



Ruthin House

94 Southgate, Eckington



Blenheim
Park Estates

Exterior and Gardens

Ruthin House can be accessed in two ways from Southgate, one from a wrought iron pedestrian gate that opens to the front or a shared access road leading to the driveway at the left side of the property.

To the front, a stone flagged path with steps rises to a circular timber decked area. The stone flagged path continues to stone steps that rise to the main entrance door with an external light point above. There is a garden that is mainly laid to lawn with mature tree and shrub borders, all enclosed by stone walling and hedging. An opening within the stone walling provides access to the left side of the property.



A Charming Five Bedroomed
Semi-Detached Residence





Welcome to Ruthin House

Welcome to Ruthin House, a five bedroomed semi-detached family residence that is filled with an abundance of character and charm. Situated within a sizeable plot, this outstanding home is arranged over three spacious floors, including an impressive open plan dining kitchen that has been finished to a high specification.



Dating back to 1890, 94 Southgate is a stone-built dwelling that boasts a range of attractive features, such as square bay windows, high coved ceilings, an original staircase and deep skirtings.

The heart of the home is undoubtedly the bespoke-made dining kitchen, which has been turned into a wonderful open plan space by the current owners. Featuring quartz work surfaces, high-quality appliances and a central island that provides seating, this is a place that can be enjoyed by all of the family and extends a welcome for entertaining guests. The ground floor is also home to two beautiful reception rooms, a useful utility room and a downstairs WC.

From the entrance hall, an original staircase rises to the first and second floors. Four double bedrooms of large proportions offer great versatility, along with two well-appointed bathrooms. Occupying the second floor is the principal suite, which has the benefit of a fabulous en-suite bathroom with a walk-in shower and a dressing room with fitted furniture.

To the front, Ruthin House sits at the top of a long, lawned garden that has densely populated tree and shrub borders, adding privacy to this superb home. A block paved parking area accommodates space for up to three vehicles, plus more on the driveway and within the one-car carport. Above the carport is a storage room that could be ideal as a home office with some modifications. To the rear of the property is a low-maintenance garden that has an area for seating and an artificial lawn.

The property is within walking distance of Eckington town centre, where there are a host of amenities, including shops, supermarkets, eateries, a post office, a library and a leisure centre. The property is also close to countryside, Renishaw Hall and its gardens, Renishaw Park golf course and Rother Valley Country Park. The M1 motorway network can be easily reached for journeys to major cities.



Occupying a Good-Sized Plot, Ruthin House is Ideal for a Growing Family and Boasts Many Character Features Throughout

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, dining kitchen, lounge, snug, inner hallway, WC and utility room.

On the first floor: Landing, bathroom, family bathroom, bedroom 5, bedroom 3, bedroom 2 and bedroom 4.

On the second floor: Landing, principal bedroom, principal dressing room, storage room and principal en-suite bathroom.

Outbuildings: Carport with a storage room above.

Ground Floor

A heavy timber door with glazed panels above opens to the:

Entrance Vestibule

Having a coved ceiling and tiled flooring with an inset mat well. A timber door with glazed panels and matching side/above panels opens to the entrance hall.

Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator and deep skirtings. Double timber doors with glazed panels open to the dining kitchen. Timber doors also open to the lounge, snug and inner hallway.

Dining Kitchen

29'6 x 14'6 (9.00m x 4.43m)
An outstanding dining kitchen that offers a bright and airy space. Having a front facing timber glazed square bay with sash windows, a rear facing timber double glazed sash window and a partially coved ceiling. Also having recessed lighting, pendant light points, picture rail, partially panelled walls, central heating radiators, deep skirtings and engineered timber flooring. There is a range of fitted base/wall and drawer units, incorporating a butler's pantry, matching quartz work surfaces, upstands, under-counter lighting, a tiled splash back and a Shaws England 2.0 bowl Belfast sink with a mixer tap, spray tap and a boiling water tap. A central island provides additional storage and incorporates a matching quartz work surface that extends to provide seating for four chairs. The integrated appliances include a Bora induction hob with a built-in downdraft extractor, two Siemens fan assisted ovens, a Siemens dishwasher, a Caple wine cooler and a Fisher & Paykel American style fridge/freezer. A timber door opens to the inner hallway.

Lounge

15'11 x 14'10 (4.84m x 4.51m)
A wonderful reception room with front facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, partially panelled walls, deep skirtings and pine flooring. There is a range of fitted furniture, incorporating shelving and cupboards. The focal point of the room is the cast iron fireplace with a timber mantel and a tiled hearth.

Snug

14'10 x 12'10 (4.51m x 3.90m)
A well-proportioned snug with a rear facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial/data point and deep skirtings.

Inner Hallway

Having recessed lighting and engineered timber flooring. Timber doors open to the dining kitchen and WC. An opening gives access to the utility room. A hardwood door with double glazed obscured panels and a matching panel above opens to the left side of the property.

WC

Having a side facing timber double glazed obscured window, coved ceiling, recessed lighting, partially panelled walls and engineered timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a mixer tap and storage beneath.

Utility Room

Having a side facing timber double glazed window, coved ceiling, recessed lighting and engineered timber flooring. There is a range of fitted base and wall units, incorporating a quartz work surface with a 1.0 bowl Belfast sink with a brushed chrome mixer tap. Beneath the work surface, there is space/provision for an automatic washing machine and a tumble dryer. There is a fitted cloaks storage unit, incorporating hooks, shoe racks and cupboards. A cupboard also houses the Vaillant boiler and CenterStore hot water cylinder.

From the entrance hall, a staircase with a hand rail, balustrading and decorative panelling rises to the:

First Floor

Landing

A split-level landing with a front facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, dado rail, central heating radiator and deep skirtings. Timber doors open to the bathroom, family bathroom, bedroom 5, bedroom 3, bedroom 2 and bedroom 4.

Bathroom

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, chrome heated towel rail and electric under floor heating. To one corner, there is a built-in storage cupboard with shelving. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Beaumont chrome mixer tap and storage beneath. Also having a freestanding roll-top slipper bath with a Beaumont chrome mixer tap and a hand shower facility.

Family Bathroom

Having a rear facing timber double glazed window, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring with electric under floor heating. Continued on Page 8.

Dining Kitchen

29'6 x 14'6 (9.00m x 4.43m)

An outstanding dining kitchen that offers a bright and airy space. Having a front facing timber glazed square bay with sash windows, a rear facing timber double glazed sash window and a partially coved ceiling. Also having recessed lighting, pendant light points, picture rail, partially panelled walls, central heating radiators, deep skirtings and engineered timber flooring. There is a range of fitted base/wall and drawer units, incorporating a butler's pantry, matching quartz work surfaces, upstands, under-counter lighting, a tiled splash back and a Shaws England 2.0 bowl Belfast sink with a mixer tap, spray tap and a boiling water tap. A central island provides additional storage and incorporates a matching quartz work surface that extends to provide seating for four chairs. The integrated appliances include a Bora induction hob with a built-in downdraft extractor, two Siemens fan assisted ovens, a Siemens dishwasher, a Caple wine cooler and a Fisher & Paykel American style fridge/freezer. A timber door opens to the inner hallway.

A Stunning Dining Kitchen
Featuring a Large Central Island





Equipped with a Range
of High-Quality Appliances





Lounge
15'11 x 14'10 (4.84m x 4.51m)

A wonderful reception room with front facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, partially panelled walls, deep skirtings and pine flooring. There is a range of fitted furniture, incorporating shelving and cupboards. The focal point of the room is the cast iron fireplace with a timber mantel and a tiled hearth.

An Elegant Lounge,
Filled with Natural Light



Snug

14'10" x 12'10" (4.51m x 3.90m)

A well-proportioned snug with a rear facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators, TV/aerial/data point and deep skirtings.





Ruthin House

Located within Walking Distance to Eckington Town Centre and Conveniently Placed for Access to the M1

Utility Room

Having a side facing timber double glazed window, coved ceiling, recessed lighting and engineered timber flooring. There is a range of fitted base and wall units, incorporating a quartz work surface with a 1.0 bowl Belfast sink with a brushed chrome mixer tap. Beneath the work surface, there is space/provision for an automatic washing machine and a tumble dryer. There is a fitted cloaks storage unit, incorporating hooks, shoe racks and cupboards. A cupboard also houses the Vaillant boiler and CenterStore hot water cylinder.



WC

Having a side facing timber double glazed obscured window, coved ceiling, recessed lighting, partially panelled walls and engineered timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a mixer tap and storage beneath.



Family Bathroom Continued

There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. Also having a corner spa bath with a chrome mixer tap. To another corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can be gained to a loft space.

Bedroom 5

14'10 x 12'10 (4.51m x 3.90m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. There is a built-in storage cupboard with a long hanging and shelving. The focal point of the room is the decorative cast iron fireplace with an ornate mantel.

Bedroom 3

16'1 x 14'10 (4.89m x 4.51m)

A large double bedroom with front facing timber glazed sash windows, coved ceiling, pendant light point, central heating radiator, telephone point and deep skirtings.

Bedroom 2

14'10 x 14'4 (4.53m x 4.20m)

Another sizeable bedroom with a front facing timber glazed square bay with sash windows, coved ceiling, pendant light point with a decorative ceiling rose, decorative cast iron fire surround, central heating radiators and deep skirtings.

Bedroom 4

14'11 x 14'11 (4.55m x 4.55m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point and central heating radiators.

From the landing, the staircase continues to the:

Second Floor

Landing

Having two Velux roof windows, recessed lighting and deep skirtings. Timber doors open to the principal bedroom and principal en-suite bathroom.

Principal Bedroom

22'8 x 13'6 (6.90m x 4.12m)

Having two Velux roof windows, recessed lighting, TV/aerial point and deep skirtings. A timber door opens to the principal dressing room.

Principal Dressing Room

9'10 x 6'10 (3.00m x 2.08m)

Having recessed lighting and deep skirtings. There is a range of fitted furniture, incorporating short/long hanging and shelving. Oak doors open to the storage room and principal en-suite bathroom.

Storage Room

15'10 x 14'1 (4.82m x 4.30m)

Having light.

Principal En-Suite Bathroom

A well-appointed en-suite bathroom with Velux roof windows, recessed lighting, extractor fan, chrome heated towel rail, deep skirtings and marble tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. Access can be gained to eaves storage.

Exterior and Gardens

Ruthin House can be accessed in two ways from Southgate, one from a wrought iron pedestrian gate that opens to the front or a shared access road leading to the driveway at the left side of the property.

To the front, a stone flagged path with steps rises to a circular timber decked area. The stone flagged path continues to stone steps that rise to the main entrance door with an external light point above. There is a garden that is mainly laid to lawn with mature tree and shrub borders, all enclosed by stone walling and hedging. An opening within the stone walling provides access to the left side of the property.

A driveway runs down the left side of the property and leads to a block paved parking area for three vehicles with a water tap, an electric car charging point and exterior lighting. Access can be gained to the carport, inner hallway and rear of the property.

Carport

14'6 x 13'3 (4.43m x 4.03m)

A stone flagged carport providing parking for one vehicle and having exterior lighting. Double timber doors open to a store and a separate timber door opens to a staircase, which rises to a storage room.

To the rear of the property, there is a low-maintenance garden, comprising an artificial lawn, a mature planted border, a raised stone planter and exterior lighting. There is also a small block paved area with an external power point. The rear garden is bordered by stone walling.



Principal En-Suite Bathroom

A well-appointed en-suite bathroom with Velux roof windows, recessed lighting, extractor fan, chrome heated towel rail, deep skirtings and marble tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen. Access can be gained to eaves storage.

A Well-Appointed
En-Suite Bathroom

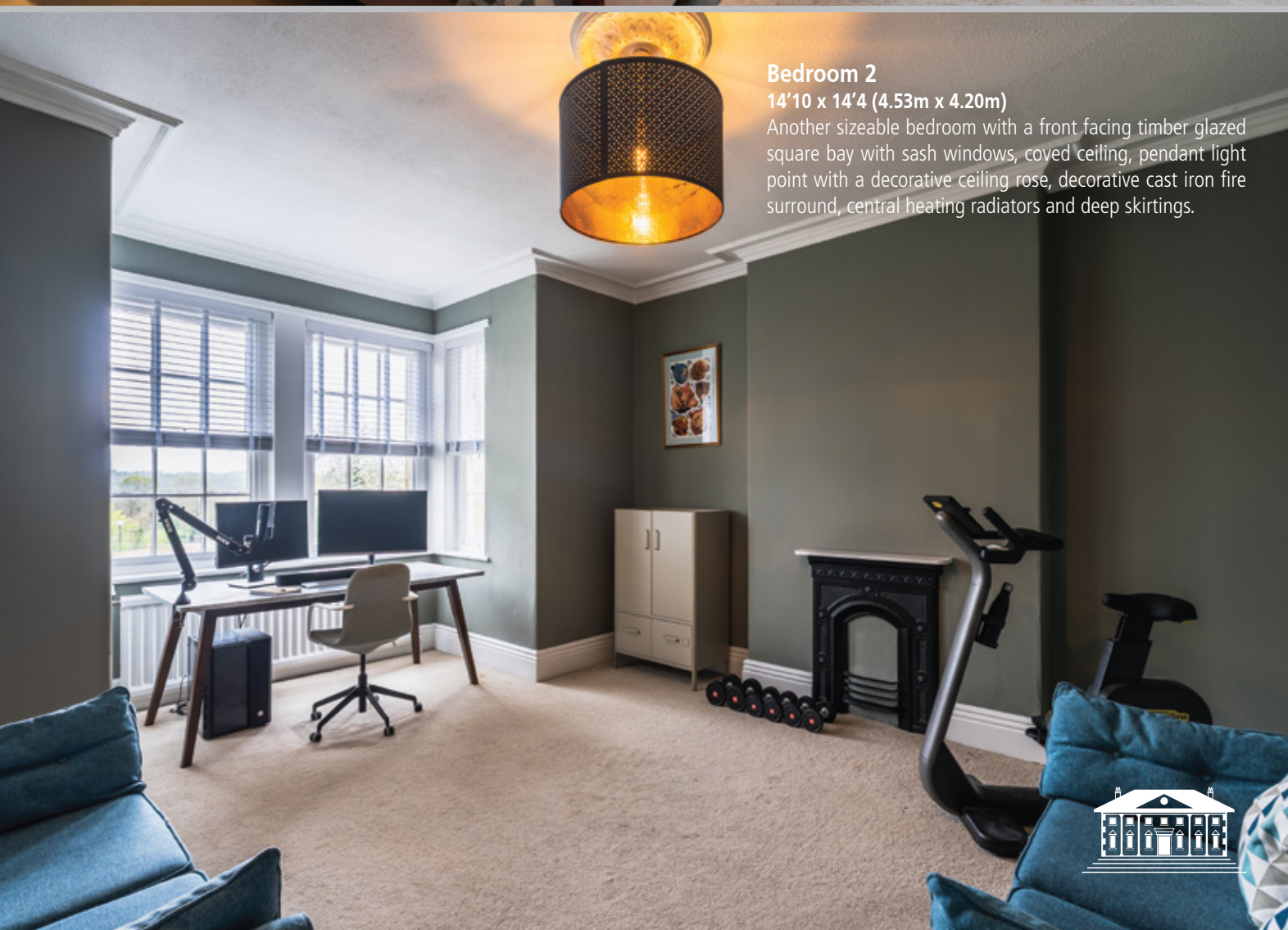




Principal Bedroom
22'8 x 13'6 (6.90m x 4.12m)
Having two Velux roof windows, recessed lighting, TV/aerial point and deep skirtings. A timber door opens to the principal dressing room.



Bathroom
Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting, chrome heated towel rail and electric under floor heating. To one corner, there is a built-in storage cupboard with shelving. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Beaumont chrome mixer tap and storage beneath. Also having a freestanding roll-top slipper bath with a Beaumont chrome mixer tap and a hand shower facility.

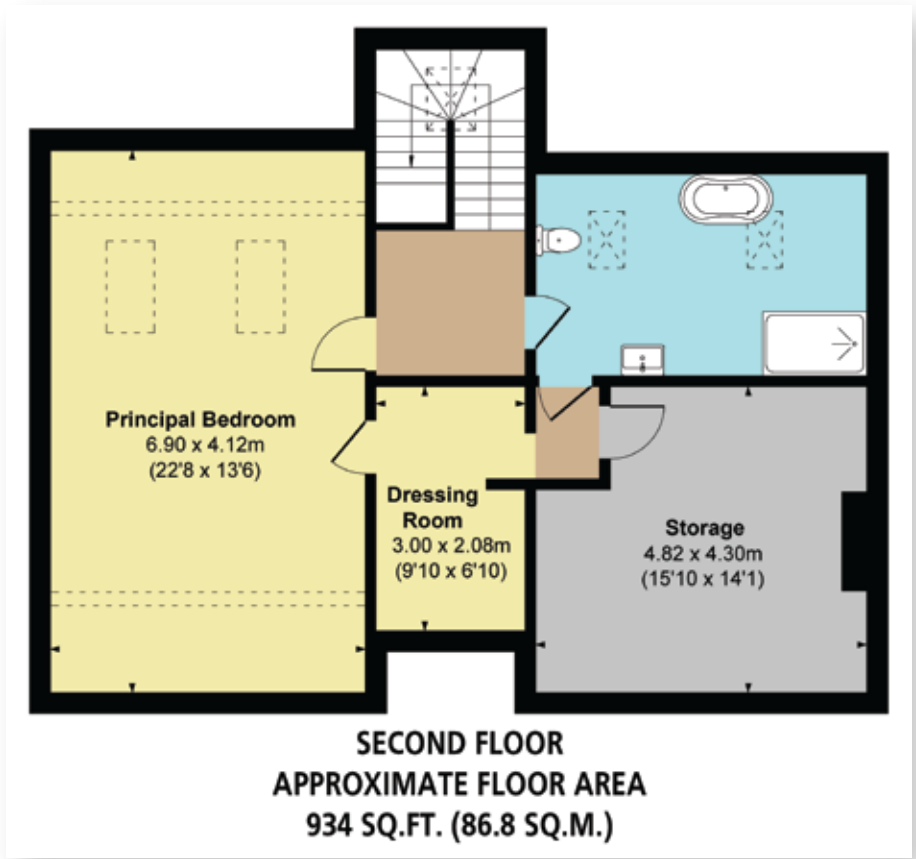
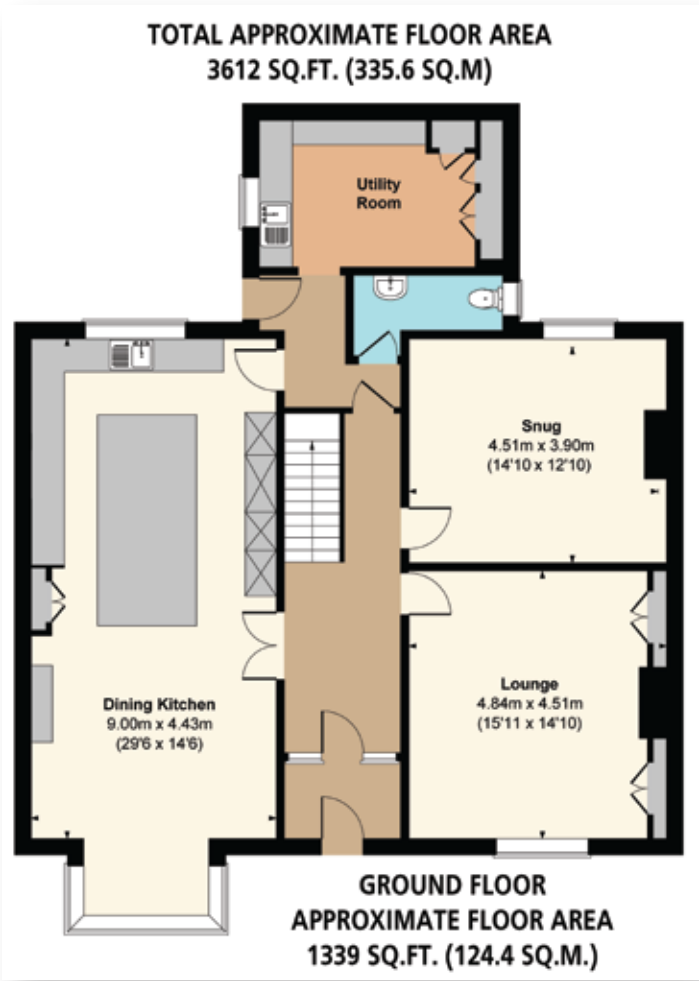


Bedroom 2
14'10 x 14'4 (4.53m x 4.20m)
Another sizeable bedroom with a front facing timber glazed square bay with sash windows, coved ceiling, pendant light point with a decorative ceiling rose, decorative cast iron fire surround, central heating radiators and deep skirtings.

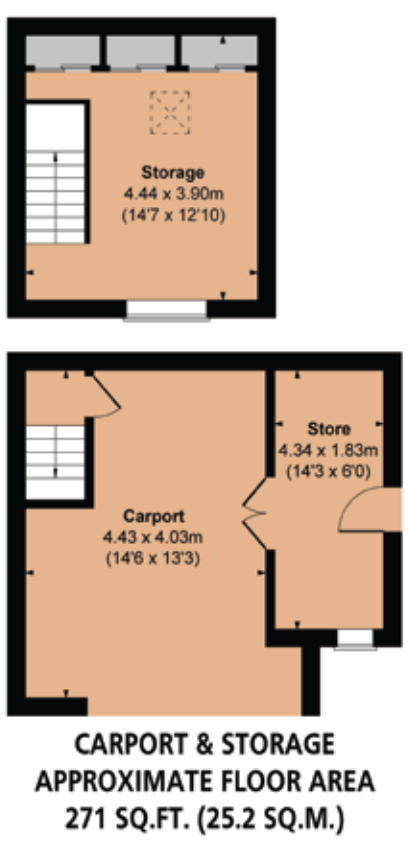
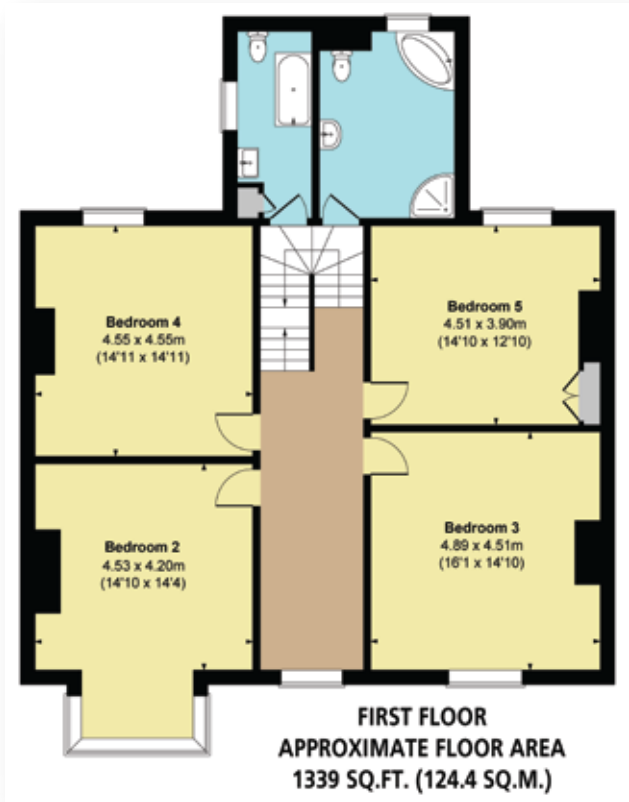


Family Bathroom
Having a rear facing timber double glazed window, recessed lighting, partially tiled walls, chrome heated towel rail and tiled flooring with electric under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. Also having a corner spa bath with a chrome mixer tap. To another corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can be gained to a loft space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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A driveway runs down the left side of the property and leads to a block paved parking area for three vehicles with a water tap, an electric car charging point and exterior lighting. Access can be gained to the carport, inner hallway and rear of the property.

Carport
14'6 x 13'3 (4.43m x 4.03m)

A stone flagged carport providing parking for one vehicle and having exterior lighting. Double timber doors open to a store and a separate timber door opens to a staircase, which rises to a storage room.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is variable.

Rights of Access/Shared Access: There is an access road to the left side of the property, which is shared between number 94 and 96.

Covenants/Easements or Wayleaves and Flood Risk: There is a covenant regarding mining, but no other covenants, easements or wayleaves.

Conservation Area: The property is located in the Eckington and Renishaw Park Conservation Area.

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.



Ruthin House

94 Southgate, Eckington,
Sheffield, Derbyshire S21 4FT

Guide Price £700,000 - £725,000