lodge and stone steps also lead up to the front of the property.

To the front of the house, there is a driveway with a turning area that provides parking for several vehicles and has mature tree/shrub borders and exterior lighting. Access can be gained to the covered porch where the main entrance door is located. Also to the front is a garden that is mainly laid to lawn with mature trees and shrubs. From the driveway, stone steps lead to the left side of the property and a path also gives access to a timber pedestrian gate, which opens to the right side of the property.

An Outstanding Six Bedroomed
Detached Family Residence





Welcome to Muswell Lodge

Muswell Lodge stands proudly in an enviable, elevated position within a highly sought-after area. This outstanding six bedroomed family residence dates back to 1897 and retains a wealth of character features to provide stunning, luxurious living areas.



*Muswell Lodge
in 1940*

Muswell Lodge is a fine example of a traditional Victorian residence and features generously-sized rooms with high, detailed coved ceilings, deep skirtings, three two-storey bay windows and stunning original stained leaded glass windows. The property holds a rich history, which began in 1897 when the house was constructed by Harry Atkin, a local silversmith. Muswell Lodge was then sold on to the Ross brothers who embellished the home with silver-plated door hardware, which is still incorporated today. The third owner was Sir Harold West who was the Chairman of Newton Chambers and it is believed that he landscaped the formal gardens and installed the Art Deco bathrooms.

This magnificent property provides substantial accommodation that is set over three floors, making it a perfect option for a large family. The current owners have completed sympathetic renovations to the home to further elevate the living spaces offered, such as a recently installed hand crafted kitchen by Hancock & Read with Siemens and Neff appliances. They have also exposed and renovated the original woodwork in three of the reception rooms and landscaped the gardens to form the large stone seating terrace to the south westerly aspect.

An attractive external covered storm porch allows access to the entrance vestibule with original mosaic tiles, which leads through feature glazed double doors to the impressive reception hall. The stand-out features of the reception hall are the central archway, detailed coved ceiling, deep skirtings and parquet walnut flooring, all of which combine to create a warm and impressive welcome to the home. Across the ground floor are three main reception rooms, including an opulent drawing room with a stunning marble fireplace and original library display furniture, a formal dining room of grand proportions and an additional sitting room, which links to a useful office and separate study. The heart of the home is the open plan dining kitchen that presents a bright and airy space, accompanied by a high-quality breakfast kitchen with a separate utility/prep kitchen by Hancock & Read and a superb dining area with a feature vaulted ceiling.

The first floor contains the exceptionally spacious master bedroom suite with Hancock & Read fitted wardrobes and an en-suite shower room, two further double bedrooms and an Art Deco Vitrolite family bathroom. There is a well situated laundry room that has ample fitted storage. The additional three bedrooms are situated on the second floor. There is a useful basement level that comprises of a versatile snooker room and three cellars for storage, including one for wine.



Muswell Lodge stands proudly in an enviable, elevated position and provides stunning, luxurious accommodation that dates back to 1897.

Muswell Lodge sits within a sizeable plot that benefits from delightful, private grounds and has ample off-road parking for several vehicles. The main garden is located to the left side of the property, which has a south-west facing orientation, and includes a large stone flagged seating terrace that is perfect for entertaining and has steps that lead to the manicured, formal garden. The gardens are all bordered by mature trees and hedging, providing a superb level of privacy to this exceptional home. To the right side of the property, there is an additional, pleasant seating terrace that is fully enclosed.

The property is conveniently positioned for access to the amenities of Ecclesall and Nether Edge, which include shops, public houses, a variety of restaurants, supermarkets and cafes. There is good access to well-regarded private and state schooling and there are a range of outdoor spaces to enjoy in the area, such as Chelsea Park, Brincliffe Woods, Endcliffe Park and the Sheffield Botanical Gardens. A short drive from the property takes you to Sheffield's city centre and the Peak District National Park. If required, public transport can be accessed from Psalter Lane and St Andrews Road.

The property briefly comprises on the ground floor: Covered storm porch, entrance vestibule, reception hall, drawing room, sitting room, office, study, cloakroom, WC, formal dining room, dining kitchen and utility room.

On the first floor: Main landing, master bedroom, master en-suite, bedroom 2, bedroom 3, family bathroom, laundry room, inner stairway and boiler room.

On the second floor: Landing, bedroom 4, inner landing, bedroom 5, bedroom 6, store and secondary landing.

Basement level: Hallway, snooker room, inner hall, cellar 1, cellar 2 and wine cellar.

Ground Floor

Covered Storm Porch

A timber glazed structure with exterior lighting and mosaic tiled flooring. Double timber doors with decorative stained glass panels and a matching arched panel above open to the entrance vestibule.

Entrance Vestibule

The entrance vestibule has a coved ceiling, pendant light point, deep skirtings and original mosaic tiled flooring with an inset mat well. Double timber doors with glazed panels and an arched panel above open to the reception hall.

Reception Hall

An impressive reception hall, which offers a warm welcome and has a feature archway. Having a detailed coved ceiling with Yorkshire roses, pendant light points, central heating radiators, deep skirtings and parquet walnut flooring. Timber doors open to the drawing room, sitting room, cloakroom, formal dining room and dining kitchen. A timber door with obscured glazed panels opens to a staircase, which leads down to the basement level.

Drawing Room

23'8 x 20'0 (7.21m x 6.10m)

An opulent drawing room with a side facing timber bay window incorporating glazed sash windows and central heating radiators. Also

having two front facing timber-stained glass panels, coved ceiling, panelled walls, central heating radiators, TV/aerial cabling, telephone point, deep skirtings and original restored oak flooring with an inset carpet well. To two walls, there is a range of original fitted library furniture that incorporates glazed display cabinets. The focal point of the room is the brass fireplace with a timber mantel and a marble surround/hearth with a brass fender.

Sitting Room

18'0 x 17'5 (5.49m x 5.31m)

A bright reception room with a front facing timber bay window incorporating glazed sash windows and central heating radiators. Also having a coved ceiling, a pendant light point, a central heating radiator, deep skirtings and original restored oak flooring. To one corner, there are two fitted original Art Deco cupboards with shelving. The focal point of the room is the fireplace with a timber mantel and a marble surround/hearth. A timber door opens to the office.

Office

11'11 x 11'1 (3.63m x 3.38m)

A versatile room that is currently used as an office but could be utilised as a playroom. Having front and rear facing timber glazed sash windows, pendant light point, central heating radiator and a telephone point. A timber door with obscured glazed panels opens to the study and to the right side of the property.

Study

11'11 x 6'0 (3.63m x 1.83m)

Having a front facing timber glazed sash window, side facing timber obscured glazed panel, flush light points, central heating radiator and a telephone point.

From the reception hall, a timber door opens to the:

Cloakroom

Retaining a wealth of Art Deco features and having a coved ceiling, pendant light point, partially tiled walls in Vitrolite, central heating radiator and parquet walnut flooring. There is a wall mounted wash hand basin with traditional chrome taps and a mirrored vanity cabinet above. A timber door with a stained glass panel and matching side/above panels opens to the WC.



Reception Hall

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An Impressive Reception Hall
Offering a Warm Welcome...



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An Opulent Formal
Drawing Room...





Formal Dining Room
18'4 x 15'4 (5.59m x 4.67m)

A formal dining room of grand proportions, providing the perfect space for entertaining family and friends. Having a side facing timber bay window incorporating glazed sash windows and central heating radiators. Also having a coved ceiling, pendant light point, original decorative panelled walls, wall mounted light points, central heating radiator, TV/aerial point, deep skirtings and original restored oak flooring with an inset carpet well. The focal point of the room is the decorative fireplace with a timber mantel and a marble surround/hearth.

A Formal Dining Room
of Grand Proportions





Sitting Room
18'0 x 17'5 (5.49m x 5.31m)

A bright reception room with a front facing timber bay window incorporating glazed sash windows and central heating radiators. Also having a coved ceiling, a pendant light point, a central heating radiator, deep skirtings and original restored oak flooring. To one corner, there are two fitted original Art Deco cupboards with shelving. The focal point of the room is the fireplace with a timber mantel and a marble surround/hearth. A timber door opens to the office.





Dining Kitchen
29'8 x 22'7 (9.04m x 6.88m)

Breakfast Kitchen

A high-quality, hand crafted breakfast kitchen by Hancock & Read which has recently been installed. Having side facing timber double glazed sash windows, coved ceiling, extractor fan, pendant light points, recessed lighting, built-in speakers and limestone tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, tiled splash backs, under-counter lighting, illuminated wine rack, glazed display shelving and an inset 1.0 bowl Caple stainless steel sink with a Grohe chrome mixer tap. Also having a central island, incorporating a marble work surface, plinth lighting and providing additional storage. There is a good sized in-unit pantry, which features a matching marble work surface. Appliances include an Aga with two hot plates and two ovens, Siemens induction hob, Neff fan assisted oven, Neff grill, Neff warming drawer, Bosch dishwasher and a Caple wine cooler. There is space/provision for an American style fridge/freezer. A wide opening gives access to the dining area.

A Recently Fitted Hand Crafted
Breakfast Kitchen by Hancock & Read





Retaining a wealth of character features such as high coved ceilings, original stained glass windows and three two-storey bay windows.

Dining Area

A fabulous dining area with a vaulted ceiling, Velux roof windows and front and rear facing timber glazed windows. Also having pendant light points, recessed lighting, central heating radiators and limestone tiled flooring with under floor heating. To one corner, there is a useful storage cupboard with shelving. A timber door with obscured glazed panels opens to the right side of the property. A timber door also opens to the utility room.



WC

Having a rear facing timber lead stained glass window, coved ceiling, pendant light point, partially tiled walls in Vitrolite, low-level WC and parquet walnut flooring.

Formal Dining Room

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Dining Area

A fabulous dining area with a vaulted ceiling, Velux roof windows and front and rear facing timber glazed windows. Also having pendant light points, recessed lighting, central heating radiators and limestone tiled flooring with under floor heating. To one corner, there is a useful storage cupboard with shelving. A timber door with obscured glazed panels opens to the right side of the property. A timber door also opens to the utility room.

Utility Room

Having a rear facing timber glazed obscured sash window, recessed lighting, central heating radiator and limestone tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a marble work surface, upstands and an inset 1.0 bowl

stainless steel sink with a Franke chrome mixer tap. Within the cabinetry there is an integrated under-counter Baumatic fridge. A timber door with obscured glazed panels opens to the rear of the property.

From the reception hall, a timber door with obscured glazed panels opens to a stairway, which leads to the basement level. The stairway has a rear facing timber glazed sash window, light and the staircase with a walnut hand rail and timber balustrading leads down to the:

Basement Level

Hallway

A split-level hallway with a timber obscured glazed sash window, a separate panel and light. A timber door opens to the snooker room and a timber door with obscured glazed panels opens to the inner hall.

Snooker Room

35'9 x 23'4 (10.90m x 7.11m)

A large, versatile room that is currently being used as a snooker room. Having side facing timber glazed windows, light and the walls partially clad in stone. There are two cast iron fireplaces to each side of the room, both with pine mantels, marble/tiled surrounds and tiled hearths.

Inner Hall

Having light and fitted cupboards. Timber doors open to cellar 1, cellar 2 and the wine cellar.

Cellar 1

22'5 x 14'10 (6.83m x 4.52m)

Having light and steps lead down to an inset platform.

Cellar 2

18'1 x 18'0 (5.51m x 5.49m)

Having light and a central stone slab table.

Wine Cellar

10'1 x 7'0 (3.07m x 2.13m)

Having light and fitted stone/brick shelving.

Ground Floor Continued

From the reception hall, a staircase with a walnut hand rail and timber balustrading rises to the:

First Floor

Main Landing

Having a rear facing timber-stained glass sash window, coved ceiling with Yorkshire rose detail, pendant light point, feature archway, central heating radiator and deep skirtings. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom and laundry room.

Cloakroom

Retaining a wealth of Art Deco features and having a coved ceiling, pendant light point, partially tiled walls in Vitrolite, central heating radiator and parquet walnut flooring. There is a wall mounted wash hand basin with traditional chrome taps and a mirrored vanity cabinet above. A timber door with a stained glass panel and matching side/above panels opens to the WC.

WC

Having a rear facing timber lead stained glass window, coved ceiling, pendant light point, partially tiled walls in Vitrolite, low-level WC and parquet walnut flooring.

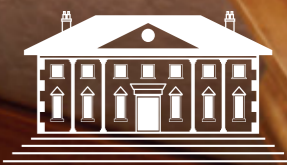




Master Bedroom
23'8 x 16'1 (7.21m x 4.90m)

An exceptionally spacious master bedroom with a side facing timber bay window incorporating glazed sash windows. Also having a front facing timber glazed sash window, coved ceiling, pendant light points, central heating radiators and deep skirtings. To one wall, there is a range of fitted furniture by Hancock & Read, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite.

An Exceptionally Spacious
Master Bedroom Suite





Master En-Suite

Having a front facing timber lead stained glass sash window, coved ceiling, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a mirrored cabinet above. To one corner, there is a panelled bath with traditional chrome taps, a fitted Grohe shower and a glazed screen.



Bedroom 3

18'0 x 17'10 (5.49m x 5.44m)

Another generous double bedroom with a front facing timber bay window, incorporating glazed sash windows. Also having a coved ceiling, pendant light point, central heating radiators and deep skirtings. To one corner, there is a pedestal wash hand basin with traditional chrome taps and a mirrored cabinet above.



Bedroom 2

24'1 x 15'11 (7.34m x 4.85m)

A large double bedroom with a side facing timber bay window incorporating glazed sash windows, coved ceiling, pendant light points, central heating radiators and deep skirtings. To one corner, there is a pedestal wash hand basin with traditional chrome taps. Also having a range of fitted furniture, incorporating long hanging and shelving.



Family Bathroom

An Art Deco family bathroom featuring a side facing timber lead stained glass sash window and partially tiled walls in Vitrolite with integrated mirrors. Having a coved ceiling, flush light point, wall mounted light point, central heating radiator, chrome heated towel rail and Karndean flooring. There is a suite, which comprises of a low-level WC and a pedestal wash hand basin with original Art Deco chrome taps and a mirrored cabinet above. Also having a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.





Muswell Lodge

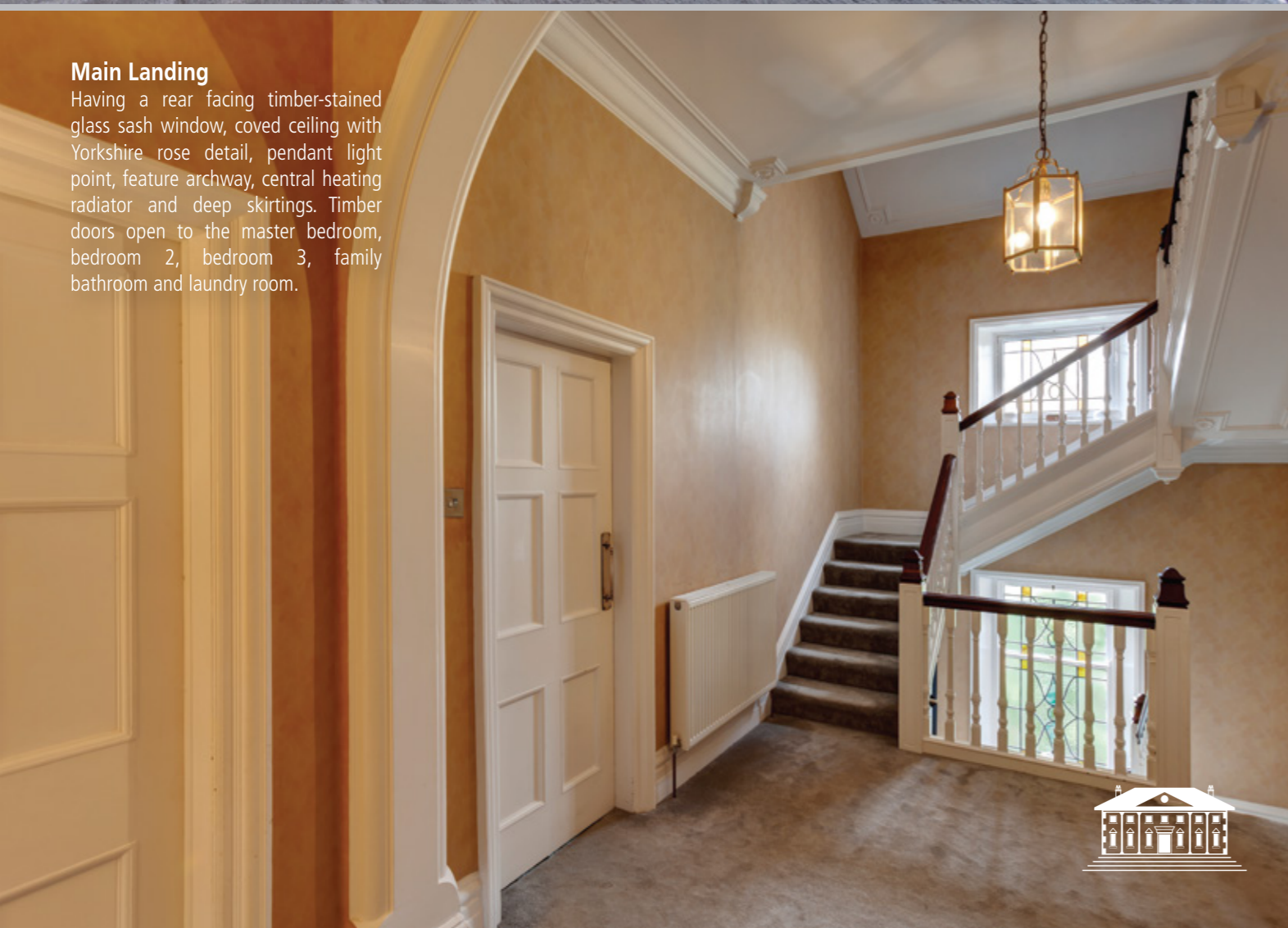
Muswell Lodge enjoys wonderful south-westerly facing gardens and has ample off-road parking.



Bedroom 4

21'3 x 14'10 (6.48m x 4.52m)

A spacious double bedroom with a side facing timber glazed sash window, pendant light point and central heating radiators.



Main Landing

Having a rear facing timber-stained glass sash window, coved ceiling with Yorkshire rose detail, pendant light point, feature archway, central heating radiator and deep skirtings. Timber doors open to the master bedroom, bedroom 2, bedroom 3, family bathroom and laundry room.



Master Bedroom

23'8 x 16'1 (7.21m x 4.90m)

An exceptionally spacious master bedroom with a side facing timber bay window incorporating glazed sash windows. Also having a front facing timber glazed sash window, coved ceiling, pendant light points, central heating radiators and deep skirtings. To one wall, there is a range of fitted furniture by Hancock & Read, incorporating short/long hanging, shelving and drawers. A timber door opens to the master en-suite.

Master En-Suite

Having a front facing timber lead stained glass sash window, coved ceiling, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a mirrored cabinet above. To one corner, there is a panelled bath with traditional chrome taps, a fitted Grohe shower and a glazed screen.

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Another generous double bedroom with a front facing timber bay window, incorporating glazed sash windows. Also having a coved ceiling, pendant light point, central heating radiators and deep skirtings. To one corner, there is a pedestal wash hand basin with traditional chrome taps and a mirrored cabinet above.

Family Bathroom

An Art Deco family bathroom featuring a side facing timber lead stained glass sash window and partially tiled walls in Vitrolite with integrated mirrors. Having a coved ceiling, flush light point, wall mounted light point, central heating radiator, chrome heated towel rail and Karndean flooring. There is a suite, which comprises of a low-level WC and a pedestal wash hand basin with original Art Deco chrome taps and a mirrored cabinet above. Also having a panelled bath with traditional chrome taps, a fitted shower and a glazed screen.

Laundry Room

Having a side facing timber partially obscured glazed sash window, pendant light point, central heating radiator and a Belfast sink with traditional chrome taps. To one wall, there is a range of fitted furniture, incorporating shelving. A timber door opens to the inner stairway.

Inner Stairway

Having a side facing timber partially obscured sash window, pendant light point and a central heating radiator. A timber door opens to the

boiler room. A staircase with a walnut hand rail, timber balustrading and an under-stairs storage cupboard rises to the secondary landing on the second floor.

Boiler Room

Having a rear facing timber partially obscured sash window, pendant light point and housing the two Vaillant boilers.

Second Floor

Secondary Landing

Having a side facing timber glazed panel, pendant light point and a timber door opens to a store. The staircase continues to the inner landing.

Store

Having a side facing glazed panel and a range of fitted base units with an inset 1.0 bowl stainless steel sink with traditional chrome taps.

First Floor Continued

From the main landing, the staircase with a walnut hand rail and timber balustrading rises to the:

Second Floor

Landing

Having a rear facing timber-stained glass window, glazed roof window, pendant light point and a central heating radiator. Timber doors open to bedroom 4 and to the inner landing.

Bedroom 4

21'3 x 14'10 (6.48m x 4.52m)

A spacious double bedroom with a side facing timber glazed sash window, pendant light point and central heating radiators.

Inner Landing

Having a pendant light point and timber doors opening to bedroom 5 and bedroom 6. Access can be gained to the secondary landing and to the loft space.

Bedroom 5

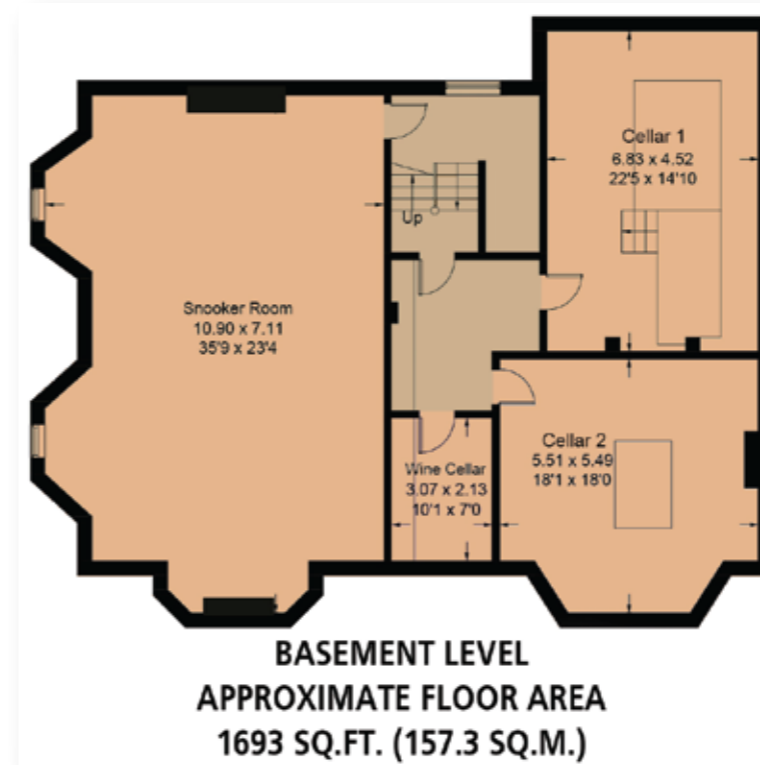
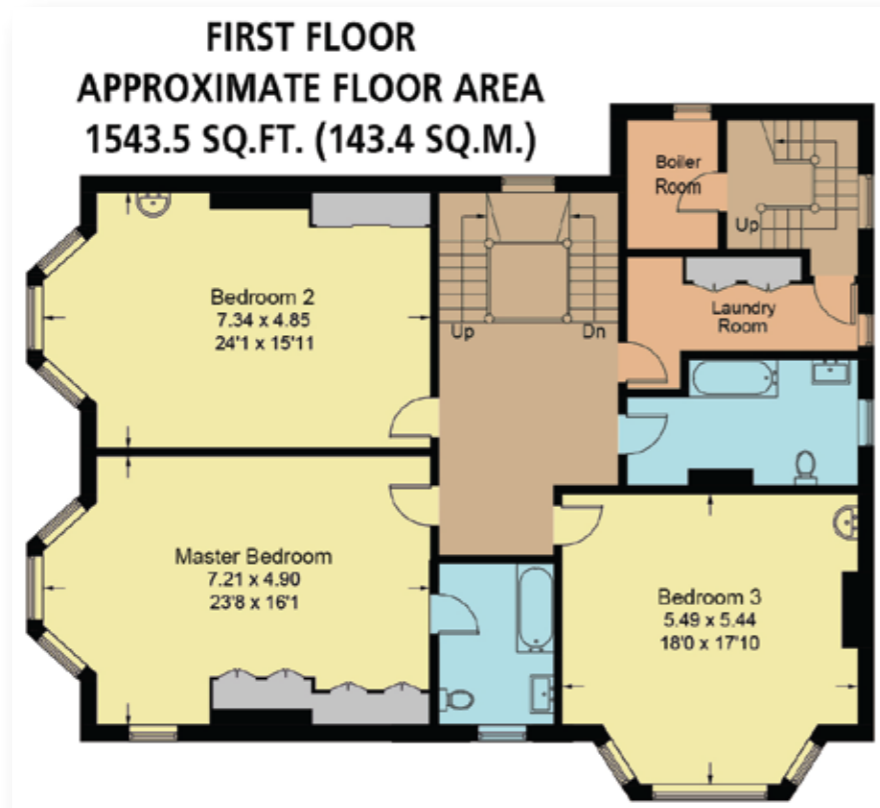
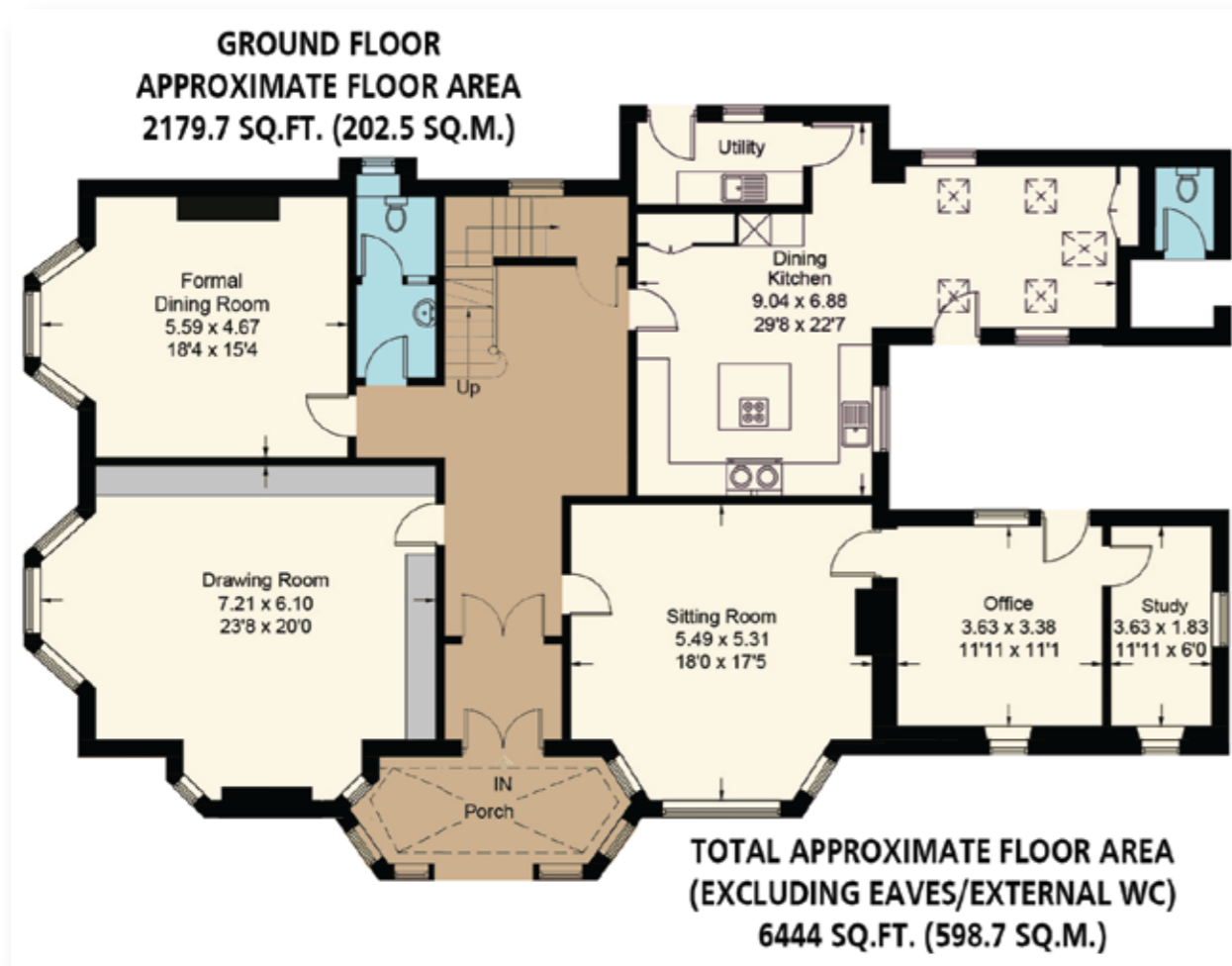
21'3 x 13'11 (6.48m x 4.24m)

Having a front facing timber glazed sash window, pendant light point, central heating radiator and a decorative cast iron fireplace. There is also a range of fitted furniture, incorporating short/long hanging, shoe racks and shelving.

Bedroom 6

10'0 x 9'5 (3.05m x 2.87m)

Having a side facing timber glazed sash window, flush light point and a central heating radiator. There is also a range of storage to the eaves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

To the left side of the property, there is a large, south-west facing stone flagged seating terrace that incorporates exterior lighting and well-stocked planted borders, which include established rhododendrons. Access can be gained to the rear of the property. Stone steps lead down to a gravelled path that runs along the width of the garden and is flanked by mature hedging. The path gives access to the garden and to the other side of the stone seating terrace.

The garden is mainly laid to lawn and is surrounded by mature trees, hedging and shrubs for privacy and security. From the garden, stone steps lead to a path which provides access to a wrought iron pedestrian gate that opens to Osborne Road.

To the right side of the property, there's a stone flagged seating terrace with gravelled borders, a variety of mature trees and plants, an external power point, exterior lighting and a water tap. Access can be gained to the dining area and office. An alcove has an external power point, a stone slab table and access can be gained to the gardeners WC. A timber pedestrian gate also opens to the rear of the property.

Gardeners WC

Having a flush light point and a low-level WC.

To the rear of the property, there's a path with exterior lighting, raised kitchen garden and access can be gained to the utility room. A wrought iron pedestrian gate opens to Brincliffe Crescent. Another timber pedestrian gate opens to another path, which leads to the left side of the property.

A Beautiful South-West Facing
Seating Terrace & 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.



Muswell Lodge
18 Brincliffe Crescent, Sheffield,
South Yorkshire S11 9AW

Offers in the Region of £1,850,000