



Croft House  
2 Whirlow Croft, Sheffield

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A Magnificent Six Bedroomed Home,  
Situated on a Substantial Plot...





A Wonderful  
Welcome Awaits



Croft House

## Welcome to Croft House

A magnificent six double bedroomed family residence, occupying a substantial plot in a fabulous position and providing privacy, exclusivity and security. This attractively designed home with a feature turret, has been finished to a high standard throughout to create extensive, luxury accommodation over three floors.

Croft House is wonderfully appointed with the advantage of an exceptionally spacious open plan living kitchen incorporating a high-quality breakfast kitchen, family area and a hexagonal sitting area. Also having a light and airy orangery for dining, which overlooks the gardens and a snug leading through into a generously proportioned lounge. Arranged over the first floor are six double bedrooms with en-suite bath/shower rooms, including a sumptuous master suite and on the second floor, there's an additional guest suite and versatile gym/playroom.

This fabulous home also has the benefit of a gated driveway with two parking areas and integral triple garaging with a self-contained one bedroomed annexe above. To the rear of Croft House, there's a south-facing landscaped garden that wraps around both sides the property.

The property has good access to the amenities of Whirlow, Dore and Ecclesall, including a wide range of shops, restaurants, cafes, public houses and reputable schooling. Also being within easy reach to Sheffield's city centre, the Peak District National Park and a comfortable commute to Manchester.

**The property briefly comprises on the ground floor:** Reception hall, cloakroom, WC, open plan living kitchen, orangery, snug, lounge, study, utility room and triple garage.

**On the first floor:** Galleried landing, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite, bedroom 4, bedroom 4 en-suite, bedroom 5, bedroom 5 en-suite, bedroom 6 and bedroom 6 en-suite.

**On the second floor:** Landing, gym/playroom, guest bedroom and guest dressing room.

**Self-contained annexe:** Living/kitchen, bedroom and en-suite.

### Ground Floor

Beneath a stone-built entrance porch with recessed lighting, oak double doors with double glazed obscured panels and matching double glazed leaded side panels open to the:

### Reception Hall

An impressive split-level reception hall with front and side facing timber double glazed leaded windows, coved ceiling, recessed lighting, deep skirtings and Travertine/Amtico flooring with under floor heating. The centrepiece of this welcoming reception hall is the grand oak staircase. Oak doors open to the cloakroom, WC, open plan living kitchen, snug, lounge, study, utility room and triple garaging. A solid oak door with a double glazed obscured panel also opens to the driveway.

### Cloakroom

Having a flush light point, deep skirtings and tiled flooring with under floor heating. Also housing the under floor heating valves.

### WC

With a side facing timber double glazed obscured window, recessed lighting, partially tiled walls and Travertine tiled flooring with under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a corner wash hand basin with a Hansgrohe chrome mixer tap.

## Open Plan Living Kitchen

Providing the heart of the home is this exceptionally spacious and well-appointed living kitchen.

## Breakfast Kitchen

18'3" x 17'9" (5.56m x 5.41m)

A high-quality breakfast kitchen with rear facing timber double glazed leaded windows, coved ceiling, recessed lighting, built-in ceiling speakers, deep skirtings and Travertine tiled flooring with under floor heating. There's a comprehensive range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands, under cabinet lighting and an inset 1.5 bowl sink with a Grohe chrome mixer tap. Also, there's a large central island with a granite work surface and an inset 1.0 bowl sink with a Grohe chrome mixer tap. The work surface extends to provide breakfast seating for up to four chairs.

Appliances include a Britannia range cooker with a six-ring induction hob, two ovens and a Britannia extractor fan over. Also comprising of a Miele steam oven, Miele microwave, two integrated Miele dishwashers and space for a freestanding American style fridge/freezer.



A High Quality Breakfast Kitchen  
with Integrated Miele Appliances...



## Sitting Area

A superb hexagonal shaped sitting area, with front and side facing timber double glazed leaded windows, coved ceiling, pendant light point, built-in ceiling speakers, deep skirtings and Travertine tiled flooring with under floor heating.



**Living/Family Room**  
29'1 x 25'9 (8.87m x 7.84m)

**Family Area**

With a front facing timber double glazed leaded window, coved ceiling, recessed lighting, Bose wall mounted speakers, deep skirtings and Travertine tiled flooring with under floor heating. Also having a fitted TV unit with a granite worktop. A wide opening gives access to the orangery.



Living/Family Room





**Orangery**  
22'9 x 12'7 (6.94m x 3.83m)

A light and airy reception room for dining and enjoying views of the gardens. Having a UPVC double glazed roof lantern, rear and side facing timber double glazed windows, recessed lighting, Definitive wall mounted speakers, TV/aerial point, deep skirtings and Travertine tiled flooring with under floor heating. Double oak doors with double glazed panels open to the rear gardens.

A Spacious Orangery with  
an Abundance of Natural Light







Beautiful Open Plan  
Family Living Areas





**Lounge**  
27'5 x 17'10 (8.35m x 5.43m)

A generously proportioned formal lounge with a side facing timber double glazed leaded window and double oak doors with double glazed panels and matching side panels provide access and views of the rear gardens. Also having coved ceiling, pendant light points, built-in ceiling speakers, TV/aerial point, deep skirtings and Amtico flooring with under floor heating. The focal point of the room is the deep open fireplace with a Minster-style stone mantel, tiled surround and granite hearth. Double oak doors with glazed panels open to the reception hall.

Rest & Relax  
in Style...





Croft House

## An Outstanding Home, Offering Extensive Luxury Living Over Three Floors



### Snug 15'8 x 12'10 (4.78m x 3.92m)

A fabulous snug, with a rear facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating. Double oak doors with glazed panels open to the lounge.



### Reception Hall

An impressive split-level reception hall with front and side facing timber double glazed leaded windows, coved ceiling, recessed lighting, deep skirtings and Travertine/Amtico flooring with under floor heating. The centrepiece of this welcoming reception hall is the grand oak staircase. Oak doors open to the cloakroom, WC, open plan living kitchen, snug, lounge, study, utility room and triple garaging. A solid oak door with a double glazed obscured panel also opens to the driveway.

### Open Plan Living Kitchen

Providing the heart of the home is this exceptionally spacious and well-appointed living kitchen.

### Breakfast Kitchen

18'3 x 17'9 (5.56m x 5.41m)

A high-quality breakfast kitchen with rear facing timber double glazed leaded windows, coved ceiling, recessed lighting, built-in ceiling speakers, deep skirtings and Travertine tiled flooring with under floor heating. There's a comprehensive range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands, under cabinet lighting and an inset 1.5 bowl sink with a Grohe chrome mixer tap. Also, there's a large central island with a granite work surface and an inset 1.0 bowl sink with a Grohe chrome mixer tap. The work surface extends to provide breakfast seating for up to four chairs.

Appliances include a Britannia range cooker with a six-ring induction hob, two ovens and a Britannia extractor fan over. Also comprising of a Miele steam oven, Miele microwave, two integrated Miele dishwashers and space for a freestanding American style fridge/freezer.

### Living/Family Room

29'1 x 25'9 (8.87m x 7.84m)

### Family Area

With a front facing timber double glazed leaded window, coved ceiling, recessed lighting, Bose wall mounted speakers, deep skirtings and Travertine tiled flooring with under floor heating. Also having a fitted TV unit with a granite worktop. A wide opening gives access to the orangery.

### Sitting Area

A superb hexagonal shaped sitting area, with front and side facing timber double glazed leaded windows, coved ceiling, pendant light point, built-in ceiling speakers, deep skirtings and Travertine tiled flooring with under floor heating.

### Orangery

22'9 x 12'7 (6.94m x 3.83m)

A light and airy reception room for dining and enjoying views of the gardens. Having a UPVC double glazed roof lantern, rear and side facing timber double glazed windows, recessed lighting, Definitive wall mounted speakers, TV/aerial point, deep skirtings and Travertine tiled flooring with under floor heating. Double oak doors with double glazed panels open to the rear gardens.

### Snug

15'8 x 12'10 (4.78m x 3.92m)

A fabulous snug, with a rear facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating. Double oak doors with glazed panels open to the lounge.

### Lounge

27'5 x 17'10 (8.35m x 5.43m)

A generously proportioned formal lounge with a side facing timber double glazed leaded window and double oak doors with double glazed panels and matching side panels provide access and views of the rear gardens. Also having coved ceiling, pendant light points, built-in ceiling speakers, TV/aerial point, deep skirtings and Amtico flooring with under floor heating. The focal point of the room is the deep open fireplace with a Minster-style stone mantel, tiled surround and granite hearth. Double oak doors with glazed panels open to the reception hall.

### Study

15'9 x 7'5 (4.80m x 2.25m)

A useful additional room with a side facing timber double glazed leaded window, coved ceiling, recessed lighting, deep skirtings and Amtico flooring with under floor heating.

### Utility Room

Having a side facing timber double glazed leaded window, recessed lighting, extractor fan, deep skirtings and Amtico flooring with under floor heating. There's a range of fitted base units with matching granite work surfaces, upstands and an inset 1.0 bowl sink with a Blanco chrome mixer tap. Also having space/plumbing for an automatic washing machine and tumble dryer. An oak door with an obscured double glazed panel opens to the side of the property.

### Triple Garaging

31'1 x 18'9 (9.48m x 5.72m)

Having three electrically operated up-and-over doors, fluorescent lighting and water tap. Also housing the two Baxi boilers and Megaflo hot water cylinder. An oak door with an obscured double glazed panel opens to the side of the property.

From the reception hall, an oak staircase with hand rails and balustrading rises and divides into two, providing access to the:

### First Floor

#### Galleried Landing

A beautiful galleried landing with a superb front facing oak feature window with double glazed obscured leaded panels. Also having front and side facing timber double glazed leaded windows, coved ceiling, pendant light point, recessed light point, deep skirtings and Amtico flooring with under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and bedroom 6.

#### Master Bedroom

17'9 x 15'3 (5.40m x 4.64m)

A luxurious master bedroom suite with high ceilings and having front and rear facing timber double glazed leaded windows providing ample natural light. Also having recessed lighting, Bose wall mounted speakers, TV/aerial point, deep skirtings and Amtico flooring with under floor heating.

### Galleried Landing

A beautiful galleried landing with a superb front facing oak feature window with double glazed obscured leaded panels. Also having front and side facing timber double glazed leaded windows, coved ceiling, pendant light point, recessed light point, deep skirtings and Amtico flooring with under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and bedroom 6.



An Impressive Galleried  
Landing of Grand Proportions



### Master Bedroom

17'9 x 15'3 (5.40m x 4.64m)

A luxurious master bedroom suite with high ceilings and having front and rear facing timber double glazed leaded windows providing ample natural light. Also having recessed lighting, Bose wall mounted speakers, TV/aerial point, deep skirtings and Amtico flooring with under floor heating.

Double oak doors open to the:

### Master Dressing Room

Having recessed lighting, deep skirtings and Amtico flooring with under floor heating. There's a range of fitted open storage incorporating short/long hanging and shelving.



A Luxurious Master  
Bedroom Suite...





### Master En-Suite Bathroom

Being fully tiled with front facing double glazed obscured leaded windows, recessed lighting, extractor fan, fitted vanity mirror and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a vanity unit with a limestone work surface, two wash hand basins with Hansgrohe chrome mixer taps and storage beneath. Also having a deep bath with a tiled surround, Hansgrohe chrome mixer tap and hand shower facility. There's a large walk-in shower with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.



### Bedroom 2 En-Suite

Being fully tiled with a rear facing timber double glazed obscured leaded window, recessed lighting, extractor fan, fitted vanity mirror and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. Also having a Villeroy & Boch bath with a mosaic tiled panel, a Hansgrohe chrome mixer tap, fitted shower and a glazed screen.



### Bedroom 2

17'10 x 11'11 (5.43m x 3.62m)

A spacious double bedroom suite with a rear facing timber double glazed leaded window, coved ceiling, flush light point, deep skirtings and Amtico flooring with under floor heating. To one wall, there's a range of furniture incorporating short hanging, shelving and a fitted desk.



### Bedroom 4

12'7 x 11'11 (3.83m x 3.64m)

Having a rear facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating. To one corner, there's a range of fitted furniture with short hanging and shelving.



### Bedroom 4 En-Suite

Being fully tiled and having a side facing timber double glazed obscured leaded window, recessed lighting, extractor fan and under floor heating. There's a Villeroy and Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. Also having a Villeroy & Boch bath with a mosaic tiled side panel and a Hansgrohe chrome mixer tap.



### Bedroom 5

18'6 x 10'11 (5.64m x 3.33m)

With a side facing timber double glazed leaded window, coved ceiling, flush light point, TV/aerial/data point, deep skirtings and Amtico flooring with under floor heating. Also having a range of fitted furniture incorporating short hanging and shelving.



### Bedroom 5 En-Suite

Being fully tiled and having a side facing timber double glazed obscured leaded window, recessed lighting, extractor fan and under floor heating. There's a Villeroy & Boch suite in white, which comprises of low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.



### Bedroom 6

14'5 x 11'0 (4.40m x 3.35m)

Having a side facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating.



### Guest Bedroom

18'5 x 14'2 (5.61m x 4.31m)

A versatile room which is ideal for guests or teenager. Having two Velux roof windows, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and Amtico flooring.





## Finished to a High Specification Throughout and Providing Versatile Accommodation

### Master Dressing Room

Having recessed lighting, deep skirtings and Amtico flooring with under floor heating. There's a range of fitted open storage incorporating short/long hanging and shelving.

### Master En-Suite Bathroom

Being fully tiled with front facing double glazed obscured leaded windows, recessed lighting, extractor fan, fitted vanity mirror and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a vanity unit with a limestone work surface, two wash hand basins with Hansgrohe chrome mixer taps and storage beneath. Also having a deep bath with a tiled surround, Hansgrohe chrome mixer tap and hand shower facility. There's a large walk-in shower with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen.

### Bedroom 2

17'10 x 11'11 (5.43m x 3.62m)

A spacious double bedroom suite with a rear facing timber double glazed leaded window, coved ceiling, flush light point, deep skirtings and Amtico flooring with under floor heating. To one wall, there's a range of furniture incorporating short hanging, shelving and a fitted desk.

### Bedroom 2 En-Suite

Being fully tiled with a rear facing timber double glazed obscured leaded window, recessed lighting, extractor fan, fitted vanity mirror and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. Also having a Villeroy & Boch bath with a mosaic tiled panel, a Hansgrohe chrome mixer tap, fitted shower and a glazed screen.

### Bedroom 3

12'2 x 11'11 (3.71m x 3.64m)

With a rear facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating.

### Bedroom 3 En-Suite

Being fully tiled with recessed lighting, extractor fan and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there's a walk-in shower with a fitted Hansgrohe shower and a glazed screen.

### Bedroom 4

12'7 x 11'11 (3.83m x 3.64m)

Having a rear facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating. To one corner, there's a range of fitted furniture with short hanging and shelving.

### Bedroom 4 En-Suite

Being fully tiled and having a side facing timber double glazed obscured leaded window, recessed lighting, extractor fan and under floor heating.

There's a Villeroy and Boch suite in white, which comprises of a low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. Also having a Villeroy & Boch bath with a mosaic tiled side panel and a Hansgrohe chrome mixer tap.

### Bedroom 5

18'6 x 10'11 (5.64m x 3.33m)

With a side facing timber double glazed leaded window, coved ceiling, flush light point, TV/aerial/data point, deep skirtings and Amtico flooring with under floor heating. Also having a range of fitted furniture incorporating short hanging and shelving.

### Bedroom 5 En-Suite

Being fully tiled and having a side facing timber double glazed obscured leaded window, recessed lighting, extractor fan and under floor heating. There's a Villeroy & Boch suite in white, which comprises of low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

### Bedroom 6

14'5 x 11'0 (4.40m x 3.35m)

Having a side facing timber double glazed leaded window, coved ceiling, pendant light point, deep skirtings and Amtico flooring with under floor heating.

### Bedroom 6 En-Suite

Being fully tiled with a side facing timber double glazed obscured leaded window, recessed lighting, extractor fan and under floor heating. There's a Villeroy & Boch suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Hansgrohe chrome mixer tap. Also, there's a separate shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

### Second Floor

#### Landing

Having a flush light point and Amtico flooring. Doors open to the gym/playroom and guest bedroom.

#### Gym/Playroom

20'1 x 18'5 (6.12m x 5.61m)

A versatile room, which could be utilised as an additional bedroom. With two Velux roof windows, flush light point, central heating radiator, TV/aerial point, deep skirtings and Amtico flooring.

#### Guest Bedroom

18'5 x 14'2 (5.61m x 4.31m)

A versatile room which is ideal for guests or teenager. Having two Velux roof windows, recessed lighting, central heating radiator, TV/aerial point, deep skirtings and Amtico flooring.

#### Guest Dressing Room

Having a flush light point, extractor fan and Amtico flooring.

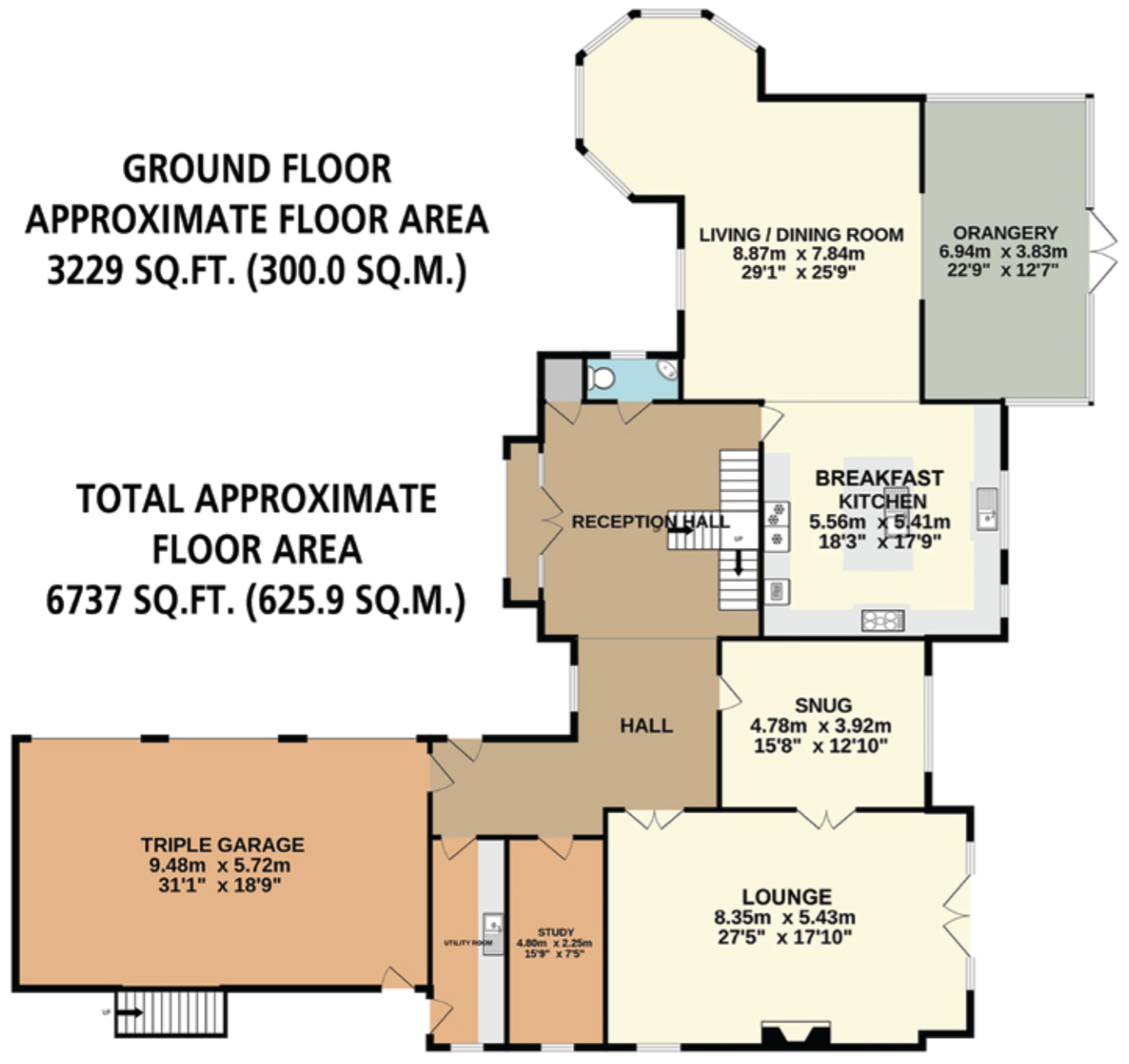




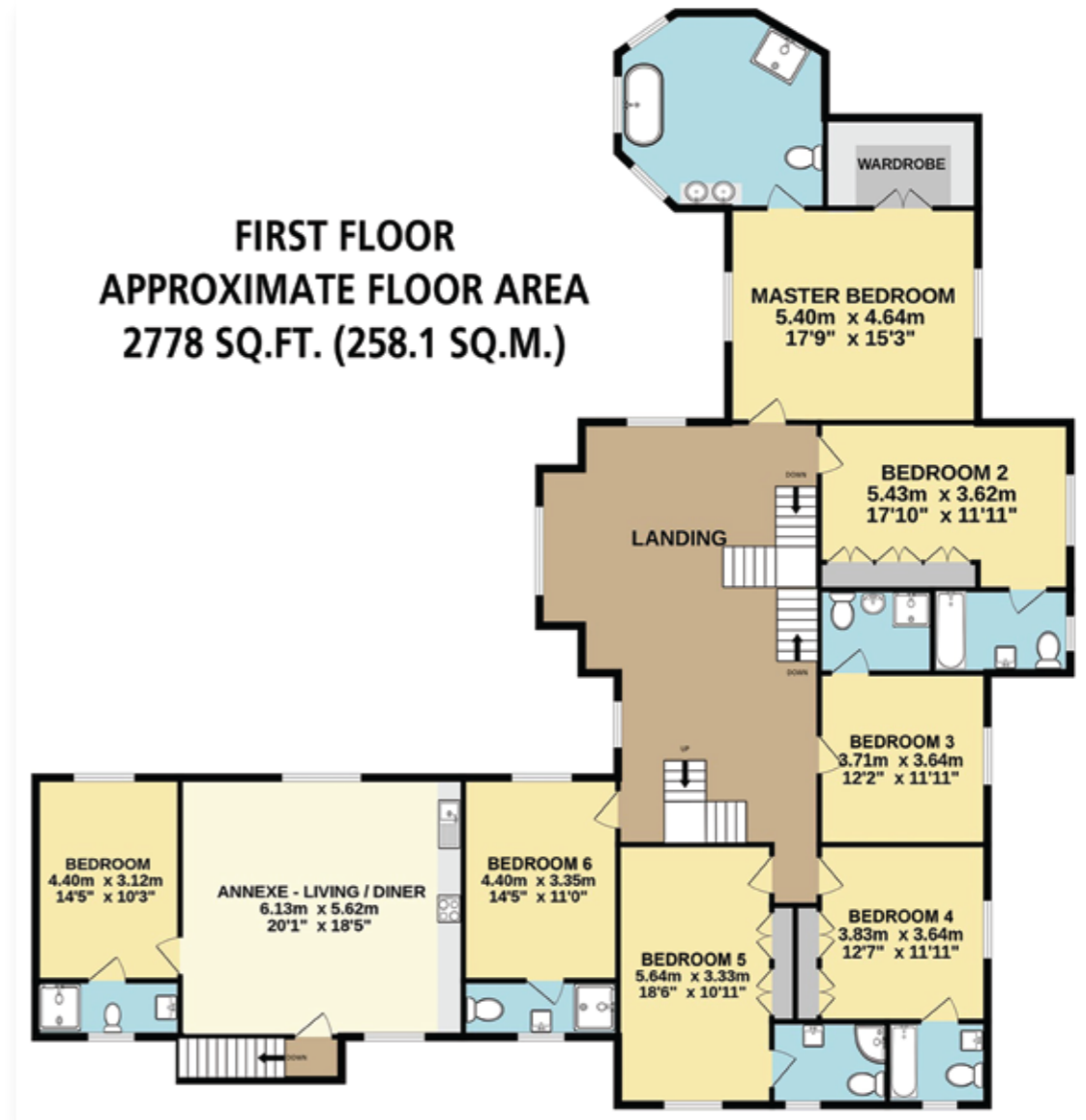


**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
3229 SQ.FT. (300.0 SQ.M.)**

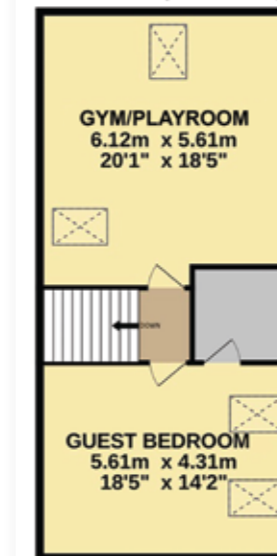
**TOTAL APPROXIMATE  
FLOOR AREA  
6737 SQ.FT. (625.9 SQ.M.)**



**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
2778 SQ.FT. (258.1 SQ.M.)**



**SECOND FLOOR  
APPROXIMATE FLOOR AREA  
730 SQ.FT. (67.8 SQ.M.)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



### Exterior and Gardens

Croft House is accessed from a private road where double timber electric gates open to the front of the property. Having a large block paved driveway, providing ample parking and being bordered by mature trees and box hedging. Also having a lawned area with mature trees, shrubs and exterior lighting. Access can be gained to the triple garaging, main entrance door and separate entrance door to reception hall.

From the driveway, steps rise to a stone flagged path, leading to the self contained annexe.

From the front of the property, a stone flagged path flanked by ornamental box hedging and shrubs leads around one side and to the rear of the property.

To the rear is an extensive stone flagged seating terrace with a water tap and access can be gained to the orangery and lounge. There's also a substantial landscaped garden, which wraps around both sides of the property and is mainly laid to lawn with dry stone walling. The garden is fully enclosed by mature hedging and walling to provide privacy and security to this exceptional family home.

From the seating terrace, access can be gained to a stone flagged path at the other side of the property with dry stone walling which leads to the entrance doors for the utility room and triple garage. Above the path, there's a lawn with a rockery area incorporating mature trees, shrubs and exterior lighting.

A Fabulous South-Facing  
Wrap-Around Garden...



### Self-Contained Annexe

Being ideal for a dependant relative with separate access via timber steps. An oak door with a double glazed obscured panel opens to the:

### Living/Kitchen

20'1 x 18'5 (6.13m x 5.62m)

With side facing timber double glazed leaded windows, vaulted ceiling, recessed lighting, TV/aerial point and Amtico flooring with under floor heating. To one corner, there's a built-in storage cupboard housing the under floor heating valves. There's a range of fitted base and drawer units with matching work surfaces, upstands and an inset CDA 1.5 bowl sink with a CDA chrome mixer tap. Appliances include a Belling four-ring induction hob with an extractor hood over, a Leisure fan assisted oven/grill and an integrated Smeg fridge with a freezer compartment. Access can also be gained to a loft space.

### Bedroom

14'5 x 10'3 (4.40m x 3.12m)

A good-sized double bedroom with a side facing timber double glazed leaded window, recessed lighting, TV/aerial point telephone point and under floor heating.

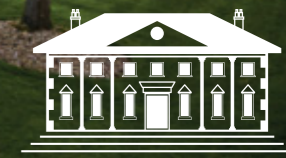
### En-Suite

Having a Fakro roof window, recessed lighting and Amtico flooring with under floor heating. There's a suite in white, which comprises of a Rak Ceramics low-level WC and a wash hand basin with a chrome mixer tap, tiled splashback and storage beneath. To one corner, there's a tiled shower area with a fitted rain head shower and an additional hand shower facility.





Standing within a  
Private, Enclosed Plot



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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:** H

**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.



**Croft House**

2 Whirlow Croft, Whirlow, Sheffield,  
South Yorkshire S11 9AG

**Price £2,499,995**