



Passaford House

47 Dore Road, Dore, Sheffield



Blenheim
Park Estates



PASSAFORD
HOUSE
47

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HOUSE
47

A Substantial Six Bedroomed Detached
Residence in a Most Sought-After Location





Welcome to Passaford House

Offering a unique opportunity for renovation or further development, with the benefit of granted planning permission. Positioned on one of Sheffield's most desirable roads, Passaford House is a Victorian six bedroomed detached residence with an attached, self-contained two bedroomed cottage.

Standing in an enviable position behind electric gates, Passaford House occupies a plot that extends to approximately half an acre, providing private grounds that incorporate extensive south-west facing gardens. Requiring some internal modernisation, this substantial family home presents scope for a purchaser to tailor the accommodation to their exact requirements. There is also planning permission granted to considerably extend the property to front, side and rear, allowing reconfiguration of the main living areas and bedrooms. Furthermore, the proposed plans include a basement conversion to create a leisure suite and the addition of a garage block.

Well-established gardens and an extensive York stone seating terrace allow plenty of space to relax outdoors and a gravelled driveway accommodates parking for several vehicles.

Passaford House is located in close proximity to the amenities of Dore, which include shops, cafes, public houses and restaurants. Nearby there is also excellent state and private schooling, sports centres and golf clubs. Dore and Totley train station is walkable, providing rail journeys to Sheffield, popular Peak District locations and Manchester. Sheffield city centre and the Peak District National Park are reachable within a short drive.

Planning Permission Information: 21/03113/FUL | Alterations and extension to roof to increase habitable space, erection of three/two-storey rear extension including basement level and terraces at basement, ground floor and second floor levels, erection of two-storey side extensions to West and East, erection of triple garage block to front of dwellinghouse with ancillary accommodation above and formation of front gable feature.

The property briefly comprises on the ground floor: Entrance hall, WC, drawing room, lounge, pantry, breakfast kitchen, orangery, bar, porch, shower room and bedroom 8.

On the first floor: Landing, master bedroom, master bedroom en-suite, bedroom 2, bedroom 3, family bathroom and linen cupboard.

On the second floor: Half landing, second floor landing, bedroom 4, WC and bedroom 5.

Cellars: Cellar 1, cellar 2, cellar 3, cellar 4 and cellar 5.

Attached, Self-Contained Cottage ground floor: Office, entrance porch, living room, inner hall, shower room and kitchen. Accessed externally is a conservatory.

Attached, Self-Contained Cottage first floor: Landing, bedroom 6 and bedroom 7.

Ground Floor

A heavy timber front entrance door with decorative obscured/etched glazed panels opens to the:

Entrance Hall

19'2 x 11'11 (5.8m x 3.6m)

An entrance hall with decorative coving, picture rail, pendant light

point, central heating radiator with decorative cover, telephone point, deep skirtings and French oak flooring with an inset mat well. Doors open to the WC, drawing room, lounge, pantry and breakfast kitchen.

WC

Having a side facing timber obscured glazed window, wall mounted light point, chrome heated towel rail and French oak flooring. There is a suite in white, which comprises of a wall mounted Duravit WC and a wash hand basin with chrome mixer tap, storage below and an illuminated vanity mirror over.

Drawing Room

19'11 x 15'5 (6.1m x 4.7m)

A sizeable drawing room with a front facing aluminium double glazed window, decorative coving, wall mounted light points, two central heating radiators with decorative covers and deep skirtings. There is a range of fitted storage with open book shelving and cupboards. The focal point of the room is the coal effect gas fire with marble mantel, surround and hearth. Double timber doors with glazed panels give access to the orangery.

Lounge

18'8 x 14'10 (5.7m x 4.5m)

Having a front facing aluminium double glazed bay window, coved ceiling, wall mounted light points, telephone points, TV/aerial cabling and central heating radiators with decorative covers. The focal point of the room is the log effect Gazco gas fire with mahogany mantel and a marble surround/hearth.



Offering a Superb Opportunity for Renovation or Further Development, with the Benefit of Granted Planning Permission

Pantry

Having a pendant light point, tiled flooring and a range of fitted shelving.

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

Breakfast Kitchen

15'11 x 15'1 (4.8m x 4.6m)

Having a side facing aluminium double glazed panel and rear facing timber glazed sash windows overlooking the orangery. Also having a pendant light point and natural stone flooring with under floor heating. There is a comprehensive range of fitted base/wall and drawer units in solid oak, incorporating matching granite work surfaces, upstands, tiled splash backs and an inset Belfast style Shaws Original sink with a chrome mixer tap over. Also incorporating wine rack, glazed display shelving and open shelving. There is a central island with an oak work surface, storage below and breakfast seating. Appliances include a Belling range cooker with a six-ring gas hob, wok burner, three ovens, grill and a plate warming drawer with an extractor fan over. Also including a Neff microwave oven, Neff plate warming drawer, Neff coffee machine, Bosch integrated dishwasher, Bosch full-height fridge/freezer and an integrated Caple wine cooler. A door gives access to the cellars and double timber doors with glazed panels open to the orangery.

Orangery

52'2 x 16'5 (15.9m x 5.0m)

A light and spacious orangery with space for dining, seating areas and housing a bar. Having two composite timber/aluminium double glazed roof lanterns with automated vents, side facing timber double glazed windows and rear facing timber double glazed panels. Also having recessed lighting, natural stone flooring with under floor heating and a TV/aerial point. A timber door opens to the office within the attached cottage. Bi-fold doors with double glazed panels and two additional timber double doors also provide access to the extensive York stone seating terrace.

Bar

To one corner of the orangery, there is a comprehensive range of fitted base units with mirrored display shelving, integrated fridge, granite work surfaces and an inset stainless steel sink with a Blanco chrome mixer tap and a separate chilled/filtration tap. The bar extends to provide ample seating. Double timber glazed doors from the bar area give access to a porch.

Porch

Having recessed lighting, cloaks hanging, natural stone flooring with under floor heating and a heavy timber side entrance door.

From the orangery, an arched opening gives access to timber doors, which open to the shower room and bedroom 8.

Shower Room

Being fully tiled and having a side facing timber obscured glazed

window, pendant light point, extractor fan and a shaver point. There is a suite in white, which comprises of a low-level WC and a Gamadecor wash hand basin with a chrome mixer tap, storage below and an illuminated vanity mirror above. To one corner is the System-pool steam shower with a rain head shower, separate hand shower facility, steam function, seating, extractor fan, light and radio.

Bedroom 8

16'10 x 11'5 (5.1m x 3.5m)

A double bedroom having a composite timber/aluminium double glazed roof lantern with automated vents and a front facing timber glazed window. Also having a pendant light point, wall mounted light points, TV/aerial points and a wall mounted electric heater. Also having timber personal entrance door, which provides access to the front of the property.

From the breakfast kitchen, steps lead down to the:

Cellars

Cellar 1

15' x 13'9 (4.6m x 4.2m)

Having recessed lighting, extractor fan and a range of fitted shelving. Timber doors open to cellar 2 and cellar 4.

Cellar 2

15'4 x 13'9 (4.7m x 4.2m)

Having recessed lighting and an extractor fan. A door gives access to cellar 3.

Cellar 3

16'6 x 11'5 (5.0m x 3.5m)

Having fluorescent lighting, power points, stone flagged flooring, fitted shelving and housing the Vaillant boiler.

Cellar 4

Having stone flagged flooring and a door opening to cellar 5.

Cellar 5

14'5 x 13'2 (4.4m x 4.0m)

Having a pendant light point and stone flagged flooring.

Ground Floor Continued

From the entrance hall, an original staircase with a decoratively carved newel post, timber hand rail and spindles with a quarter turn and a side facing obscured glazed sash window rises to the:

First Floor

Landing

Having an original coved ceiling, two pendant light points, deep skirtings and a built-in linen cupboard. Doors give access to the master bedroom, bedroom 2, bedroom 3 and the family bathroom.

Entrance Hall
19'2 x 11'11 (5.8m x 3.6m)

An entrance hall with decorative coving, picture rail, pendant light point, central heating radiator with decorative cover, telephone point, deep skirtings and French oak flooring with an inset mat well. Doors open to the WC, drawing room, lounge, pantry and breakfast kitchen.



Breakfast Kitchen
15'11 x 15'1 (4.8m x 4.6m)

Having a side facing aluminium double glazed panel and rear facing timber glazed sash windows overlooking the orangery. Also having a pendant light point and natural stone flooring with under floor heating.



Lounge
18'8 x 14'10 (5.7m x 4.5m)

Having a front facing aluminium double glazed bay window, coved ceiling, wall mounted light points, telephone points, TV/aerial cabling and central heating radiators with decorative covers. The focal point of the room is the log effect Gazco gas fire with mahogany mantel and a marble surround/hearth.



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A light and spacious orangery with space for dining, seating areas and housing a bar. Having two composite timber/aluminium double glazed roof lanterns with automated vents, side facing timber double glazed windows and rear facing timber double glazed panels. Also having recessed lighting, natural stone flooring with under floor heating and a TV/aerial point. A timber door opens to the office within the attached cottage. Bi-fold doors with double glazed panels and two additional timber double doors also provide access to the extensive York stone seating terrace.





Master Bedroom
20'4 x 15'7 (6.2m x 4.7m)

A large master bedroom with a front facing aluminium double glazed window and a rear facing aluminium double glazed bay window with fitted plantation shutters. Also having decorative coving, picture rail, wall mounted light points, central heating radiator and TV/aerial points. There is a range of fitted furniture comprising of short/long hanging and shelving. The focal point of the room is the marble effect mantle/surround and marble effect hearth. A timber door opens to the master en-suite.



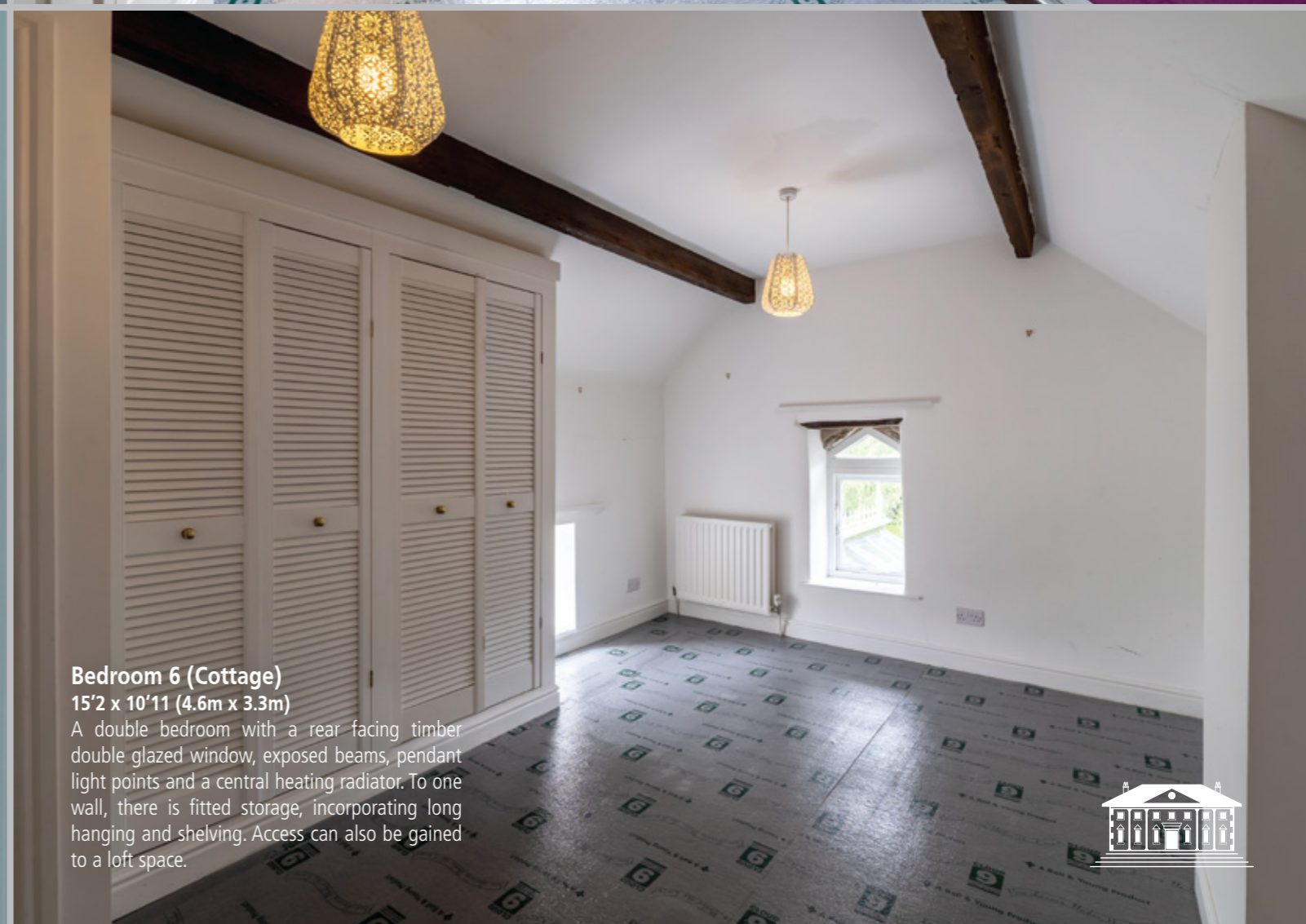
Bedroom 2
15'4 x 11'11 (4.7m x 3.6m)

Currently furnished as a dressing room and having rear and side facing aluminium double glazed windows, pendant light point, coved ceiling and a central heating radiator. There is a comprehensive range of fitted furniture to two walls, one wardrobe with double timber bi-fold doors, open shelving and long hanging and another with contemporary sliding doors, feature lighting, shelving and short/long hanging. Also having a fitted dresser with illumination above and matching contemporary drawers.



Master En-Suite

Having a rear facing timber glazed stained glass window, decorative coving, picture rail, recessed lighting, central heating radiator, chrome heated towel rail, built-in storage, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and an inset wash hand basin with a marble work surface, storage beneath and a vanity mirror above. Also having a panelled bath with traditional chrome taps and a tiled shower enclosure with a Grohe shower and a glazed screen/door.



Bedroom 6 (Cottage)
15'2 x 10'11 (4.6m x 3.3m)

A double bedroom with a rear facing timber double glazed window, exposed beams, pendant light points and a central heating radiator. To one wall, there is fitted storage, incorporating long hanging and shelving. Access can also be gained to a loft space.





Retaining a Wealth of Character Features, This Victorian Residence is Set Over Three Floors and Has an Additional Basement Level

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Master En-Suite

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Bedroom 3

14'11 x 14'6 (4.5m x 4.4m)

Another spacious double bedroom having front and side facing aluminium double glazed windows, decorative coving, wall mounted light points and central heating radiators with decorative covers. To one wall, there is fitted furniture incorporating short hanging and drawers.

Family Bathroom

Having a front facing aluminium double glazed window, coved ceiling, extractor fan, picture rail, pendant, recessed and wall mounted light points, central heating radiator with decorative cover, shaver point and tiled flooring. There's a suite in white, which comprises of a low-level WC and two inset wash hand basins with mixer taps, a vanity mirror above and storage beneath. Also having a fully tiled shower enclosure with a fitted rain head shower, an additional hand shower facility, inset shelf and a curved glazed screen.

From the first floor landing, stairs rise to a:

Half Landing

With a fitted storage cupboard and stairs with timber handrail and spindles rising to the second floor landing.

Second Floor Landing

Having a Velux roof window, pendant light point and doors giving opening to bedroom 4, bedroom 5 and WC.

Bedroom 4

14'6 x 11'7 (4.4m x 3.5m)

Having a rear facing UPVC double glazed window, light point, central heating radiator and a telephone point. There is built-in storage with a pendant light point, cloaks hanging and access can be gained to the eaves. Separate access is provided to a roof void.

WC

Being fully tiled and having recessed lighting and a heated towel rail. There is a Roca suite in white, which comprises of a low-level WC and a wash hand basin with a Roca chrome mixer tap and storage beneath.

Bedroom 5

11'4 x 11'3 (3.5m x 3.4m)

Having a roof window and a front facing aluminium double glazed dormer window, pendant light point and a central heating radiator.

Ground Floor Continued

From the orangery, a door gives access to the:

Attached Cottage

A wonderful cottage, which is ideal for a dependant relative or teenager.

Office

12' x 11'6 (3.7m x 3.5m)

Having front facing timber double glazed panels, wall mounted light points and a central heating radiator. There is a range of fitted furniture incorporating open book shelving, drawers and glazed display cabinets. A timber door opens to the entrance porch.

Entrance Porch

Having a pendant light point, central heating radiator, built-in storage cupboard and a timber entrance door with glazed panels. A timber door opens to the office and a timber door with glazed panels opens to the living room.

Living Room

15' x 10'11 (4.6m x 3.3m)

Having side and rear facing timber double glazed windows, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the coal effect gas fire with a timber mantel and a brick surround/hearth. A timber glazed door gives access to the rear garden of the Passaford House. A timber door with glazed panels opens to an inner hall.

Inner Hall

Having a Velux roof window, pendant light point, central heating radiator and tiled flooring. A timber door opens to a shower room. An



Passaford House Stands in a Private Plot that Extends to Approximately Half an Acre on One of Sheffield's Most Desirable Roads

opening gives access to the kitchen and a timber door with glazed panels opens to a staircase rising to the first floor.

Shower Room

Having a rear facing timber glazed obscured window, pendant light point, fully tiled walls and floor, extractor fan, central heating radiator and a shaver point. There is a suite in white, which comprises of a low-level WC and an inset wash hand basin with a chrome mixer tap, storage beneath and a vanity mirror above. Additionally, there is a shower enclosure with wall mounted shower.

Kitchen

13'2 x 7'7 (4.0m x 2.3m)

Having a front facing timber glazed window, pendant light point, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units with matching work surfaces, tiled splash back and an inset sink with a chrome mixer tap. Also having space for a fridge, plumbing for an automatic washing machine and housing the Vaillant boiler serving the heating system for the Cottage and Orangery.

First Floor

Landing

Having a Velux roof window, exposed beams, pendant light point and doors opening to bedrooms 6 and 7.

Bedroom 6

15'2 x 10'11 (4.6m x 3.3m)

A double bedroom with a rear facing timber double glazed window, exposed beams, pendant light points and a central heating radiator. To one wall, there is fitted storage, incorporating long hanging and shelving. Access can also be gained to a loft space.

Bedroom 7

11'11 x 10'11 (3.6m x 3.3m)

Another double bedroom with a front facing timber double glazed

window, exposed beams, pendant light points and a central heating radiator.

Access can be gained from the rear garden to a:

Conservatory

10'3 x 8'11 (3.1m x 2.7m)

Accessible from the rear garden and having UPVC double glazed doors, timber double glazed panels, stone flagged flooring and timber double glazed doors opening to the side.

Exterior and Gardens

Passaford House has the benefit of approximately half an acre of formal gardens and is set well back from Dore Road behind stonewalling, wrought iron gates and mature trees. The front garden is bordered by mature shrubs and trees and wrought iron electric entrance gates open to a gravelled driveway. With exterior lighting, power points and providing parking for several vehicles. The driveway continues to the side of the property. Access can be gained to the main entrance door and entrance door to bedroom 8.

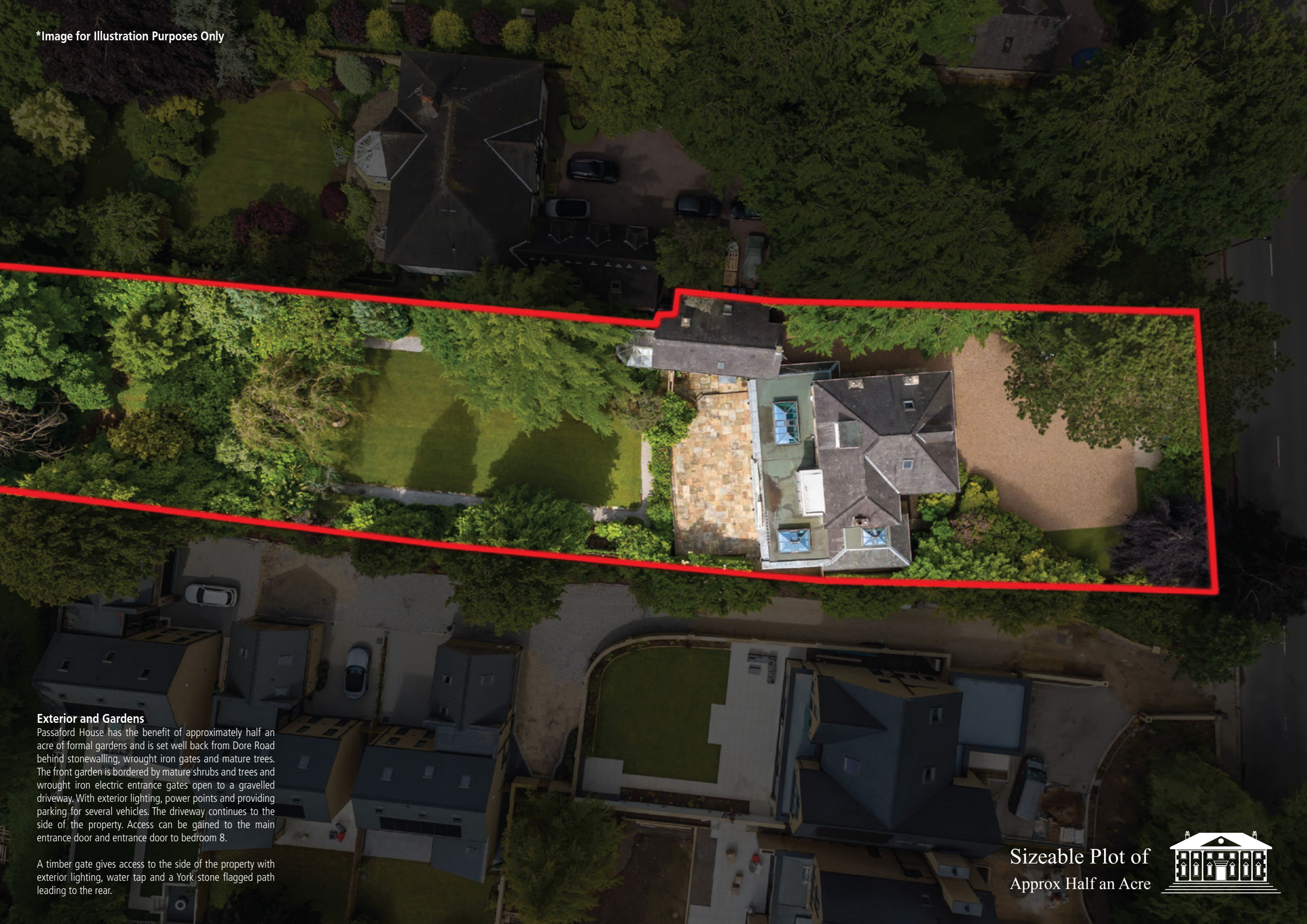
A timber gate gives access to the side of the property with exterior lighting, water tap and a York stone flagged path leading to the rear.

Immediately to the rear of the property is an extensive York stone flagged seating terrace with exterior lighting and ample seating areas, which provide access to the orangery and cottage. Steps with a wrought iron handrail lead down to the formal south-westerly facing gardens.

The rear perennial gardens are mainly laid to lawn with a beautiful weeping Ash punctuating the view towards a mature laurel hedge with an open archway leading to a further enclosed area and a large timber storage shed. This fabulous garden boasts a colourful array of shrubs and is fully enclosed by stonewalling/hedging and mature trees providing privacy and security to this family home.



*Image for Illustration Purposes Only

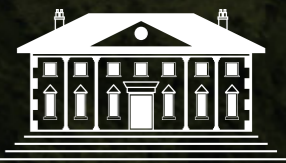


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Sizeable Plot of
Approx Half an Acre





Exterior and Gardens Continued

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Extensive York Stone Terrace
& South-Westerly Facing Gardens





Proposed Front Elevation

Visualisation...

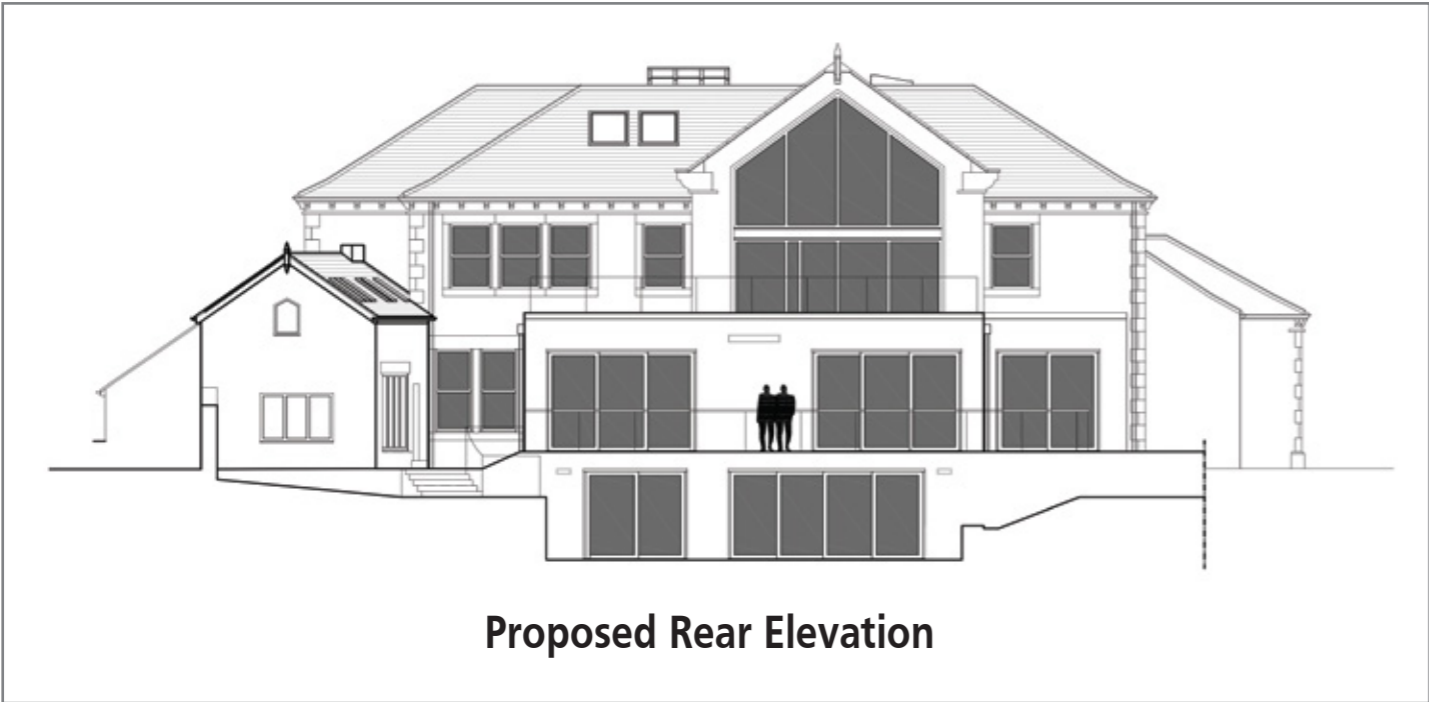


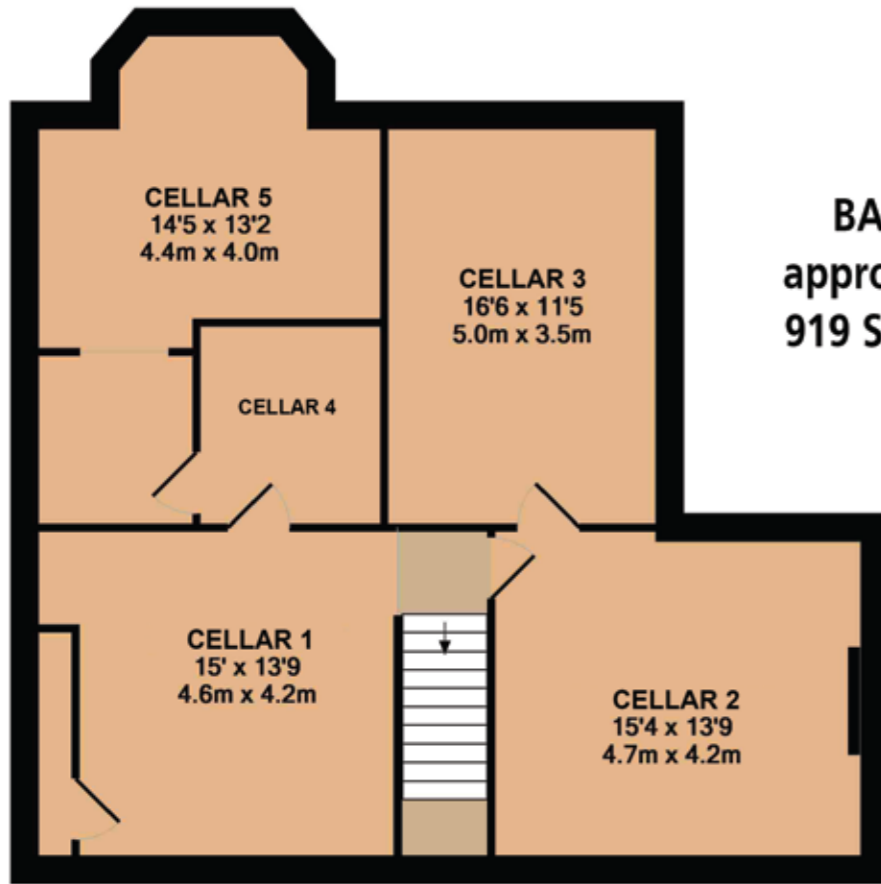


Proposed Rear Elevation
Visualisation...

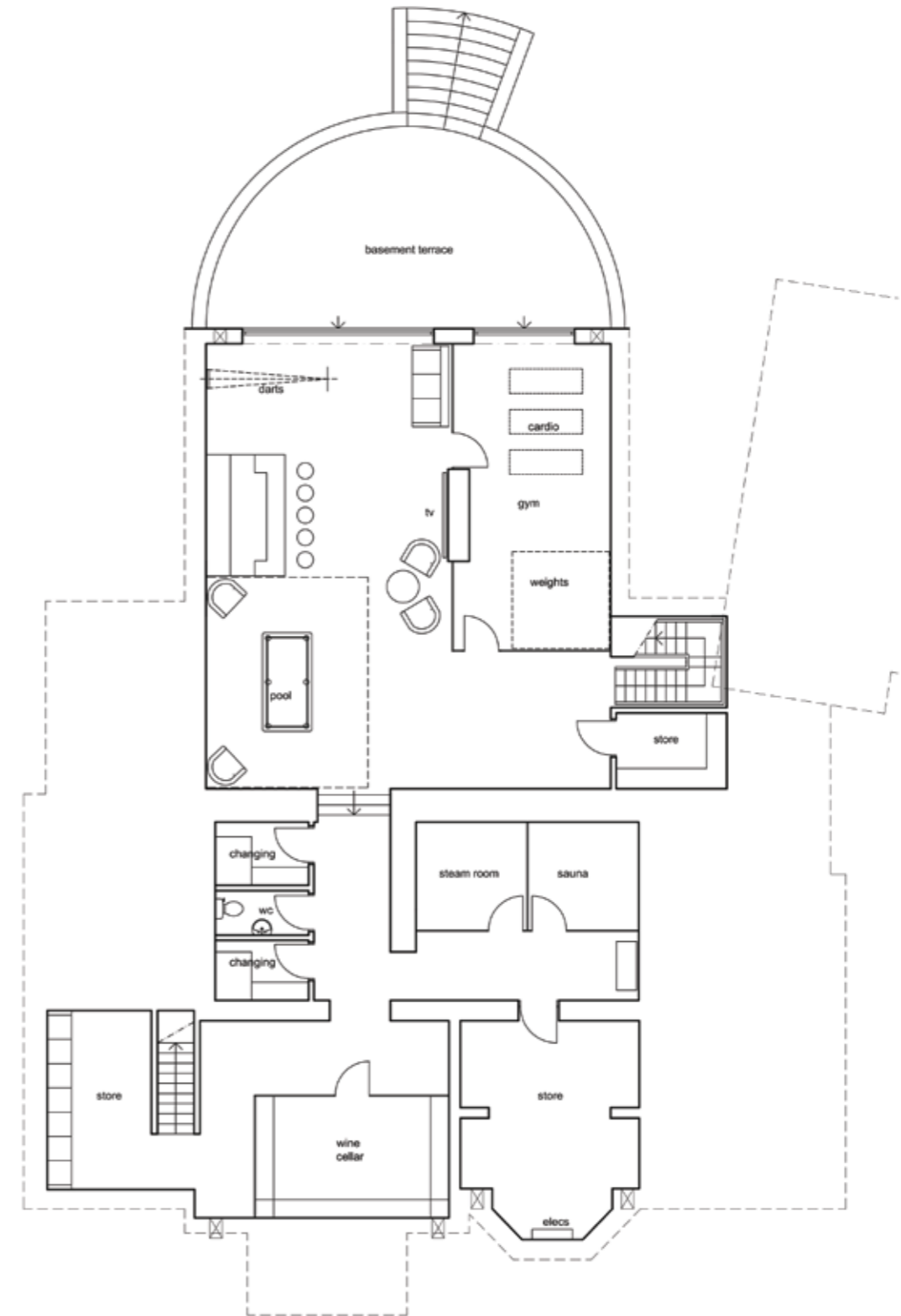


Approved Planning Permission (Ref 21/03113/FUL)

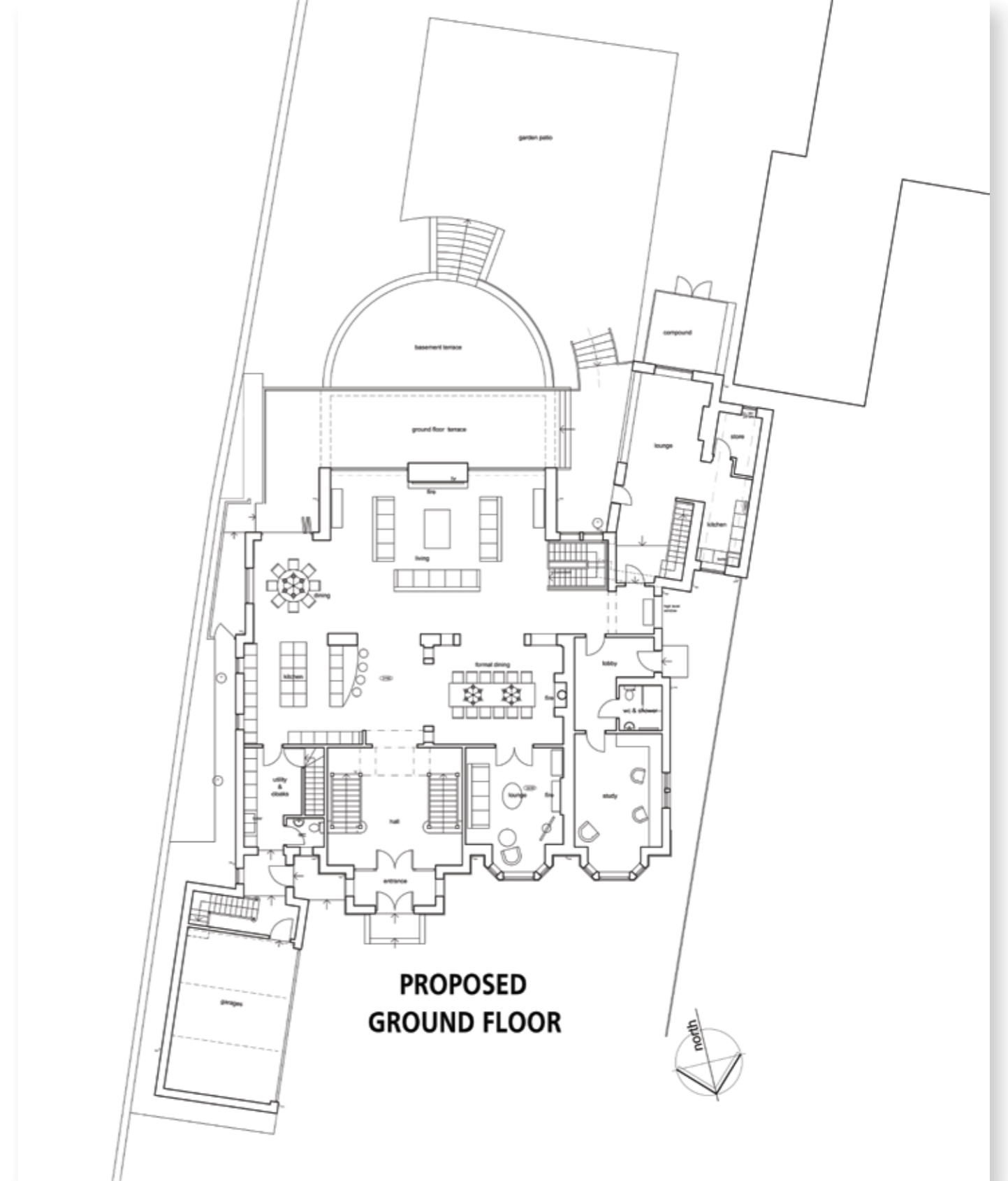


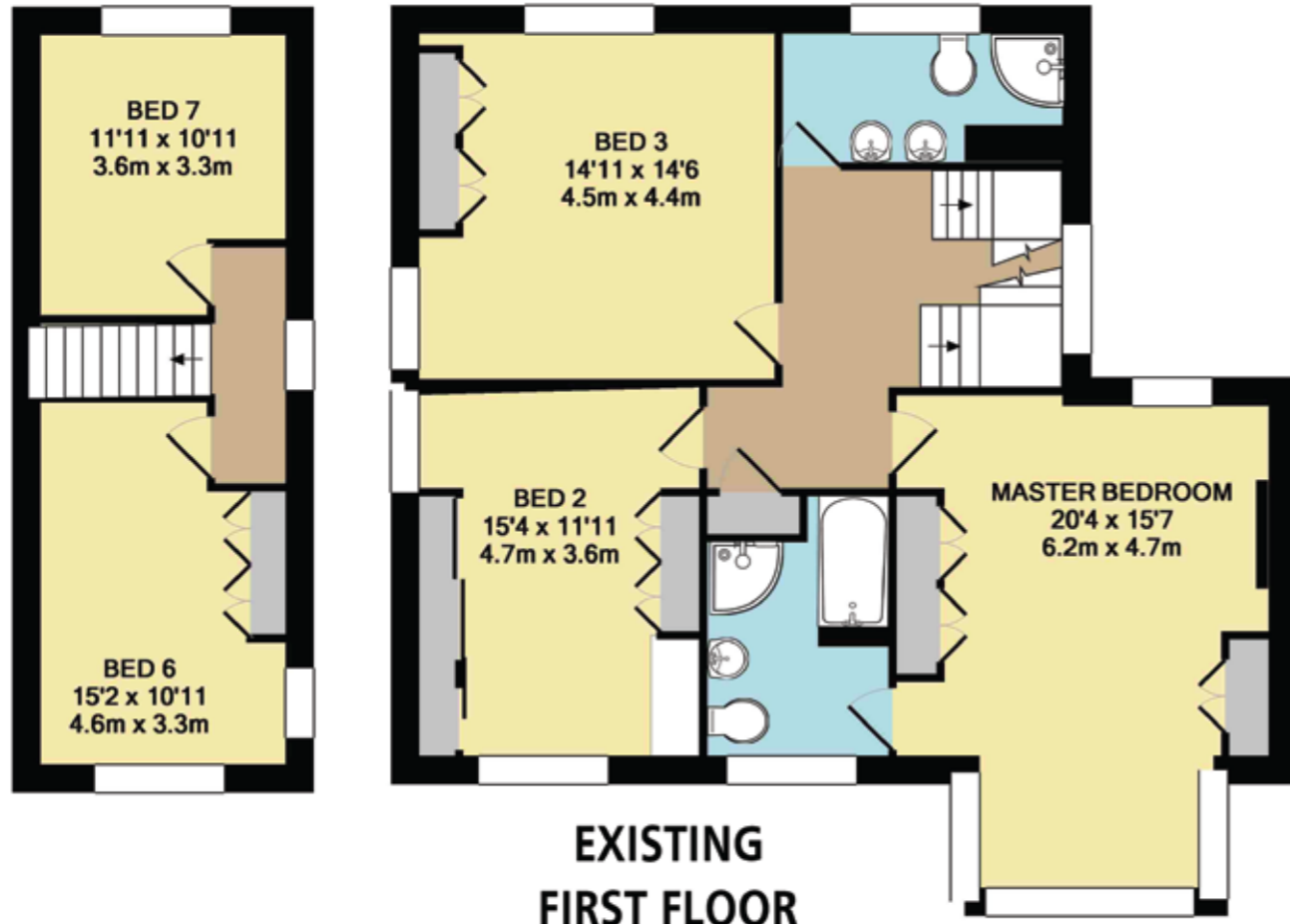


**EXISTING
BASEMENT LEVEL**
approximate floor area
919 SQ.FT. (85.4 SQ.M)

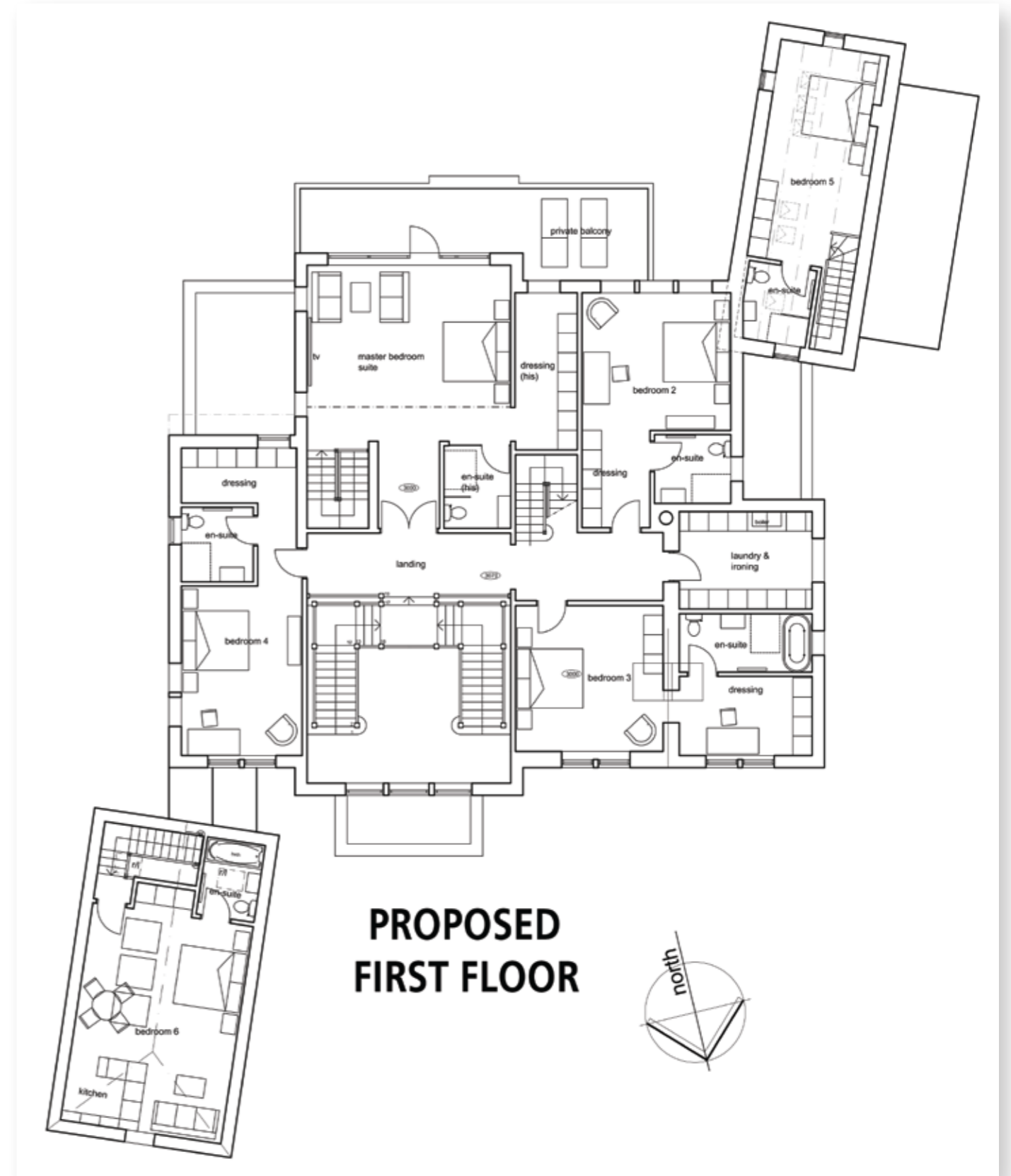


PROPOSED BASEMENT

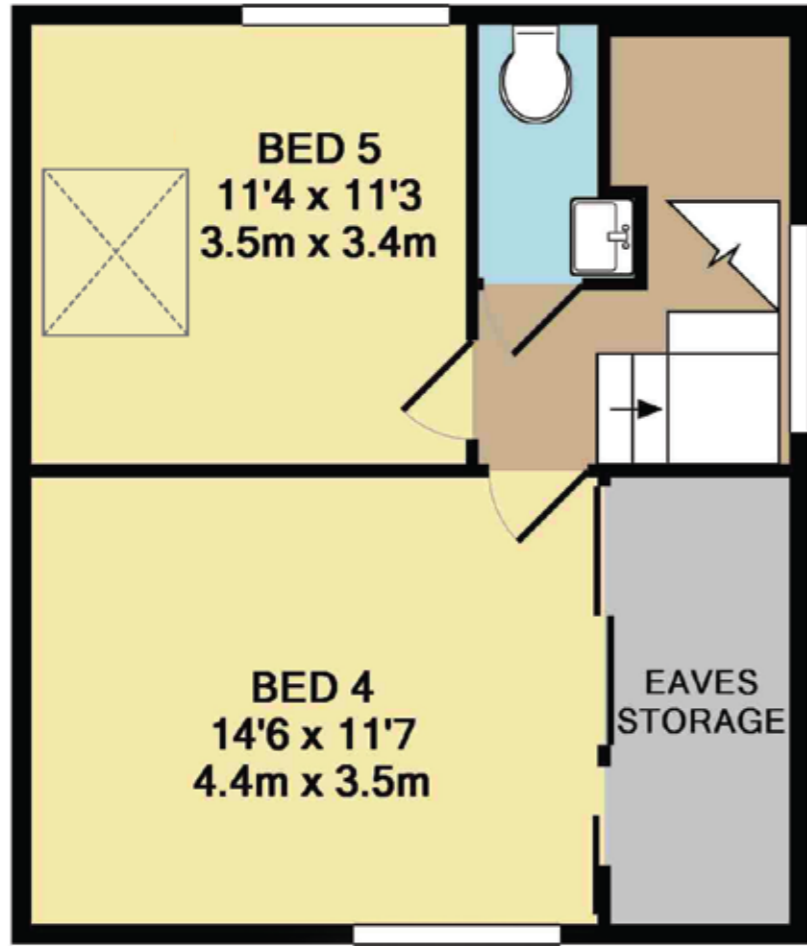




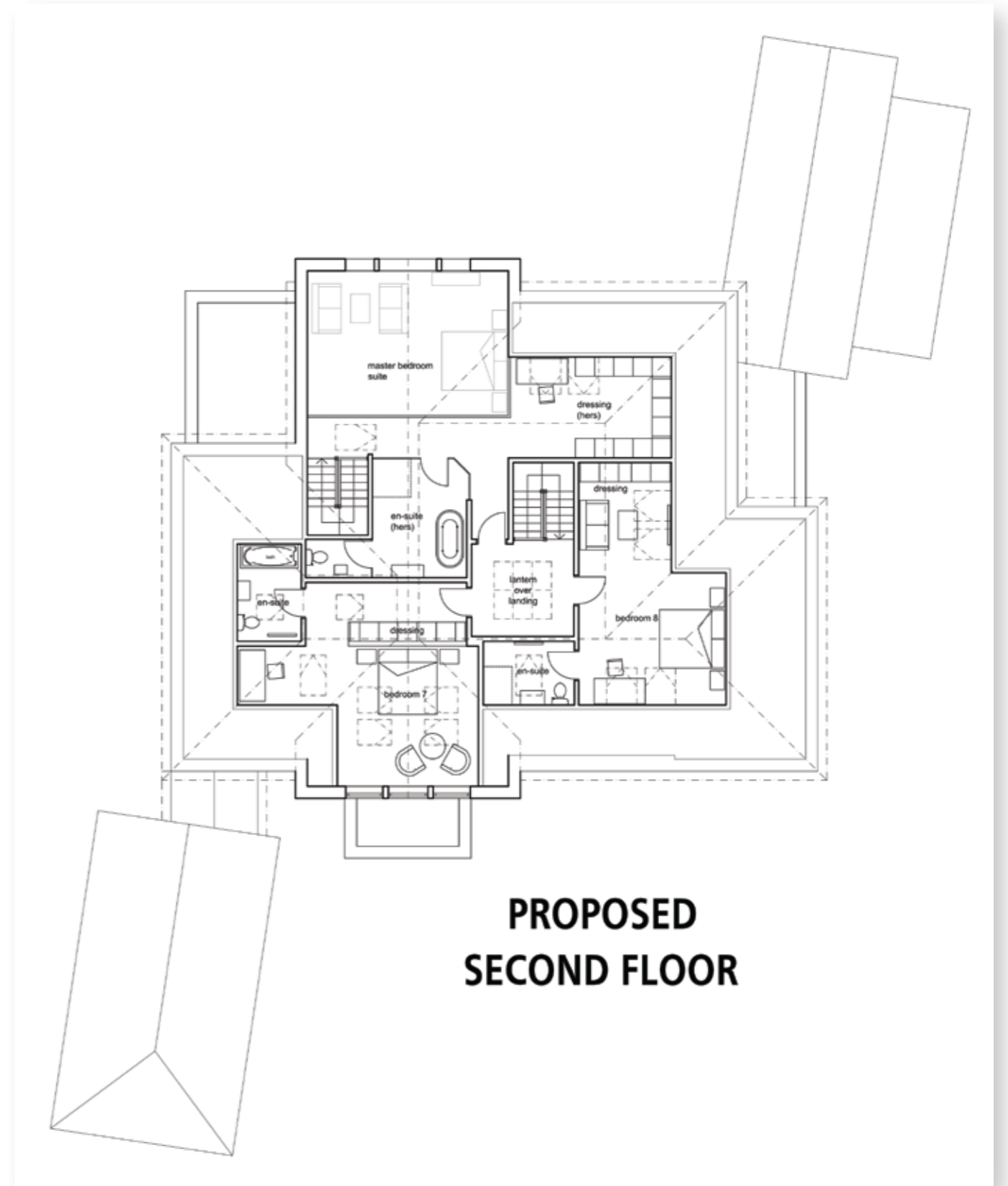
**EXISTING
FIRST FLOOR**
approximate floor area
1290 SQ.FT (119.8 SQ.M)



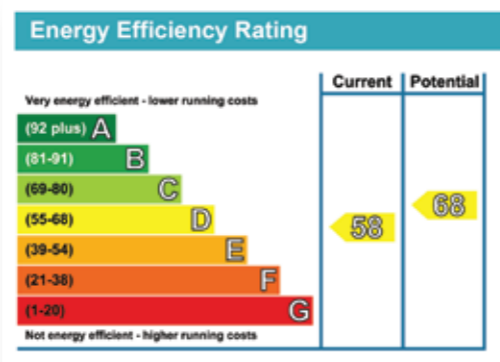
**PROPOSED
FIRST FLOOR**



EXISTING SECOND FLOOR
 approximate floor area
 443 SQ.FT. (41.2 SQ.M.)



PROPOSED SECOND FLOOR



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Services: Mains electric, mains water, mains drainage and mains gas.
The mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements/Wayleaves and Flood Risk: None 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.



Passaford House

47 Dore Road, Dore, Sheffield, South Yorkshire S17 3NA

Offers in the Region of £1,725,000