



Fairmont House

Cavendish Avenue, Dore



Blenheim
Park Estates





Welcome to Fairmont House

Fairmont House is a grand and impressive home that occupies a private plot totalling approximately 0.6 of an acre and is positioned in arguably one of the most prestigious locations in Sheffield, on Cavendish Avenue. With a striking Georgian style façade, columned entrance and set well back from tree-lined Cavendish Avenue on one of the largest plots, this exquisite six bedroomed detached home has been substantially extended and renovated by the current owner to achieve an impressive standard of luxurious, family accommodation with many extras.



Fairmont House enjoys a private and peaceful setting, yet with picturesque, vibrant Dore village, one of the top 10 English villages to live in according to Rightmove data in 2020, being within easy walking distance and providing local amenities such as restaurants, public houses, cafes and shops. Also within walking distance is local woodland, a gymnasium and sport centres. For travel further afield, newly upgraded Dore and Totley train station is walkable, offering rail routes to Manchester, Leeds, York and Nottingham, and with connection in under 10 minutes to Sheffield, for travel to London and beyond. Beautifully appointed over two floors, Fairmont House spans c.5000 sq.ft and includes a fabulous one bedroomed apartment that can be accessed internally or via a separate external entrance, making it ideal for dependent relatives, guests or staff quarters. Set beneath a stone columned canopy and providing a grand entrance to the home, the primary entrance door opens to a welcoming large entrance hall that features a lofty galleried landing above. The heart of the home is without doubt the bright and airy dining kitchen, which offers plenty of space for dining, relaxing and entertaining and connects to the full-width outdoor seating terrace through three sets of double patio doors. An abundance of reception rooms fill the ground floor with an extremely generous drawing room that links with a wonderful formal dining room and further sitting room. There are also two versatile rooms that are currently used as an office and snug. Five double bedrooms adorn the first floor, presenting ample space for a growing family and boasting an exceptionally spacious, sumptuous master bedroom suite with three Juliet balconies overlooking the stunning cream porcelain terrace and beautiful gardens.

Standing behind stone walling and with a pillared entrance, Fairmont House certainly makes a lasting impression thanks to its attractive frontage that features sash windows set within feature window surrounds and a sizeable, gravelled driveway. Added by the current owners, an adjoining large double garage provides undercover parking and houses the self-contained apartment. The south-facing aspect of the home can be enjoyed to the rear, where established gardens are filled with life and a terrace which stretches the width of the home, presenting plentiful space for comfortable seating, dining and a host of outdoor activities. Within the garden



A Rarity to the Market and Positioned in Arguably One Sheffield's Most Prestigious Locations within a Private Plot that Totals Approximately 0.6 of an Acre

there are numerous areas, including lawns, mature specimen planting, a characterful orchard containing apple and pear trees and an abundance of wildlife. Due to the size of the external space, there is opportunity to further extend the home or add extra buildings (subject to planning), if desired.

The local community of Dore is varied and active, offering lots of friendly groups and events throughout the year. Surrounding localities such as Millhouses and Ecclesall contain many supermarkets, bars, restaurants and shops. The location of Fairmont House is well placed for access to the glorious Peak District and Sheffield city centre. Popular outdoor spaces and walking routes can be enjoyed close by, such as Whirlow Brook Park, Ladies Spring Wood, Ecclesall Woods and Limb Valley. There are also a number of golf clubs that are easily accessible, namely Abbeydale, Beauchief and Dore & Totley. In the local area are excellent private primary and secondary schools and Ofsted Outstanding state schools, and associated bus provision.

The property briefly comprises of on the ground floor: Impressive Entrance Hall, Cloaks Cupboard, WC, Formal Dining Room, Grand Drawing Room, Sitting Room, Snug, Office, Large Dining Kitchen, Utility Room, Boiler Cupboard, Apartment Hallway and Integral Double Garage.

On the first floor: Impressive Galleried Landing, Master Bedroom Suite, Master En-Suite, Walk-in Wardrobe, Bedroom 5, Bedroom 3, Bedroom 4, Family Bathroom, Bedroom 2 and Bedroom 2 En-Suite. Apartment Landing, Living Kitchen, Bedroom 6 and Bedroom 6 en-suite.

Ground Floor

A heavy black gloss, timber door with polished chrome furniture and double glazed side and above panels opens to the:

Entrance Hall

Providing a warm and impressive welcome with a front facing UPVC double glazed sash window, coved ceiling, recessed lighting, central heating radiator and tiled flooring with under floor heating. Oak doors open to the WC and sitting room. Double oak doors open to the formal dining room and cloaks cupboard. Double oak doors with glazed panels also open to the dining kitchen.

Cloaks Cupboard

A useful cupboard with cloaks hanging and storage.

WC

Having a front facing UPVC double glazed sash window, recessed lighting, extractor fan, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Cersanit wash hand basin with a chrome mixer tap and tiled splash back.

Formal Dining Room

25'3 x 12'4 (7.70m x 3.76m)

A wonderful formal dining room that enjoys views of the broad gardens. Having a rear facing UPVC double glazed window, coved ceiling, pendant light points, recessed lighting and central heating radiators. Double oak doors open to the drawing room. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

Drawing Room

24'3 x 21'4 (7.40m x 6.51m)

An outstanding drawing room of grand proportions and appointment. Having rear and side facing UPVC double glazed panels, coved ceiling, pendant light point, recessed lighting and wall mounted light points. Also having central heating radiators with decorative covers, TV/aerial points, data point and a telephone point. The focal point of the room is the fireplace with recessed lighting and housing a Clearview log burner with an oak mantel above, a brick surround and stone tiled hearth. Double oak doors open to the formal dining room and sitting room. Double UPVC doors with double glazed panels open to the rear of the property.

Sitting Room

15'9 x 12'4 (4.80m x 3.75m)

A fabulous sitting room with a feature stone chimney breast, with feature spot lighting that contains a recessed shelf and an Aga log burner that sits on a fossilised stone hearth. Also having front facing UPVC double glazed sash windows, coved ceiling, pendant light point, recessed lighting, central heating radiator and a TV/aerial/data point. Double oak doors open to the drawing room and oak doors also open to the office and entrance hall.

Office

12'3 x 7'10 (3.73m x 2.40m)

A versatile room currently utilised as an office. Having a front facing UPVC double glazed sash window, side facing UPVC double glazed window, spot lighting and a central heating radiator. There are also two fitted shelving units.

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

Dining Kitchen

24'1 x 19'1 (7.34m x 5.81m)

A bright, luxurious and airy dining kitchen with side facing UPVC double glazed sash windows, recessed lighting, pendant light points, TV/aerial/data point and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating glazed display cabinets with lighting, wine rack, oak work surfaces, upstands and an inset 1.5 bowl sink with a chrome mixer tap.

Dining Kitchen Continued on page 8.



Entrance Hall

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A Welcoming and Impressive Entrance Hall with Galleried Landing Above





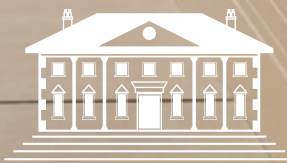
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The cooking area features a limestone tiled splash back and a Professional Falcon range cooker with a four-ring gas hob, wok burner, two ovens (one with a grill), storage drawer and an extractor hood above. The integrated appliances include a Bosch dishwasher and a full-height Bosch fridge/freezer. Oak doors open to the snug and utility room. Three sets of double UPVC doors with double glazed panels open to the rear of the property.





Snug
12'4 x 9'10 (3.77m x 3.00m)
A useful extra reception room that could be used as a child's playroom or as a second office. Having front facing UPVC double glazed sash windows, recessed lighting and under floor heating.



Utility Room
Having a pendant light point, extractor fan and tiled flooring with under floor heating. There is a range of fitted base units, incorporating oak work surfaces and an inset 1.5 bowl Lamona stainless steel sink with a chrome mixer tap. Full space/provision for a washing machine and tumble dryer. A cupboard houses the fuse boards and data cabling with a telephone point. Double timber doors open to a boiler cupboard and a timber door opens to the apartment hallway. A UPVC door with double glazed obscured panels opens to the left side of the property.





Formal Dining Room
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Drawing Room
24'3 x 21'4 (7.40m x 6.51m)

An outstanding drawing room of grand proportions and appointment. Having rear and side facing UPVC double glazed panels, coved ceiling, pendant light point, recessed lighting and wall mounted light points. Also having central heating radiators with decorative covers, TV/aerial points, data point and a telephone point. The focal point of the room is the fireplace with recessed lighting and housing a Clearview log burner with an oak mantel above, a brick surround and stone tiled hearth. Double oak doors open to the formal dining room and sitting room. Double UPVC doors with double glazed panels open to the rear of the property.



A Grand Drawing Room
Featuring a Log Burner





Substantially Extended and Renovated by the Current Owners to Provide Wonderful Family Accommodation

Sitting Room 15'9 x 12'4 (4.80m x 3.75m)

A fabulous sitting room with a feature stone chimney breast, with feature spot lighting that contains a recessed shelf and an Aga log burner that sits on a fossilised stone hearth. Also having front facing UPVC double glazed sash windows, coved ceiling, pendant light point, recessed lighting, central heating radiator and a TV/aerial/data point. Double oak doors open to the drawing room and oak doors also open to the office and entrance hall.



Dining Kitchen Continued

To one wall, there is an extensive range of fitted cabinets, incorporating an entertaining bar cabinet with lighting, mirrored glazed shelving and feature drawers. A central island provides additional storage and has a marble work surface that extends to provide seating for four or more bar style chairs. The cooking area features a limestone tiled splash back and a Professional Falcon range cooker with a four-ring gas hob, wok burner, two ovens (one with a grill), storage drawer and an extractor hood above. The integrated appliances include a Bosch dishwasher and a full-height Bosch fridge/freezer. Oak doors open to the snug and utility room. Three sets of double UPVC doors with double glazed panels open to the rear of the property.

Snug

12'4 x 9'10 (3.77m x 3.00m)

A useful extra reception room that could also be used as a child's playroom or as a second office. Having front facing UPVC double glazed sash windows, recessed lighting and under floor heating.

Utility Room

Having a pendant light point, extractor fan and tiled flooring with under floor heating. There is a range of fitted base units, incorporating oak work surfaces and an inset 1.5 bowl Lamona stainless steel sink with a chrome mixer tap. Full space/provision for a washing machine and tumble dryer. A cupboard houses the fuse boards and data cabling with a telephone point. Double timber doors open to a boiler cupboard and a timber door opens to the apartment hallway. A UPVC door with double glazed obscured panels opens to the left side of the property.

Boiler Cupboard

Housing the two Ideal boilers and Gledhill hot water cylinders.

Apartment Hallway

Providing a separate and sizeable, private entrance to the self-contained apartment with recessed lighting, central heating radiator and tiled flooring. Timber doors open to the utility room and integral double garage. A composite door with double glazed panels opens to the front of the property. A UPVC door with double glazed obscured panels also opens to the left side of the property.

Integral Double Garage

22'0 x 17'5 (6.70m x 5.32m)

Having two up-and-over electric doors, recessed lighting, power and housing a fuse board.

From the apartment hallway, a staircase with a timber handrail and balustrading rises to the:

First Floor

Apartment Landing

Having recessed lighting and a useful storage cupboard. A timber door

opens to the living kitchen.

Living Kitchen

17'2 x 15'1 (5.22m x 4.60m)

A well-proportioned living kitchen with a side facing UPVC double glazed sash window, Velux roof window with a fitted blind, recessed lighting, central heating radiator and timber effect flooring. There is a decorative fireplace with an oak mantel, timber surround/hearth and provision for an electric fire. To one corner, there is a range of fitted base and drawer units, incorporating matching timber effect work surfaces, upstands and an inset 1.5 bowl sink with a chrome mixer tap. The appliances include a Bush four-ring induction hob with an extractor hood above, fan assisted oven/grill and a Bush under-counter fridge. A timber door opens to bedroom 6.

Bedroom 6

12'2 x 9'10 (3.72m x 3.00m)

A double bedroom suite with a side facing UPVC double glazed obscured sash window, recessed lighting and a central heating radiator. A timber door opens to the bedroom 6 en-suite.

Bedroom 6 En-Suite

A modern en-suite with recessed lighting, extractor fan, recessed shelving, chrome heated towel rail and tiled flooring. There is a RAK suite in white, which comprises of a low-level WC and wall mounted wash hand basin with a chrome mixer tap and a tiled splash back. To one corner, there is a separate, fully tiled shower enclosure with a fitted shower and a glazed screen/door.

Ground Floor Continued

From the entrance hall, a staircase with a handrail, balustrading and under-stairs storage cupboard rises to the:

Galleried Landing

Overlooking the entrance hall and having front facing UPVC double glazed sash windows, feature pendant light point, wall mounted light point and a central heating radiator. There is also a built-in storage cupboard. Timber doors open to the master bedroom, bedroom 5, bedroom 3, bedroom 4, family bathroom and bedroom 2.

Master Bedroom

23'11 x 17'2 (7.30m x 5.23m)

An exceptionally spacious, sumptuous master bedroom suite, including a lounge area that has space for sofas, a coffee table etc. Having a coved ceiling, recessed lighting, pendant light point and central heating radiators. Three sets of double UPVC doors with double glazed panels open to Juliet balconies overlooking the gardens. Timber doors open to the master en-suite and master walk-in wardrobe. Access can also be gained to a loft space.

Galleried Landing

Overlooking the entrance hall and having front facing UPVC double glazed sash windows, feature pendant light point, wall mounted light point and a central heating radiator. There is also a built-in storage cupboard. Timber doors open to the master bedroom, bedroom 5, bedroom 3, bedroom 4, family bathroom and bedroom 2.





Master Bedroom
23'11 x 17'2 (7.30m x 5.23m)

An exceptionally spacious, sumptuous master bedroom suite, including a lounge area that has space for sofas, a coffee table etc. Having a coved ceiling, recessed lighting, pendant light point and central heating radiators. Three sets of double UPVC doors with double glazed panels open to Juliet balconies overlooking the gardens. Timber doors open to the master en-suite and master walk-in wardrobe. Access can also be gained to a loft space.

Master Walk-in Wardrobe

Having recessed lighting and a central heating radiator with a decorative cover. There is a range of fitted furniture, incorporating long hanging and shelving.

A Sumptuous Master Bedroom Suite that is Abundant in Space





Master En-Suite

A luxurious en-suite bathroom with front facing UPVC double glazed sash windows, pendant light point, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises of an Imex low-level WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps, tiled splash backs and storage beneath. Also having a panelled bath with a chrome mixer tap and tiled splash back. To one corner, there is a separate fully tiled shower enclosure with a fitted Pura rain head shower, an additional hand shower facility and a glazed screen/door.





Bedroom 2
15'11 x 12'0 (4.86m x 3.67m)

A spacious double bedroom suite with a rear facing UPVC double glazed window, coved ceiling, pendant light point and central heating radiators. To one wall, there is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.



Bedroom 3
13'0 x 12'4 (3.95m x 3.77m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.



Bedroom 2 En-Suite

Having a rear facing UPVC double glazed window, spot light point, extractor fan, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of an Imex low-level WC and a wall mounted Ideal wash hand basin with an Instinct chrome mixer tap and a tiled splash back. To one wall, there is a separate, fully tiled double shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 5
12'4 x 10'0 (3.77m x 3.04m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



Family Bathroom

A well-appointed family bathroom with a front facing UPVC double glazed sash window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of an Imex low-level WC and a Cersanit pedestal wash hand basin with a chrome mixer tap and tiled splash back. Also having a panelled bath with an Instinct chrome mixer tap and a tiled splash back. To one corner, there is a separate, fully tiled shower enclosure with a fitted Pura rain head shower, an additional hand shower facility and a glazed screen/door.





Fairmont House

Beautifully Appointed over Two Floors and Spanning c.5000 Sq.ft with the Benefit of a Self-Contained Apartment

Master En-Suite

A luxurious en-suite bathroom with front facing UPVC double glazed sash windows, pendant light point, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring with under floor heating. There is a suite in white, which comprises of an Imex low-level WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps, tiled splash backs and storage beneath. Also having a panelled bath with a chrome mixer tap and tiled splash back. To one corner, there is a separate fully tiled shower enclosure with a fitted Pura rain head shower, an additional hand shower facility and a glazed screen/door.

Master Walk-in Wardrobe

Having recessed lighting and a central heating radiator with a decorative cover. There is a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 5

12'4 x 10'0 (3.77m x 3.04m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 3

13'0 x 12'4 (3.95m x 3.77m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 4

12'6 x 11'3 (3.80m x 3.43m)

Another double bedroom with front facing UPVC double glazed sash windows, coved ceiling, pendant light point and a central heating radiator.

Family Bathroom

A well-appointed family bathroom with a front facing UPVC double glazed sash window, recessed lighting, extractor fan, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of an Imex low-level WC and a Cersanit pedestal wash hand basin with a chrome mixer tap and tiled splash back. Also having a panelled bath with an Instinct chrome mixer tap and a tiled splash back. To one corner, there is a separate, fully tiled shower enclosure with a fitted Pura rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

15'11 x 12'0 (4.86m x 3.67m)

A spacious double bedroom suite with a rear facing UPVC double glazed

window, rear facing aluminium double glazed window, coved ceiling, pendant light point and central heating radiators. To one wall, there is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having a rear facing UPVC double glazed window, spot light point, extractor fan, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of an Imex low-level WC and a wall mounted Ideal wash hand basin with an Instinct chrome mixer tap and a tiled splash back. To one wall, there is a separate, fully tiled double shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

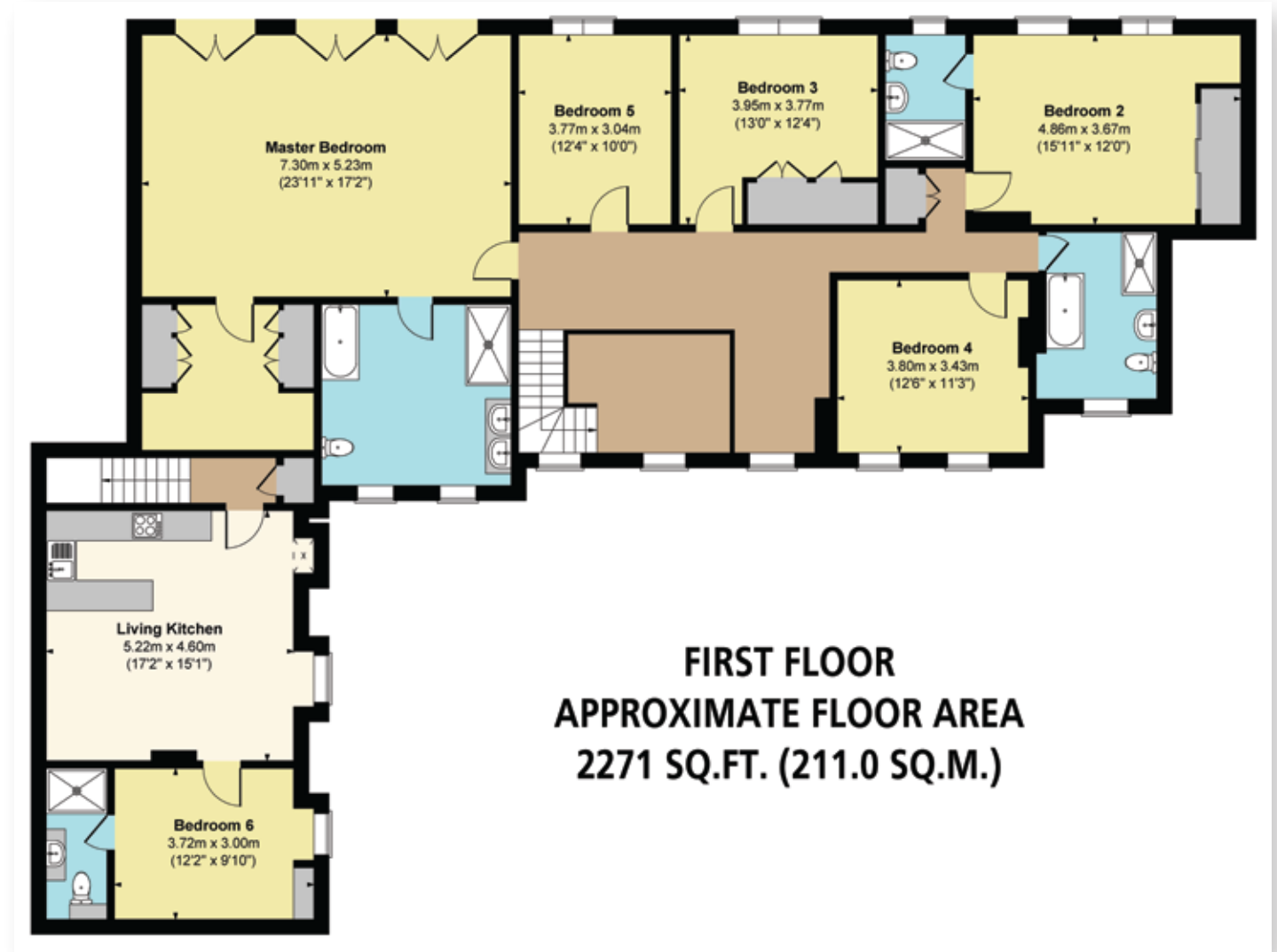
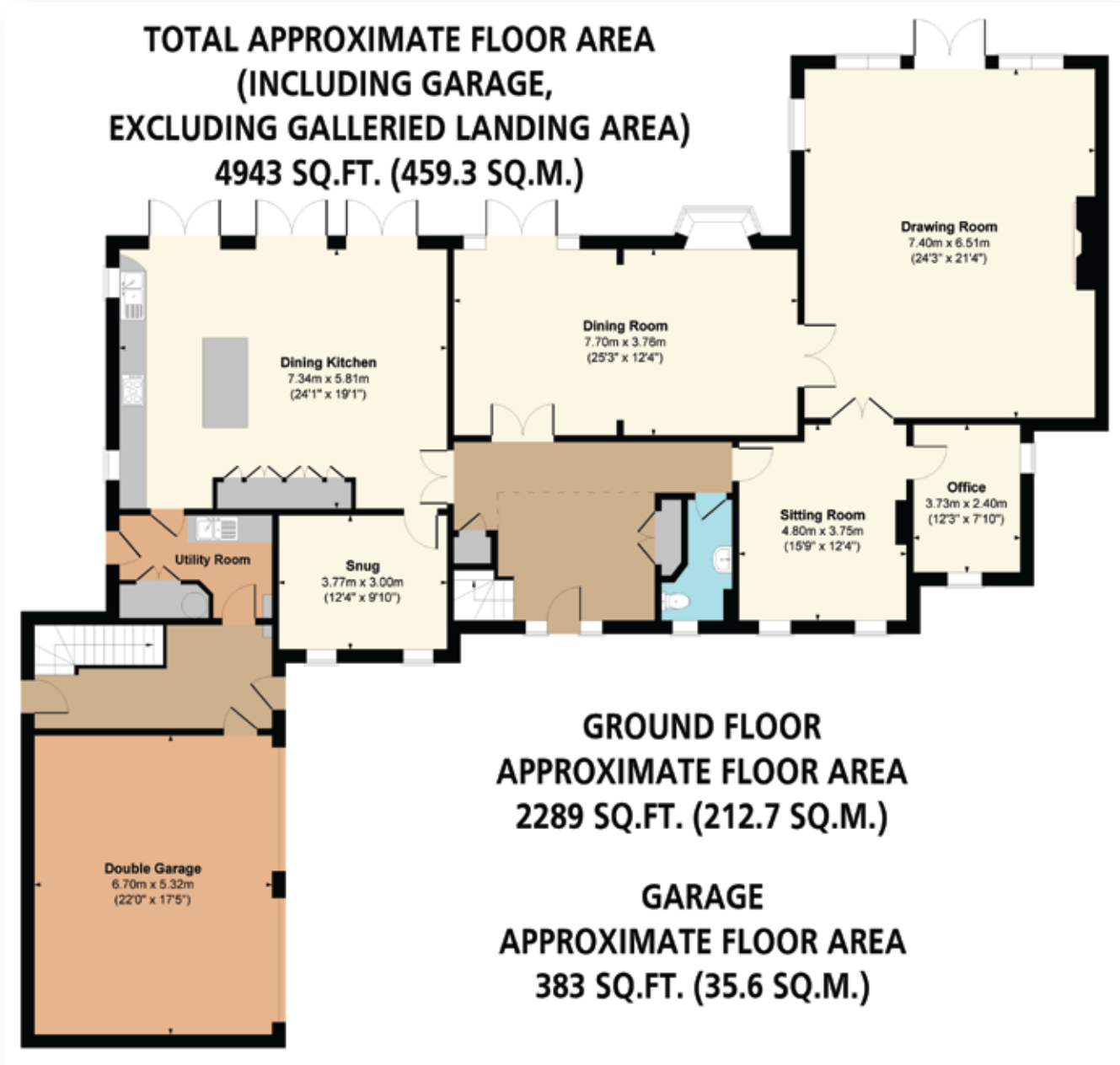
From Cavendish Avenue, access is gained through stone pillars to the front of Fairmont House. Immediately behind the stone pillars, there are paving setts, which leads to a large, gravelled driveway that provides parking for several vehicles. The driveway has exterior lighting and well-stocked planted borders containing mature trees and shrubs. To one corner, there is an area that is mainly laid to lawn with a mature tree. Access can be gained to the main entrance door that is set inside a columned stone canopy and recessed lighting. Access can also be gained to the apartment hallway, integral double garage and both sides of the property.

To the left side of the property, a gravelled path with exterior lighting and two water taps leads to the rear. Access can be gained to the apartment hallway and utility room. To the right side of the property, a gravelled path with a pedestrian gate and an external power point also leads to the rear.

To the rear, a broad and expansive Italian porcelain flagged seating terrace of over 180sq meters stretches the width of the home and provides extensive space for seating and entertaining. The terrace has exterior lighting, external power points and access can be gained to the dining kitchen, formal dining room and drawing room. Two sets of porcelain tiled steps lead down to the garden. The garden is split into two areas, a formal lawn and an orchard. The orchard is mainly laid with apple trees and pear trees and a large, planted border containing a variety of mature trees. There is also a gardener's shed. The formal garden is mainly laid to lawn and bordered by extensive planting incorporating mature trees, shrubs and flowers.

A path separates the two areas of the garden and leads down to the bottom of the plot where there is a further lawned area with mature trees, shrubs and a well-stocked border. The garden is fully enclosed by mature hedging for privacy and security.





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



Apartment Hallway

Providing a separate and sizeable, private entrance to the self-contained apartment with recessed lighting, central heating radiator and tiled flooring. Timber doors open to the utility room and integral double garage. A composite door with double glazed panels opens to the front of the property. A UPVC door with double glazed obscured panels also opens to the left side of the property.



Bedroom 6

12'2 x 9'10 (3.72m x 3.00m)

A double bedroom suite with a side facing UPVC double glazed obscured sash window, recessed lighting and a central heating radiator. A timber door opens to the bedroom 6 en-suite.



Living Kitchen

17'2 x 15'1 (5.22m x 4.60m)

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Bedroom 6 En-Suite

A modern en-suite with recessed lighting, extractor fan, recessed shelving, chrome heated towel rail and tiled flooring. There is a RAK suite in white, which comprises of a low-level WC and wall mounted wash hand basin with a chrome mixer tap and a tiled splash back. To one corner, there is a separate, fully tiled shower enclosure with a fitted shower and a glazed screen/door.





Exterior and Gardens

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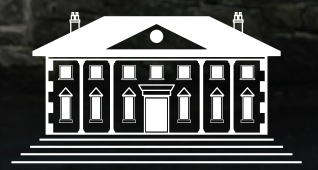
Beautiful South-Facing Gardens
& Extensive Italian Porcelain Terrace







A Stunning Home,
Both Day & Night...



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage.
There is fibre broadband available, and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves/Flood Risk: There are no covenants, easements or wayleaves and the flood risk is very low.

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.



Fairmont House

Cavendish Avenue, Dore, Sheffield,
South Yorkshire S17 3NJ

£2,795,000