

Old Sharrow Head House

311 Cemetery Road, Sheffield





A Grade II Listed Georgian Home, Which Has
Been Sympathetically Renovated Throughout





Old Sharrow Head House

Welcome to Old Sharrow Head House

An outstanding five bedroomed Grade II listed residence that has been extensively and sympathetically renovated by the current owners to create character-filled accommodation, whilst also meeting the requirements of modern-day family living.

Old Sharrow Head House dates back to the Georgian era and is believed to be one of the oldest surviving houses in Sheffield. The property still displays traditional features associated with the period, such as a red brick exterior, three chimney stacks, sash windows with shutters, and high coved ceilings. The current owners have added a contemporary two-storey extension designed by multiple Award winning architects, Project Orange. The modern new building contrasts seamlessly with the original features of the grade listed building. Within the renovation works that the vendors have completed, they have installed stone flagged flooring on the main ground floor rooms. The property also benefits from having solar panels serving the electricity.

This wonderful home is tucked away from Cemetery Road at the top of a long, gated gravelled driveway. Old Sharrow Head House is substantially proportioned and includes a generous dining kitchen with an Aga, characterful lounge with an antique marble fireplace mantel, formal dining room and a separate snug. The first floor comprises of a fabulous master bedroom suite with an en-suite shower room and walk-in wardrobe, a large double bedroom with an en-suite, two additional double bedrooms and a modern family bathroom. From the first floor landing, a handmade spiral staircase rises to the second floor where there is another bedroom with an en-suite.

The property is situated with good access to the amenities of Sharrow and Ecclesall, including shops, restaurants, public houses, bars and cafes. Also being well placed for local schooling and a convenient drive into Sheffield's city centre and the Peak District National Park.

The property briefly comprises on the ground floor: Entrance lobby, WC, dining kitchen, entrance hall, lounge, storage cupboard, formal dining room, snug and utility room.

On the first floor: Landing, master bedroom, master walk-in wardrobe, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

On the second floor: Landing, bedroom 5, bedroom 5 en-suite and eaves storage.

On the basement level: Cellar 1, cellar 2, cellar 3 and cellar 4.

Ground Floor

A composite entrance door with a double glazed side panel opens to the:

Entrance Lobby

Having recessed lighting and stone flagged flooring. Timber doors with glazed panels opens to the WC, entrance hall and dining kitchen.

WC

Having a side facing hardwood double glazed panel, recessed

lighting, extractor fan, central heating radiator and stone flagged flooring. There's a suite, which comprises of an Alessi low-level WC and a vanity unit, incorporating a slate work surface, a granite wash hand basin with a chrome mixer tap, tiled splashback and a victorian mahogany chest as storage beneath.

Dining Kitchen

22'10 x 15'1 (6.96m x 4.60m)

A fabulous dining kitchen with front facing timber double glazed panels and a full-height side facing timber double glazed obscured panel. Also having recessed lighting, pendant light points, central heating radiator, telephone point, CAT 5-point, TV/aerial point and stone flagged flooring. There's a range of fitted base/wall and drawer units with bespoke handmade resin handles, incorporating matching solid concrete work surfaces, upstands, mosaic tiled splashbacks and an inset 2.0 bowl Blanco sink with an extendable chrome mixer tap. Appliances include an electric Aga with two hot plate and two ovens and a Neff flexi induction hob, both with Falmec extractor hoods over. The appliances also include a Miele combination oven and a Fisher & Paykel dishwasher. There is space/provision for a fridge/freezer. A timber door with glazed panels opens to the entrance hall.



Entrance Hall

An impressive entrance hall retaining many period features, including front facing hardwood double glazed sash windows with original fitted shutters and a feature arched glazed panel. Also having high ceilings with coving and Pierre Frey wallpapered ceiling. There are pendant light points, wall mounted light point, central heating radiators and stone flagged flooring. Timber doors open to the lounge, formal dining room, snug, utility room, dining kitchen and entrance lobby.



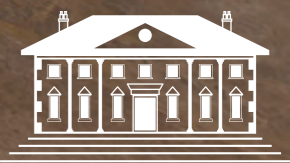


Dining Kitchen

22'10 x 15'1 (6.96m x 4.60m)

A fabulous dining kitchen with front facing timber double glazed panels and a full-height side facing timber double glazed obscured panel. Also having recessed lighting, pendant light points, central heating radiator, telephone point, CAT 5-point, TV/aerial point and stone flagged flooring. There's a range of fitted base/wall and drawer units with bespoke handmade resin handles, incorporating matching solid concrete work surfaces, upstands, mosaic tiled splashbacks and an inset 2.0 bowl Blanco sink with an extendable chrome mixer tap. Appliances include an electric Aga with two hot plate and two ovens and a Neff flexi induction hob, both with Falmec extractor hoods over. The appliances also include a Miele combination oven and a Fisher & Paykel dishwasher. There is space/provision for a fridge/freezer. A timber door with glazed panels opens to the entrance hall. Within the flooring is a hydraulic pump operated trapdoor, which opens to the basement level.

A Generous Dining
Kitchen with an Aga...



Formal Dining Room
19'4 x 16'9 (5.90m x 5.10m)

A wonderful formal dining room with rear facing hardwood double glazed windows with original fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose and wall mounted light points. There is wainscot panelling to the walls, central heating radiators and herringbone oak flooring. The focal point of the room is the log burner with an antique marble mantel, tiled surround and a slate hearth. Two timber doors open to the entrance hall.



A Wonderful Formal Dining Room
Retaining a Range of Period Features



Lounge
15'5 x 15'5 (4.70m x 4.70m)

A characterful lounge with side and rear facing hardwood double glazed windows with original fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose and wall mounted light points. Also having wainscot panelling to the walls, central heating radiators, TV/aerial point, CAT 5 point and herringbone hardwood flooring. The focal point of the room is the log burner with an antique marble mantel, tiled surround and a slate hearth. A timber door opens to a storage cupboard. Two sets of bi-folding timber doors open to the formal dining room.



A Characterful Lounge with an
Antique Marble Fireplace...





Snug
15'5 x 15'5 (4.70m x 4.70m)

A superb additional reception room with rear and side facing timber sash double glazed windows with original fitted shutters, a coved ceiling and a pendant light point. Also having a central heating radiator, TV/aerial cabling and point, cat 5 points and pitch pine flooring. There's a contemporary, circular gas fire with a Cumbrian slate hearth. A sealed timber door adjoins the utility room.





Old Sharrow Head House

Offering a Fabulous Blend of Contemporary and Period Features, Including High Ceilings, Sash Windows with Shutters, and Coving

Within the Dining Kitchen flooring is a hydraulic pump operated trapdoor, which opens to the basement level.

Basement Level

A stone staircase leads down to:

Cellar 1

15'1 x 7'10 (4.60m x 2.40m)

Having light and a stone slab table. Steps lead up to an opening, which gives access to cellar 2 and a separate opening gives access to cellar 3.

Cellar 2

13'7 x 12'8 (4.15m x 3.85m)

With light and power.

Cellar 3

9'8 x 7'10 (2.95m x 2.40m)

Having light and two stone slab tables. An opening leads to cellar 4.

Cellar 4

7'10 x 4'11 (2.40m x 1.50m)

With light.

Ground Floor Continued

Entrance Hall

An impressive entrance hall retaining many period features, including front facing hardwood double glazed sash windows with original fitted shutters and a feature arched glazed panel. Also having high ceilings with coving and Pierre Frey wallpapered ceiling. There are pendant light points, wall mounted light point, central heating radiators and stone flagged flooring. Timber doors open to the lounge, formal dining room, snug, utility room, dining kitchen and entrance lobby.

Lounge

15'5 x 15'5 (4.70m x 4.70m)

A characterful lounge with side and rear facing hardwood double glazed windows with original fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose and wall mounted light points. Also having wainscot panelling to the walls, central heating radiators, TV/aerial point, CAT 5 point and herringbone hardwood flooring. The focal point of the room is the log burner with an antique marble mantel, tiled surround and a slate hearth. A timber door opens to a storage cupboard. Two sets of bi-folding timber doors open to the formal dining room.

Storage Cupboard

With shelving.

Formal Dining Room

19'4 x 16'9 (5.90m x 5.10m)

A wonderful formal dining room with rear facing hardwood double

glazed windows with original fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose and wall mounted light points. There is wainscot panelling to the walls, central heating radiators and herringbone oak flooring. The focal point of the room is the log burner with an antique marble mantel, tiled surround and a slate hearth. Two timber doors open to the entrance hall.

Snug

15'5 x 15'5 (4.70m x 4.70m)

A superb additional reception room with rear and side facing timber sash double glazed windows with original fitted shutters, a coved ceiling and a pendant light point. Also having a central heating radiator, TV/aerial cabling and point, cat 5 points and pitch pine flooring. There's a contemporary, circular gas fire with a Cumbrian slate hearth. A sealed timber door adjoins the utility room.

Utility Room

Having a front facing hardwood double glazed sash window, recessed lighting and stone flagged flooring. Also having a fitted base unit with an oak work surface, a 2.0 bowl Armitage Shanks Belfast sink with an extendable chrome mixer tap and a Samsung washing machine. There's a range of fitted furniture, incorporating short hanging, shelving, the Vaillant boiler and having plumbing for a tumble dryer. A timber door opens to the left side of the property.

From the entrance hall, a stone staircase with a silk carpet runner, wrought iron balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

Filled with period charm, including an original side facing hardwood double glazed feature panel with original fitted shutters. There are also front facing hardwood double glazed sash windows, one of which has original fitted shutters. The ceilings are high with Pierre Frey wallpaper and coving. Additionally, there is a central heating radiator and the floor is original pine. Timber doors open to the master bedroom, master walk-in wardrobe, bedroom 3 and bedroom 4. An opening gives access to the inner landing.

Master Bedroom

15'5 x 15'5 (4.70m x 4.70m)

A well-proportioned master bedroom suite with a rear facing hardwood double glazed window with original fitted shutters and a side facing hardwood double glazed obscured window. Also having a coved ceiling, pendant light point, central heating radiator and pine flooring. Timber doors open to the master walk-in wardrobe and master en-suite.





Master Bedroom

15'5 x 15'5 (4.70m x 4.70m)

A well-proportioned master bedroom suite with a rear facing hardwood double glazed window with original fitted shutters and a side facing hardwood double glazed obscured window. Also having a coved ceiling, pendant light point, central heating radiator and pine flooring. Timber doors open to the master walk-in wardrobe and master en-suite.





Master Walk-in Wardrobe

16'9 x 9'2 (5.10m x 2.80m)

A well-appointed walk-in wardrobe with a rear facing hardwood double glazed window, coved ceiling, pendant light point and a central heating radiator. There's a comprehensive range of handmade fitted furniture by Mark Reed, which incorporates short/long hanging, drawers, open shelving and has a variety of antique ornate door knocker handles.



Bedroom 2

22'10 x 12'3 (6.96m x 3.74m)

A large double bedroom suite with a side facing full-height timber double glazed obscured panel and a rear facing hardwood glazed sash window. Also having pendant light points, wall mounted light points, a central heating radiator and timber flooring. A timber door with a double glazed panel and matching side panel opens to a Juliet balcony with a glazed balustrade. A timber door with glazed panels also opens to the bedroom 2 en-suite.



Master En-Suite

Having a side facing hardwood double glazed and partially obscured sash window with original fitted shutters and a front facing hardwood glazed sash window. There is recessed lighting and one fully tiled wall in travertine that incorporates a recessed storage cupboard with shelving. Also having two illuminated vanity mirrors, a chrome heated towel rail and tiled flooring in grey travertine. There's a suite, which comprises of a low-level WC and a vanity unit, incorporating a Cumbrian slate work surface, two granite wash hand basins with chrome mixer taps and storage beneath. To one corner, there's a fully tiled shower enclosure in Travertine with a marble shower tray. The shower enclosure has a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 3

15'5 x 15'5 (4.70m x 4.70m)

Another double bedroom with side and rear facing hardwood double glazed windows with original fitted shutters, coved ceiling, pendant light point, central heating radiator and a CAT 5 point. The focal point of the room is the cast iron open fireplace with a pine mantel and a tiled hearth. A timber door opens to a storage cupboard with fitted shelving.





Old Sharrow Head House

Old Sharrow Head House is Situated on a Sizeable Plot with Ample Off-Road Parking

Bedroom 4

19'9 x 10'2 (5.10m x 3.10m)

Having a rear facing hardwood double glazed window with original fitted shutters, coved ceiling, pendant light point, recessed lighting, central heating radiator and a CAT 5 point.

Bedroom 5

24'0 x 17'4 (7.31m x 5.29m)

A versatile room with a rear facing hardwood double glazed window, exposed timber beams, recessed lighting, central heating radiator and engineered timber flooring. To one wall, there's a range of fitted furniture in pine, incorporating long hanging and shelving. A timber door opens to eaves storage and an opening gives access to the bedroom 5 en-suite.

Master Walk-in Wardrobe

16'9 x 9'2 (5.10m x 2.80m)

A well-appointed walk-in wardrobe with a rear facing hardwood double glazed window, coved ceiling, pendant light point and a central heating radiator. There's a comprehensive range of handmade fitted furniture by Mark Reed, which incorporates short/long hanging, drawers, open shelving and has a variety of antique ornate door knocker handles.

Master En-Suite

Having a side facing hardwood double glazed and partially obscured sash window with original fitted shutters and a front facing hardwood glazed sash window. There is recessed lighting and one fully tiled wall in travertine that incorporates a recessed storage cupboard with shelving. Also having two illuminated vanity mirrors, a chrome heated towel rail and tiled flooring in grey travertine. There's a suite, which comprises of a low-level WC and a vanity unit, incorporating a Cumbrian slate work surface, two granite wash hand basins with chrome mixer taps and storage beneath. To one corner, there's a fully tiled shower enclosure in Travertine with a marble shower tray. The shower enclosure has a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

15'5 x 15'5 (4.70m x 4.70m)

Another double bedroom with side and rear facing hardwood double glazed windows with original fitted shutters, coved ceiling, pendant light point, central heating radiator and a CAT 5 point. The focal point of the room is the cast iron open fireplace with a pine mantel and a tiled hearth. A timber door opens to a storage cupboard with fitted shelving.

Bedroom 4

19'9 x 10'2 (5.10m x 3.10m)

Having a rear facing hardwood double glazed window with original fitted shutters, coved ceiling, pendant light point, recessed lighting, central heating radiator and a CAT 5 point.

From the first floor landing, an opening leads to the:

Inner Landing

Having a side facing full-height timber double glazed panel, flush light point, central heating radiator and timber flooring. Timber doors with glazed panels open to bedroom 2 and the family bathroom.

Bedroom 2

22'10 x 12'3 (6.96m x 3.74m)

A large double bedroom suite with a side facing full-height timber double glazed obscured panel and a rear facing hardwood glazed sash window. Also having pendant light points, wall mounted light points, a central heating radiator and timber flooring. A timber door with a double glazed panel and matching side panel opens to a Juliet balcony with a glazed balustrade. A timber door with glazed panels also opens to the

bedroom 2 en-suite.

Bedroom 2 En-Suite

Being fully tiled and having a front facing full-height timber double glazed obscured panel, recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. There's a suite in white, which comprises of a wall mounted WC and a wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Family Bathroom

Having a Velux roof window, side facing full-height timber double glazed panel, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and tiled flooring in grey travertine. There's a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a marble work surface, upstands and two wash hand basins with Villeroy & Boch chrome mixer taps. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a fully tiled shower enclosure in travertine with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the first floor landing, a handmade wrought iron spiral staircase with feature Pierre Frey wallpaper rises to the:

Second Floor

Landing

Having recessed lighting, laminate flooring and a timber door opening to bedroom 5.

Bedroom 5

24'0 x 17'4 (7.31m x 5.29m)

A versatile room with a rear facing hardwood semi-circular glazed window, exposed timber beams, recessed lighting, central heating radiator and laminate flooring. To one wall, there's a range of fitted furniture in pine, incorporating long hanging and shelving. A timber door opens to eaves storage and an opening gives access to the bedroom 5 en-suite.

Bedroom 5 En-Suite

Having an exposed timber beam, recessed lighting, extractor fan, mirrored vanity cabinet, chrome heated towel rail and engineered timber flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, tiled splashback and storage beneath. Also having a fully tiled shower enclosure with a fitted shower and a glazed screen/door.

Eaves Storage

With light.



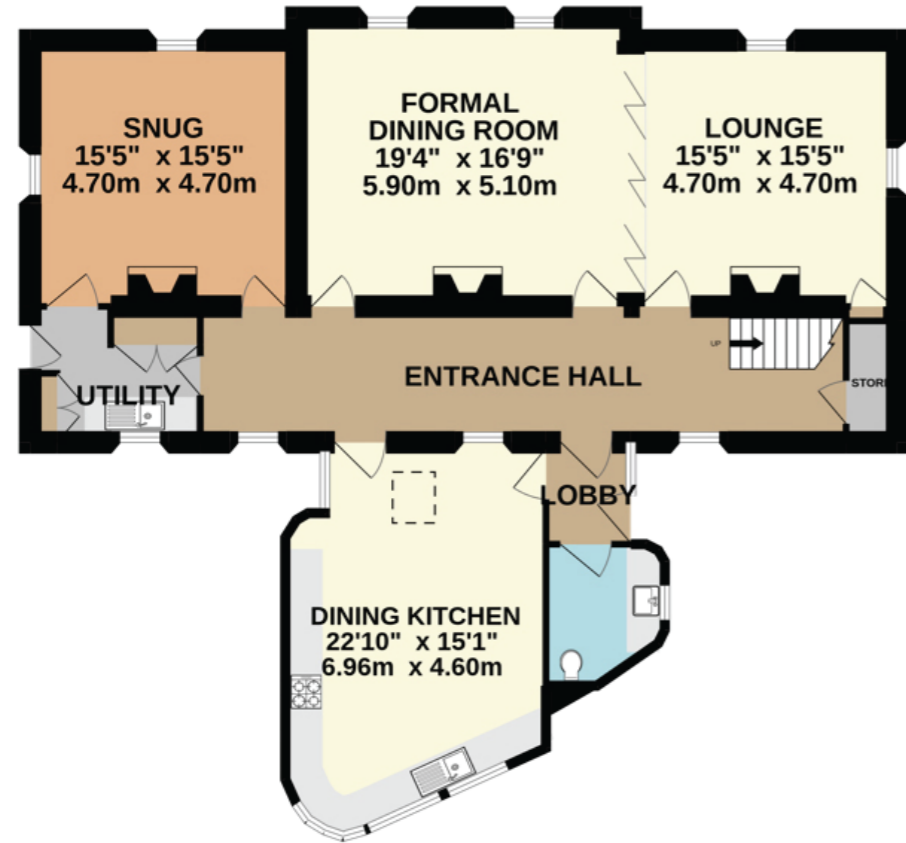
Family Bathroom

Having a Velux roof window, side facing full-height timber double glazed panel, recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and tiled flooring in grey travertine. There's a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a marble work surface, upstands and two wash hand basins with Villeroy & Boch chrome mixer taps. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a fully tiled shower enclosure in travertine with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



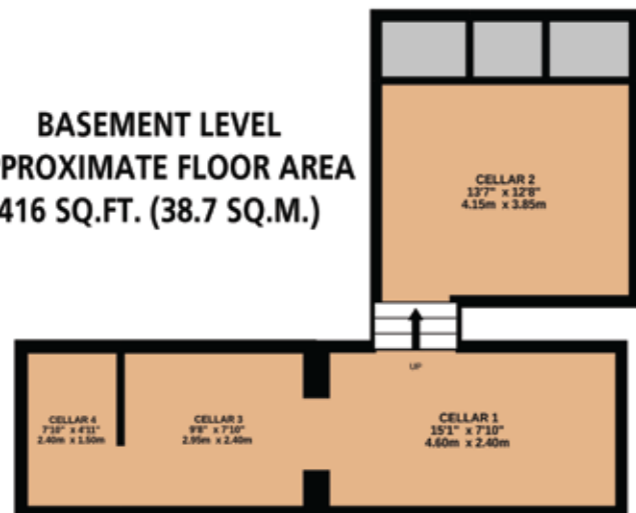


GROUND FLOOR
APPROXIMATE FLOOR AREA
2012 SQ.FT. (186.9 SQ.M.)

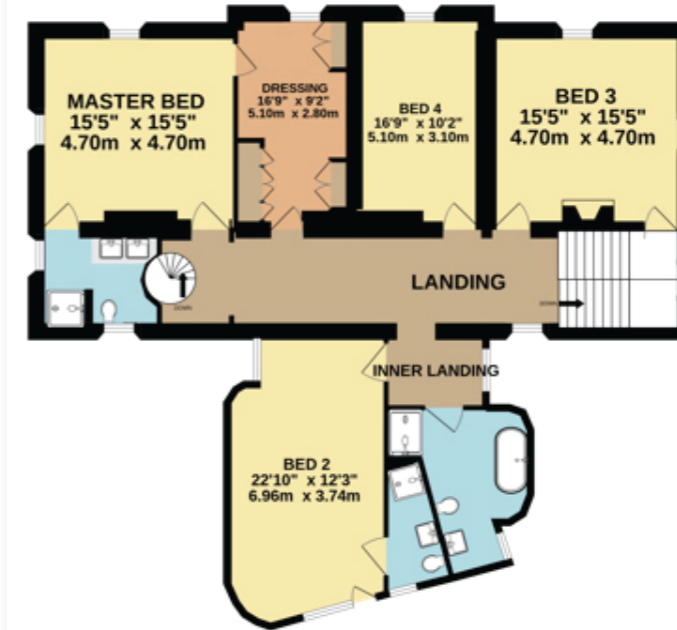


TOTAL APPROXIMATE FLOOR AREA (INCLUDING GARAGES)
6073 SQ.FT. (564.1 SQ.M.)

BASEMENT LEVEL
APPROXIMATE FLOOR AREA
416 SQ.FT. (38.7 SQ.M.)



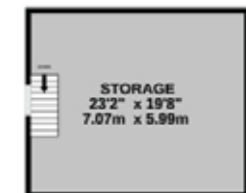
FIRST FLOOR
APPROXIMATE FLOOR AREA
2067 SQ.FT. (192.0 SQ.M.)



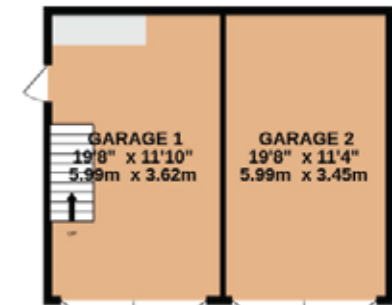
SECOND FLOOR
APPROXIMATE FLOOR AREA
667 SQ.FT. (61.9 SQ.M.)



FIRST FLOOR



GROUND FLOOR



DETACHED GARAGING
APPROXIMATE FLOOR AREA
911 SQ.FT. (84.6 SQ.M.)

Exterior and Gardens

From Cemetery Road, wrought iron intercom operated gates open to a gravelled driveway with stone walling to each side and leading up to Old Sharrow Head House.

To the front of the property, there's a large gravelled driveway with stone planters, raised sleepers and mature shrubs and hedging. Also having a stone flagged seating terrace with exterior lighting, which provides access to the main entrance door. Access can also be gained to the detached garaging with an external power point and exterior lighting.

Detached Garaging

Garage 1

19'8 x 11'10 (5.99m x 3.62m)

Having double oak doors with glazed panels, light and tiled flooring. Also having a fitted base unit with a work surface, Hotpoint washing machine and a Beko tumble dryer. An oak door with glazed panels also opens to the side of the garage. A staircase with an under-stairs storage cupboard rises to a storage room above with a timber glazed panel.

Garage 2

19'8 x 11'4 (5.99m x 3.45m)

Having double timber doors with glazed panels, light, power and space to park one vehicle.

From the seating terrace at the front of the property, a matching path continues to the right side of the house and gives access to the detached garaging and to the rear.

Also, from the front of the property, a stone flagged path leads down the left side of the house, where access can be gained to the utility room and rear gardens.

To the rear, there's a brick/stone flagged seating terrace flanked by gravel, which provides ample space for comfortable seating. Beyond the terrace is a garden being mainly laid to lawn with mature trees, shrubs and timber planters. There is a further stone flagged seating terrace to the left corner of the garden where there is also a timber shed, timber sleepers and space for a greenhouse. The garden is enclosed by hedging and wrought iron railings.





Sizeable Gardens to the
Rear of the Property...



*Image for Illustration Purposes Only



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

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.



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£1,450,000