



Whiteley Wood Manor

Common Lane, Sheffield



Blenheim
Park Estates



An Outstanding Six Bedroomed Manor
House, Positioned in an Exclusive Location





Welcome to Whiteley Wood Manor

Set within approximately one acre of beautiful grounds and proudly positioned in an exclusive location within the Mayfield Valley is Whiteley Wood Manor. This historic six bedrooomed dwelling can be traced back to the 17th century and retains a plethora of period characteristics throughout its substantial accommodation, which caters well to a growing family.



When first built, it is believed that the residence served as the farm to Whiteley Wood Hall and was later to be utilised as staff cottages for the Hall. This outstanding Manor House still exudes character and charm today, encapsulating a wonderful homely environment with some modern adaptations. The period elements of the home include stunning stained glass windows, coved ceilings with decorative mouldings, deep skirtings and attractive marble, sandstone and limestone fireplaces. Within one of the hallways there is also a dumbwaiter.

Upon arrival at the Manor, wrought iron electric gates set between stone pillars open to a sweeping driveway which is flanked by well-stocked borders and leads to one side of the home. Positioned beneath a large pergola is the primary entrance door, which opens to a vestibule that links to the entrance hall through a heavy panelled oak door with an impressive stone pediment. The three main reception rooms of the home provide ample space for everyday living and entertaining, particularly in the drawing room and formal dining room which boast elegance and grandeur. The dining kitchen provides additional space for more casual dining and is well-appointed with an Aga and high-quality integrated appliances.

Situated in the entrance hall, a wide oak staircase rises to a half landing, where one of the stained glass windows is located, and continues to the main landing on the first floor. Arranged over the first floor are five double bedrooms, four of which have modern en-suite bathrooms. There is also a family bathroom and a second floor that is home to an office and a bedroom that is currently used for storage. Throughout the home, green vistas which stretch across Mayfield Valley, Porter Valley and dense woodland can be seen.



An Exquisite 17th Century Manor House Boasting Substantial Accommodation that Retains a Plethora of Period Features

The extensive grounds surrounding Whiteley Wood Manor offer pleasant spaces in abundance to enjoy the peaceful setting. Positioned at the front of the home and adjoining the main facade is a wonderful south-facing garden that contains a stone flagged terrace and a large rockery. Towards the top of the garden, there is also a flood-lit tennis court. A more formal garden is located at the rear and has the benefit of two additional patio areas, a sizeable lawn with established borders and trees and a duck pond to one corner. Within the driveway at the side of the home, there is plenty of off-road parking for several vehicles and a detached double garage.

The property is well placed for access to the amenities of Ringinglow and Bents Green, which incorporate shops and public houses. Schooling in the area is highly regarded and includes a range of state and private schools. From the doorstep, the surrounding landscapes can be enjoyed with public footpaths accessible within a short walk towards Forge Dam, Ringinglow, Lady Canning's Plantation and Whirlow Brook Park. Due to the property's position on the edge of the Peak District, access into the popular National Park is convenient and offers a range of additional trails and historical towns.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, cloakroom, WC, drawing room, lounge, formal dining room, inner hall, laundry room, dining kitchen, butler's pantry, boot room and WC. External double garage and two wood stores.

On the first floor: Half landing, main landing, master bedroom, master dressing room, master en-suite, bedroom 5, family bathroom, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite, inner landing, linen cupboard, secondary landing, bedroom 4 and bedroom 4 en-suite.

On the second floor: Office and bedroom 6.

Ground Floor

Double hardwood doors with double glazed panels and matching side/above panels open to the:

Entrance Vestibule

Having side facing hardwood double glazed panels, coved ceiling, pendant light point, wall mounted light points, deep skirtings and limestone tiled flooring. A heavy panelled oak door set beneath a stone pediment opens to the entrance hall.

Entrance Hall

A split-level entrance hall that provides a wonderful homely welcome. Having a rear facing hardwood double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator with a decorative cover, deep skirtings and oak flooring. Oak doors open to the cloakroom/WC, drawing room and lounge. Double oak doors with glazed panels also open to the formal dining room.

Cloakroom

Having a rear facing hardwood double glazed window, recessed lighting, central heating radiator and tiled flooring. There is also a Savoy wash hand basin with traditional chrome taps and a tiled splash back. Double timber doors open to a useful storage cupboard with a cloaks hanging rail. A timber door also opens to the WC.

WC

Having a rear facing hardwood double glazed obscured window,

recessed lighting, low-level WC, central heating radiator and tiled flooring.

Drawing Room

25'6 x 15'4 (7.77m x 4.68m)

A drawing room of grand proportions that exudes elegance and presents an ideal space for formal socialising. A side facing hardwood double glazed bay window with a deep sill forms one of the main centrepieces of the room, and floods the space with natural light. There is also a front facing hardwood double glazed window with a deep sill. The ceiling is coved with decorative mouldings and a decorative ceiling rose. The walls are partially panelled and there are central heating radiators with decorative covers, a TV/aerial point, deep skirtings and oak flooring. Another focal point of the room is the Regency marble chimney piece with a slate surround/hearth.

Lounge

30'3 x 15'6 (9.21m x 4.72m)

Another sizeable reception room with front facing hardwood double glazed windows, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators with decorative covers, deep skirtings and oak flooring. There is also a range of fitted furniture, incorporating shelving and cupboards. The focal point of the room is the log burner with a sandstone mantel, brick surround and a sandstone hearth. An oak door opens to the inner hall. Double hardwood doors with double glazed panels and matching side panels also open to the front of the property.

From the entrance hall, double oak doors with glazed panels open to the:

Formal Dining Room

17'0 x 16'3 (5.18m x 4.95m)

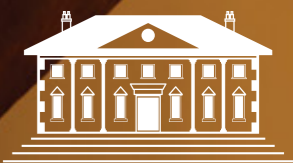
A superb formal dining room with ample space for a large dining table. Having rear facing hardwood double glazed windows, coved ceiling, central heating radiator with a decorative cover, deep skirtings and oak flooring. The focal point of the room is the dog grate fireplace that is set beneath a limestone mantel with a slate surround and hearth. An oak door opens to the inner hall.

Entrance Hall

A split-level entrance hall that provides a wonderful homely welcome. Having a rear facing hardwood double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator with a decorative cover, deep skirtings and oak flooring. Oak doors open to the cloakroom/WC, drawing room and lounge. Double oak doors with glazed panels also open to the formal dining room. Double oak doors with glazed panels also open to the formal dining room.



An Inviting Entrance Hall
Featuring an Oak Staircase





Drawing Room
25'6 x 15'4 (7.77m x 4.68m)

A drawing room of grand proportions that exudes elegance and presents an ideal space for formal socialising. A side facing hardwood double glazed bay window with a deep sill forms one of the main centrepieces of the room, and floods the space with natural light. There is also a front facing hardwood double glazed window with a deep sill. The ceiling is covered with decorative mouldings and a decorative ceiling rose. The walls are partially panelled and there are central heating radiators with decorative covers, a TV/aerial point, deep skirtings and oak flooring. Another focal point of the room is the Regency marble chimney piece with a slate surround/hearth.



An Impressive Drawing Room
of Grand Proportions...



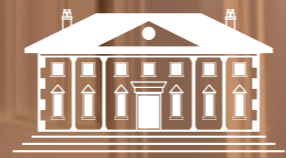


Lounge
30'3 x 15'6 (9.21m x 4.72m)

Another sizeable reception room with front facing hardwood double glazed windows, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators with decorative covers, deep skirtings and oak flooring. There is also a range of fitted furniture, incorporating shelving and cupboards. The focal point of the room is the log burner with a sandstone mantel, brick surround and a sandstone hearth. An oak door opens to the inner hall. Double hardwood doors with double glazed panels and matching side panels also open to the front of the property.

A Sizeable Reception Room
with a Superb Sandstone Fireplace





Formal Dining Room

17'0 x 16'3 (5.18m x 4.95m)

A superb formal dining room with ample space for a large dining table. Having rear facing hardwood double glazed windows, coved ceiling, central heating radiator with a decorative cover, deep skirtings and oak flooring. The focal point of the room is the dog grate fireplace that is set beneath a limestone mantel with a slate surround and hearth. An oak door opens to the inner hall.



Inner Hall

Having a side facing hardwood double glazed window, recessed lighting, central heating radiator with a decorative cover and oak flooring. There is a range of fitted furniture, incorporating shelving, cupboards and drawers. One of the older features of the hall is the dumbwaiter. Oak doors open to the lounge, formal dining room and dining kitchen. A timber door with a glazed panel also opens to the laundry room. A hardwood stable-style door with double glazed panels opens to the front of the property.



Dining Kitchen

29'2 x 17'0 (8.96m x 5.18m)

A fabulous dining kitchen with front, side and rear facing hardwood double glazed windows. There is recessed lighting, a central heating radiator with a decorative cover, a telephone point, TV/aerial cabling, deep skirtings and oak flooring. The kitchen comprises a range of fitted base/wall and drawer units, which incorporate marble work surfaces, upstands, under-counter lighting and an inset 1.5 bowl Franke stainless steel sink with chrome mixer tap and an additional spray tap. There is a central island, with a matching marble work surface, housing an under-counter fridge and an under-counter freezer. An Aga range cooker sits beneath a timber mantel with recessed lighting and contains two hot plates and three ovens. The other appliances include a Neff warming drawer, a Bosch microwave, a Neff dishwasher and a freestanding Whirlpool American style fridge/freezer. A timber door opens to the butler's pantry and an oak door also opens to the boot room. Additionally, access can be gained to the first floor via a staircase with a timber hand rail.



A Fabulous Dining Kitchen
that has Well-Appointed Appliances



From the entrance hall, an oak staircase with hand rails and balustrading rises to the:

Half Landing

Having a rear facing stained glass window, coved ceiling and a pendant light point. The staircase continues to the main landing.

First Floor

Main Landing

Having a coved ceiling and a central heating radiator with a decorative cover. Timber doors open to the master bedroom, bedroom 5, family bathroom, bedroom 2 and bedroom 3. Separate openings give access to the inner landing and to a staircase that rises to the second floor. Access can also be gained to a loft space.



Whiteley Wood Manor



Whiteley Wood Manor Caters Well to a Growing Family and Has the Benefit of Attractive Vistas Across Mayfield and Porter Valleys

Inner Hall

Having a side facing hardwood double glazed window, recessed lighting, central heating radiator with a decorative cover and oak flooring. There is a range of fitted furniture, incorporating shelving, cupboards and drawers. One of the older features of the hall is the dumbwaiter. Oak doors open to the lounge, formal dining room and dining kitchen. A timber door with a glazed panel also opens to the laundry room. A hardwood stable-style door with double glazed panels opens to the front of the property.

Laundry Room

Having a side facing hardwood double glazed window, flush light point and tiled flooring. There are also two fitted work surfaces, one of which has a washing machine below and a tumble dryer above. The laundry room houses the Remeha Quinta-Pro boiler and two Stelflow hot water cylinders.

From the inner hall, an oak door opens to the:

Dining Kitchen

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A fabulous dining kitchen with front, side and rear facing hardwood double glazed windows. There is recessed lighting, a central heating radiator with a decorative cover, a telephone point, TV/aerial cabling, deep skirtings and oak flooring. The kitchen comprises a range of fitted base/wall and drawer units, which incorporate marble work surfaces, upstands, under-counter lighting and an inset 1.5 bowl Franke stainless steel sink with chrome mixer tap and an additional spray tap. There is a central island, with a matching marble work surface, housing an under-counter fridge and an under-counter freezer. An Aga range cooker sits beneath a timber mantel with recessed lighting and contains two hot plates and three ovens. The other appliances include a Neff warming drawer, a Bosch microwave, a Neff dishwasher and a freestanding Whirlpool American style fridge/freezer. A timber door opens to the butler's pantry and an oak door also opens to the boot room. Additionally, access can be gained to the first floor via a staircase with a timber hand rail.

Butler's Pantry

Having flush light points and fitted shelving with wine racks.

Boot Room

19'1 x 6'1 (5.81m x 1.86m)

Having a side facing hardwood double glazed window, recessed lighting, central heating radiator with a decorative cover, deep skirtings and oak flooring. There is a range of fitted furniture, incorporating cloaks hanging and shelving. To one corner, there is a Belfast sink with traditional chrome taps, a mixer tap with shower facility and a tiled splash back. A timber door with an obscured panel opens to the WC. A timber door with double glazed panels also opens to the courtyard garden.

WC

Having an extractor fan, wall mounted light points, chrome heated towel rail, deep skirtings and oak flooring. There is a suite in white, which comprises of a low-level WC and a Savoy wash hand basin with traditional chrome taps and a tiled splash back.

From the entrance hall, an oak staircase with hand rails and balustrading rises to the:

Half Landing

Having a rear facing stained glass window, coved ceiling and a pendant light point. The staircase continues to the main landing.

First Floor

Main Landing

Having a coved ceiling and a central heating radiator with a decorative cover. Timber doors open to the master bedroom, bedroom 5, family bathroom, bedroom 2 and bedroom 3. Separate openings give access to the inner landing and to a staircase that rises to the second floor. Access can also be gained to a loft space.

Master Bedroom

20'8 x 14'5 (6.29m x 4.41m)

A sumptuous master bedroom suite with a side facing hardwood double glazed bay window and front facing hardwood double glazed windows, all with deep sills. The ceiling is coved and there is recessed lighting and a central heating radiator with a decorative cover. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. Access can be gained to a loft space. An opening with fitted mirrors to both sides leads to the master dressing room.

Master Dressing Room

Having a side facing hardwood double glazed window, coved ceiling, recessed lighting and a central heating radiator. There is a comprehensive range of fitted furniture, incorporating short/long hanging and shelving. An oak door opens to the master en-suite.

Master En-Suite

A luxurious en-suite bathroom with rear facing hardwood double glazed windows with a granite sill, recessed lighting and partially tiled limestone walls. There are three illuminated mirrored cabinets, a central heating radiator and the floor is tiled in limestone and has under floor heating. There is a suite in white, which comprises of a low-level Duravit WC and a vanity unit, incorporating a granite work surface, an upstand and two inset Vitra wash hand basins with Vado chrome mixer taps and storage beneath. Also having a freestanding bath with a Vado chrome mixer tap and a hand shower facility. To one corner, there is a fully tiled walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility, recessed tiled shelf and a glazed screen.



Master Bedroom
20'8 x 14'5 (6.29m x 4.41m)

A sumptuous master bedroom suite with a side facing hardwood double glazed bay window and front facing hardwood double glazed windows, all with deep sills. The ceiling is coved and there is recessed lighting and a central heating radiator with a decorative cover. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. Access can be gained to a loft space. An opening with fitted mirrors to both sides leads to the master dressing room.

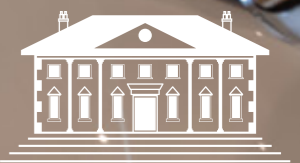
An Exceptionally Spacious
Master Bedroom Suite





Master En-Suite

A luxurious en-suite bathroom with rear facing hardwood double glazed windows with a granite sill, recessed lighting and partially tiled limestone walls. There are three illuminated mirrored cabinets, a central heating radiator and the floor is tiled in limestone and has under floor heating. There is a suite in white, which comprises of a low-level Duravit WC and a vanity unit, incorporating a granite work surface, an upstand and two inset Vitra wash hand basins with Vado chrome mixer taps and storage beneath. Also having a freestanding bath with a Vado chrome mixer tap and a hand shower facility. To one corner, there is a fully tiled walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility, recessed tiled shelf and a glazed screen.



Bedroom 2

15'11 x 15'6 (4.84m x 4.72m)

A generously proportioned bedroom suite with front facing hardwood double glazed windows, coved ceiling, recessed lighting, central heating radiator and a telephone point. The focal point of the room is the decorative cast iron fireplace with a tiled surround. An oak door opens to the bedroom 2 en-suite.



Bedroom 3

12'7 x 11'5 (3.84m x 3.47m)

Another double bedroom suite with rear facing hardwood double glazed windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround. To one corner, there is a storage cupboard with long hanging and shelving. A timber door opens to the bedroom 3 en-suite.



Bedroom 2 En-Suite

Being fully tiled and having a front facing hardwood double glazed window, recessed lighting, extractor fan, heated towel rail and under floor heating. There is a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.



Bedroom 3 En-Suite

Being fully tiled and having a rear facing hardwood double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. There is also a recessed granite shelf with lighting, an illuminated vanity mirror, shaver point and under floor heating. There is a suite in white, which comprises of a Villeroy & Boch low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a recessed tiled shelf, a chrome mixer tap, a fitted shower and a glazed screen.



Bedroom 4

17'10 x 12'8 (5.44m x 3.87m)

A wonderful double bedroom suite featuring a vaulted ceiling. Having front and rear facing hardwood double glazed windows with window seats, a pendant light point and a central heating radiator with a decorative cover. An oak door opens to the bedroom 4 en-suite.



Inner Landing

Having a side facing stained glass window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator with a decorative cover. A timber door opens to a linen cupboard and an oak door also opens to a secondary landing.



Family Bathroom

Being fully tiled in marble and having rear facing hardwood double glazed windows, recessed lighting, extractor fan, built-in ceiling speakers, chrome heated towel rail, illuminated vanity mirror, shaver point and under floor heating. There is a suite in white, which comprises of an Imex low-level WC and a wall mounted wash hand basin with a Flova chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a hand shower facility and a wall mounted television above. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.





Whiteley Wood Manor

Extensive Grounds Envelope this Wonderful Manor and Provide Beautiful Gardens and Terraces for Enjoying the Outdoors

Bedroom 5

15'6 x 15'3 (4.72m x 4.65m)

A sizeable double bedroom with front facing hardwood double glazed windows, coved ceiling, recessed lighting and a central heating radiator. The focal point of the room is the decorative cast iron fireplace. To one corner, there is a storage cupboard with shelving.

Family Bathroom

Being fully tiled in marble and having rear facing hardwood double glazed windows, recessed lighting, extractor fan, built-in ceiling speakers, chrome heated towel rail, illuminated vanity mirror, shaver point and under floor heating. There is a suite in white, which comprises of an Imex low-level WC and a wall mounted wash hand basin with a Flova chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a hand shower facility and a wall mounted television above. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Bedroom 2

15'11 x 15'6 (4.84m x 4.72m)

A generously proportioned bedroom suite with front facing hardwood double glazed windows, coved ceiling, recessed lighting, central heating radiator and a telephone point. The focal point of the room is the decorative cast iron fireplace with a tiled surround. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Being fully tiled and having a front facing hardwood double glazed window, recessed lighting, extractor fan, heated towel rail and under floor heating. There is a Laufen suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted rain head shower and a glazed screen.

Bedroom 3

12'7 x 11'5 (3.84m x 3.47m)

Another double bedroom suite with rear facing hardwood double glazed windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the decorative cast iron fireplace with a timber mantel and a tiled surround. To one corner, there is a storage cupboard with long hanging and shelving. A timber door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Being fully tiled and having a rear facing hardwood double glazed window, recessed lighting, extractor fan and a chrome heated towel rail. There is also a recessed granite shelf with lighting, an illuminated vanity mirror, shaver point and under floor heating. There is a suite in white, which comprises of a Villeroy & Boch low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one

wall, there is a panelled bath with a recessed tiled shelf, a chrome mixer tap, a fitted shower and a glazed screen.

From the main landing, an opening gives access to the:

Inner Landing

Having a side facing stained glass window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator with a decorative cover. A timber door opens to a linen cupboard and an oak door also opens to a secondary landing.

Linen Cupboard

With shelving.

Secondary Landing

Having a rear facing hardwood double glazed window and a pendant light point. Oak doors open to the inner landing and bedroom 4. A staircase with a timber hand rail leads down to the dining kitchen.

Bedroom 4

17'10 x 12'8 (5.44m x 3.87m)

A wonderful double bedroom suite featuring a vaulted ceiling. Having front and rear facing hardwood double glazed windows with window seats, a pendant light point and a central heating radiator with a decorative cover. An oak door opens to the bedroom 4 en-suite.

Bedroom 4 En-Suite

Being fully tiled and having a front facing hardwood double glazed window, recessed lighting, extractor fan, chrome heated towel rail, wall mounted light point and under floor heating. There is a Villeroy & Boch suite in white that comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap, which sits on a granite work surface. Also having a Carronite panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

From the main landing, an opening gives access to a staircase with a timber hand rail and a flush light point, which rises to the:

Second Floor

Office

11'10 x 10'2 (3.60m x 3.09m)

Having a Velux roof window, exposed timber beams, recessed lighting, fitted shelving, central heating radiator and eaves storage. A timber door opens to bedroom 6.

Bedroom 6

16'7 x 10'0 (5.07m x 3.05m)

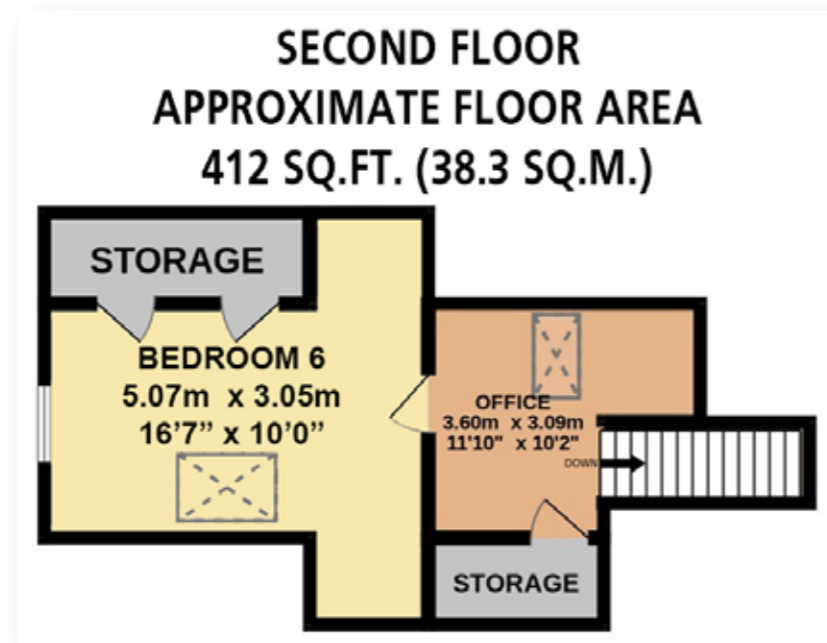
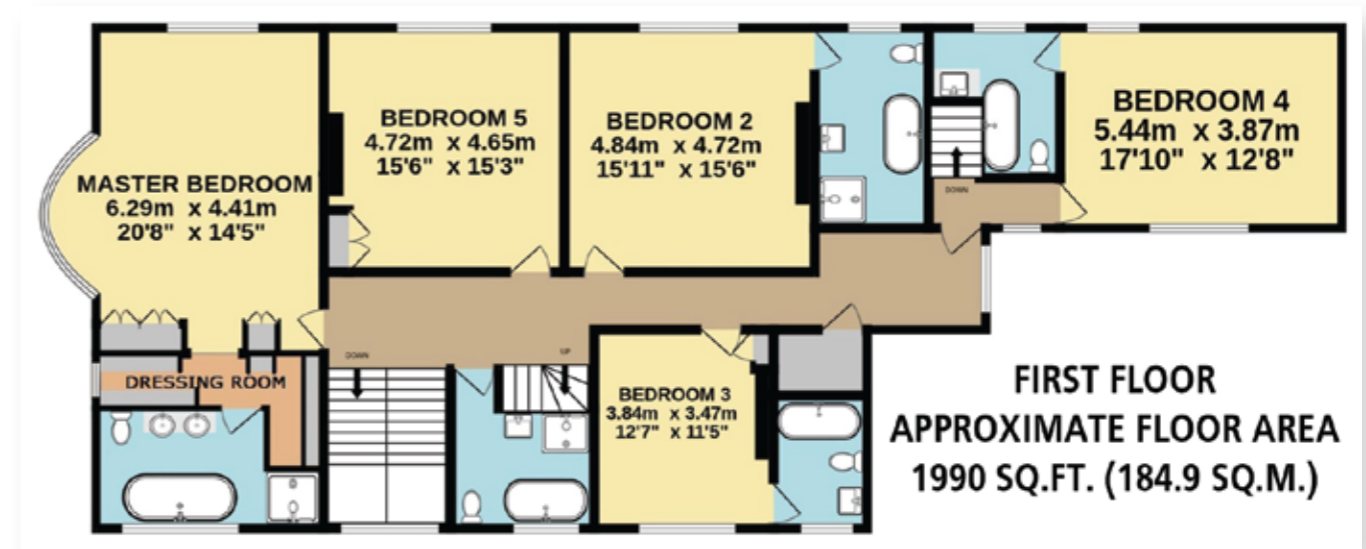
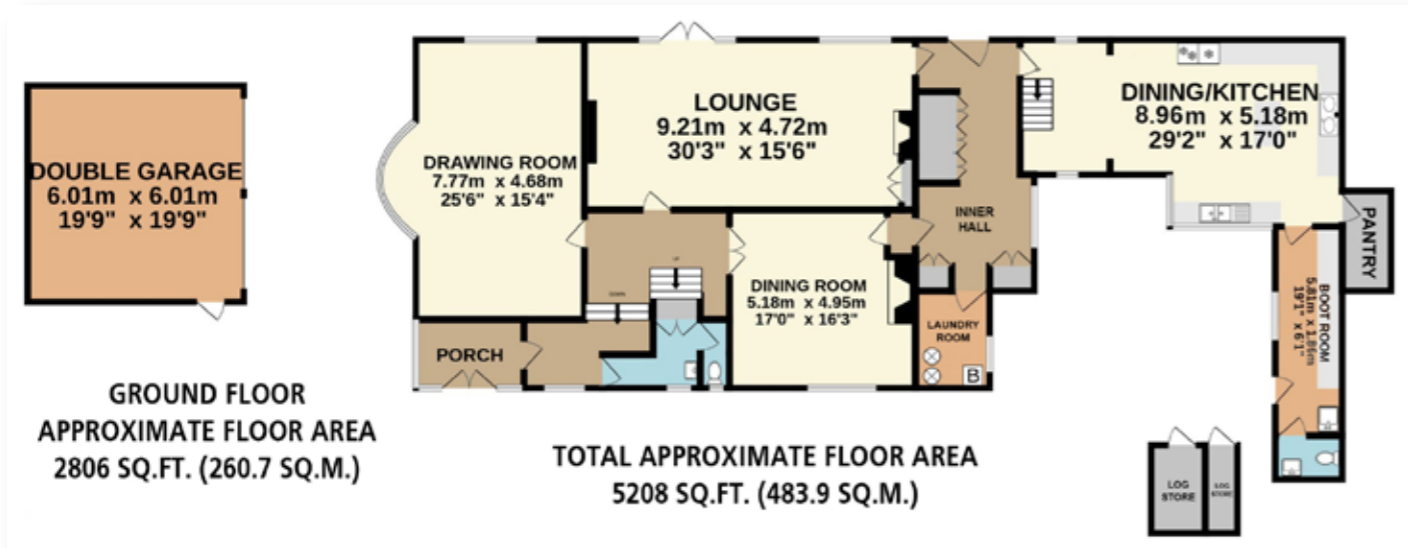
Having a Velux roof window, side facing hardwood double glazed window, exposed timber beams, recessed lighting, central heating radiator and eaves storage.



Entrance Vestibule

Having side facing hardwood double glazed panels, coved ceiling, pendant light point, wall mounted light points, deep skirtings and limestone tiled flooring. A heavy panelled oak door set beneath a stone pediment opens to the entrance hall.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

*Image for Illustration Purposes Only



Exterior and Gardens

From Common Lane, electric wrought iron gates open to a sweeping block paving effect driveway that is flanked by borders that are filled with mature trees and shrubs. The driveway leads to the right side of the property and provides parking for several vehicles. There is also a garden to one side of the driveway that is mainly laid to lawn with mature planted borders and a mature tree. Access can be gained to the detached double garage.

Detached Double Garage 19'9" x 19'9" (6.01m x 6.01m)

Having two up-and-over doors, light, power and a personnel entrance door.

From the right side of the property, two stone flagged paths lead to a circular paving feature around a planted border, which connects to the front garden.

From the right side of the property, access is also gained to the rear.

Standing within a Plot of
Approximately One Acre...



Exterior and Gardens Continued

The front of home boasts an attractive facade, which sits behind a garden that is mainly laid to lawn with mature trees and shrubs. A stone flagged path spans the width of the house and incorporates a seating terrace with exterior lighting. Access can be gained to the lounge and inner hall. To one corner of the garden, there is a large rockery area that comprises mature trees and plants. A gravelled path with steps leads through the rockery to the tennis court.

Tennis Court

A fully enclosed tennis court with flood lighting and a gated access.

Another stone flagged path leads through the garden to a timber archway, which gives access to a composting area with mature trees and a fire pit.



A South-Facing Front Garden
Containing Lawns, Terraces & a Tennis Court





Exterior and Gardens Continued

To the rear of the property, there is a large timber entrance pergola with a stone flagged circular paving feature, exterior lighting, a water tap and an external power point. Access can be gained to the main entrance door. One opening in the pergola leads to a pleasant stone flagged seating terrace with ornamental box hedging and exterior lighting. Stone steps lead down to a further seating terrace, which overlooks the duck pond that is positioned to one corner of the plot. Running adjacent to the seating terraces is an extensive formal garden that is mainly laid to lawn with three planted borders and a u-shaped dry stone wall. The garden is enclosed by mature hedging and stone walling/fencing.



From the entrance pergola, a stone flagged path with multiple ornamental box hedges to one side leads along the rear elevation to a wrought iron gate, which opens to a courtyard garden.

Courtyard Garden

The main feature of the courtyard garden is the central gravelled area with a stone centrepiece. A stone flagged path that leads around the perimeter and there is also exterior lighting. Access can be gained to two wood stores and the boot room.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Services: Mains gas, mains electric, mains water and septic tank drainage that is shared with the surrounding cottages. The mobile signal quality is good.

Covenants/Easements/Wayleaves/Flood Risk: There is a covenant on the title where you cannot manufacture or allow noxious trade on site. The flood risk is low.

Shared Access/Rights of Access: None.

Planning Permissions: There is a granted planning permission for Whiteley Wood Manor to allow a single-storey extension on the south elevation to create an orangery and studio. This application is valid until July 2024 and can be found on the Sheffield City Council website - Ref 21/00355/FUL.

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.



Whiteley Wood Manor

Common Lane, Sheffield, South Yorkshire S11 7TG

Offers in the Region of £2,595,000