



The Water Tower
17 Moorside, Lodge Moor

Exterior and Gardens

From the driveway, a heavy timber pedestrian gate opens to the front of the property where a stone flagged path leads to the main entrance door. Also having a garden that is mainly laid to lawn with exterior lighting, planted borders and mature trees. Access can be gained to the detached double garage. Stone steps rise to a stone seating terrace with ample space for outdoor seating and connects with the conservatory.

From the seating terrace, a wrought iron gate opens to a block paved path at the right side of the property, with a stone trough planter, and leads around to the rear of the property. Access can be gained to the conservatory.

To the rear of the property, a stone flagged path provides access to the conservatory and a timber pedestrian gate opens to a further path that is flanked by gravel and has a water tap. The path wraps around to the left side of the property where there are mature shrubs and access can be gained to the breakfast kitchen. A wrought iron pedestrian gate opens to Moorside.

A Unique Three/Four Bedroomed Home
that Dates Back to the Early 1900s





Entrance Hall
Providing a warm welcome to the home and having a coved ceiling, pendant light point with a decorative ceiling rose, decorative wall frames, central heating radiator, telephone point and engineered timber flooring. Timber doors open to the breakfast kitchen, WC and lounge.



The Water Tower

Welcome to The Water Tower

Situated within a private estate is The Water Tower, a unique three/four bedroomed detached home that dates back to the early 1900s. With a feature spiral staircase positioned within the central tower and connecting three out of the four floors, The Water Tower provides versatile living spaces, which enjoy far-reaching views across Mayfield Valley, Redmires and Rivelin.

This fabulous home occupies a corner plot with a landscaped garden to the front, along with off-road parking and a detached double garage. The entrance vestibule provides the primary entrance into the home and leads to the entrance hall that showcases the feature spiral staircase, and doors link with the spacious lounge and breakfast kitchen. Set over the first and second floors are the three bedrooms, all of which are doubles and two of them benefit from en-suite shower rooms. The family bathroom has the advantage of being fully tiled in travertine and has a large freestanding bath. On the third floor, there's a versatile sitting room that could be utilised as a fourth bedroom and on the fourth floor, a quirky office that provides a wonderful vantage point of the views.

The Water Tower holds an interesting historic past and dating back to the site's origins in 1905, the property formed part of the Fulwood Cottage Homes complex. This site consisted of twenty semi-detached houses, perched atop a secluded hill, and originally serving as children's homes. The Water Tower's purpose was of course to take water from the nearby conduit, but also provided workshops for carpentry and painting for the children. Within this community, you could also find sewing and knitting rooms, and an assembly hall. As the years passed, the landscape of the complex transformed. In 1960, the children's homes ceased their operations, making way for a girls' approved school, known as 'Moorside'. Currently, these structures have been thoughtfully converted into executive homes, preserving their distinctive charm and heritage for generations to come. The site was also given a CPRE merit, an award for outstanding buildings/projects.

The property boasts a fantastic location and within the Moorside development there are communal spaces, such as tennis courts and an open green space positioned in the centre of the site. The surrounding areas offer a plethora of local amenities including various supermarkets, public houses, good local schooling and delightful countryside walks available from the doorstep. There are also a range of outdoor spaces within the area such as Rivelin Reservoir, Redmires Reservoirs, Rivelin Valley and Forge Dam. Furthermore, the property enjoys a convenient position on the cusp of the Peak District, making it easy to reach an array of picturesque walking trails and charming country villages to explore.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, breakfast kitchen, WC, lounge and conservatory.

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

On the second floor: Landing, bedroom 3 and bedroom 3 en-suite.

On the third floor: Sitting room/bedroom 4, WC/shower room.

On the fourth floor: Office.

Ground Floor

A UPVC door with double glazed panels opens to the:

Entrance Vestibule

Having front facing UPVC double glazed panels, vaulted lantern ceiling, recessed lighting and tiled flooring. A hardwood door with double glazed obscured panels and matching side panels opens to the entrance hall.

Breakfast Kitchen

15'10 x 12'1 (4.83m x 3.68m)

A superb breakfast kitchen with front facing UPVC double glazed windows, recessed lighting, central heating radiator and engineered timber flooring. There's a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs, upstands, plinth heater, an inset 1.5 bowl Necht stainless steel sink with a chrome mixer tap and a separate 1.0 bowl preparation sink with a chrome mixer tap. The work surface extends to provide an island that allows breakfast seating for five chairs. A cupboard also houses the boiler. Appliances include a four-ring gas hob with a wok burner and an extractor hood above and a Baumatic fan assisted oven and separate grill. Also having a Bush dishwasher, LG fridge/freezer and Beko automatic washing machine. A UPVC door with a double glazed panel opens to the left side of the property.



Lounge

15'10 x 15'9 (4.83m x 4.81m)

A light and spacious lounge with a large front facing feature double glazed arched panel and matching side panels. Also having a coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, central heating radiator and deep skirtings. The focal point of the room is the feature wall with a tiled timber effect front and an inset Celsi log effect electric fire. Double timber doors with glazed panels and matching side panels open to the conservatory.



A Light & Spacious Lounge
with Feature Arched Panels





Conservatory
16'2 x 15'10 (4.94m x 4.83m)

A wonderful conservatory with a double glazed roof lantern and front, side and rear facing double glazed windows/panels. Also having a pendant light point, an exposed stone wall, wall mounted light points, Starway air conditioning unit, central heating radiator and herringbone oak flooring. To one corner, there's an Invicta log burner with a glazed hearth beneath. Double timber doors with double glazed panels open to the front of the property. A timber door with a double glazed panel also opens to the rear.

A Generously Proportioned
Timber-Built Conservatory...



First Floor Landing

Having a rear facing timber double glazed window, recessed lighting, central heating radiator and herringbone flooring. Timber doors open to the master bedroom, bedroom 2, storage cupboard and airing cupboard. A timber door with an obscured glazed panel also opens to the family bathroom.



The Water Tower



The Water Tower Offers a Versatile Layout with a Feature Spiral Staircase Through the Centre

Entrance Hall

Providing a warm welcome to the home and having a coved ceiling, pendant light point with a decorative ceiling rose, decorative wall frames, central heating radiator, telephone point and engineered timber flooring. Timber doors open to the breakfast kitchen, WC and lounge.

Breakfast Kitchen

15’10 x 12’1 (4.83m x 3.68m)
A superb breakfast kitchen with front facing UPVC double glazed windows, recessed lighting, central heating radiator and engineered timber flooring. There’s a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs, upstands, plinth heater, an inset 1.5 bowl Necht stainless steel sink with a chrome mixer tap and a separate 1.0 bowl preparation sink with a chrome mixer tap. The work surface extends to provide an island that allows breakfast seating for five chairs. A cupboard also houses the boiler. Appliances include a four-ring gas hob with a wok burner and an extractor hood above and a Baumatic fan assisted oven and separate grill. Also having a Bush dishwasher, LG fridge/freezer and Beko automatic washing machine. A UPVC door with a double glazed panel opens to the left side of the property.

WC

Having a rear facing UPVC double glazed obscured window, recessed lighting, central heating radiator with a towel rail and tiled flooring. There’s a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and an illuminated vanity mirror above.

Lounge

15’10 x 15’9 (4.83m x 4.81m)
A light and spacious lounge with a large front facing feature double glazed arched panel and matching side panels. Also having a coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, central heating radiator and deep skirtings. The focal point of the room is the feature wall with a tiled timber effect front and an inset Celsi log effect electric fire. Double timber doors with glazed panels and matching side panels open to the conservatory.

Conservatory

16’2 x 15’10 (4.94m x 4.83m)
A wonderful conservatory with a double glazed roof lantern and front, side and rear facing double glazed windows/panels. Also having a pendant light point, an exposed stone wall, wall mounted light points, Starway air conditioning unit, central heating radiator and herringbone oak flooring. To one corner, there’s an Invicta log burner with a glazed hearth beneath. Double timber doors with double glazed panels open to the front of the property. A timber door with a double glazed panel also opens to the rear.

From the entrance hall, a wrought iron spiral staircase with balustrading and a timber hand rail rises to the:

First Floor

Landing

Having a rear facing timber double glazed window, recessed lighting, central heating radiator and herringbone flooring. Timber doors open to the master bedroom, bedroom 2, storage cupboard and airing cupboard. A timber door with an obscured glazed panel also opens to the family bathroom.

Master Bedroom

15’10 x 15’9 (4.83m x 4.81m)
A large master bedroom with side facing UPVC double glazed windows, a Velux roof window, vaulted ceiling, recessed lighting, central heating radiator and herringbone flooring. To one corner, there’s a range of fitted furniture, incorporating shelving and having the provision for a wall mounted television. To another corner, there’s a dressing area with a fitted surface and an illuminated vanity mirror. The focal point of the room is the decorative fireplace with a timber mantel, a cast iron surround and a tiled hearth with a cast iron fender. A glazed door opens to the master en-suite.

Master En-Suite

Having obscured glass blocks to two walls and two tiled walls, a Velux roof window, recessed lighting, extractor fan and under floor heating. There’s a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a wet room style shower area with a fitted rain head Mira shower.

Airing Cupboard

Having fitted shelving and housing the RM Cylinders hot water tank.

Family Bathroom

Being fully tiled in travertine with a front facing UPVC double glazed partially obscured window, recessed lighting, extractor fan, mirrored storage cabinet, glazed shelving and under floor heating. There’s a suite in white, which comprises of a low-level WC and a wall mounted 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.

Storage Cupboard

Having a flush light point and fitted shelving.

Bedroom 2

15’10 x 12’1 (4.83m x 3.68m)
A generous double bedroom with side facing UPVC double glazed windows, a vaulted ceiling, recessed lighting, central heating radiator, TV/aerial point and partial herringbone flooring. To one wall, there’s a range of fitted furniture, incorporating long hanging and shelving.

From the first floor landing, the spiral staircase continues to the second floor.

Master Bedroom

15'10 x 15'9 (4.83m x 4.81m)

A large master bedroom with side facing UPVC double glazed windows, a Velux roof window, vaulted ceiling, recessed lighting, central heating radiator and herringbone flooring. The focal point of the room is the decorative fireplace with a timber mantel, a cast iron surround and a tiled hearth with a cast iron fender. To one corner, there's a range of fitted furniture, incorporating shelving and having the provision for a wall mounted television. To another corner, there's a dressing area with a fitted surface and an illuminated vanity mirror. A glazed door opens to the master en-suite.



Master Bedroom



Bedroom 2
15'10 x 12'1 (4.83m x 3.68m)

A generous double bedroom with side facing UPVC double glazed windows, a vaulted ceiling, recessed lighting, central heating radiator, TV/aerial point and partial herringbone flooring. To one wall, there's a range of fitted furniture, incorporating long hanging and shelving.



Master En-Suite

Having obscured glass blocks to two walls and two tiled walls, a Velux roof window, recessed lighting, extractor fan and under floor heating. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a wet room style shower area with a fitted rain head Mira shower.



Bedroom 3
11'9 x 8'9 (3.59m x 2.66m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator. A timber door opens to the bedroom 3 en-suite.



Bedroom 3 En-Suite

Having a flush light point, recessed light point, extractor fan, partially panelled walls and a heated towel rail. There's a Twyford suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a British Regency chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



View from the Office



The Water Tower

Positioned within a Private Estate with Communal Spaces and Enjoying Far-Reaching Views Across Mayfield Valley, Redmires and Rivelin

Second Floor

Landing

Having a rear facing UPVC double glazed window, wall mounted light point and a timber door opens to bedroom 3.

Bedroom 3

11'9 x 8'9 (3.59m x 2.66m)
Having a front facing UPVC double glazed window, pendant light point, central heating radiator. A timber door opens to the bedroom 3 en-suite.

Bedroom 3 En-Suite

Having a flush light point, recessed light point, extractor fan, partially panelled walls and a heated towel rail. There's a Twyford suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a British Regency chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the second floor landing, a spiral staircase with stainless steel balustrading and two access hatches lead to the:

Third Floor

Sitting Room/Bedroom 4

15'10 x 11'9 (4.83m x 3.59m)
A versatile space that is currently used as a sitting room but could be utilised as a fourth bedroom. Having front and rear UPVC double glazed windows, recessed lighting, central heating radiators with decorative covers and telephone points. Also having a range of fitted furniture, incorporating shelving. A timber door opens to a WC/shower room.

WC/Shower Room

Being fully tiled and having a recessed light point, extractor fan, low-level WC and a wall mounted wash hand basin with traditional chrome taps. Also having a wall mounted Mira shower.

From the sitting room/bedroom 4, a metal ladder with an access hatch rises to the:

Fourth Floor

Office

15'10 x 11'9 (4.83m x 3.59m)
A quirky office space that provides a wonderful vantage point through the Velux roof windows of the far-reaching surrounding views. Also having exposed timber beams, flush light point, storage cupboard and timber effect flooring.

Exterior and Gardens

From Moorside, access can be gained to the driveway belonging to the property, which provides parking for two vehicles with exterior lighting. Access can be gained to the detached double garage.

Detached Double Garage

19'8 x 19'6 (6.00m x 5.95m)
Having two up-and-over doors, a timber glazed window, light and power. A timber personnel door with a glazed panel opens to the front of the property.

From the driveway, a heavy timber pedestrian gate opens to the front of the property where a stone flagged path leads to the main entrance door. Also having a garden that is mainly laid to lawn with exterior lighting, planted borders and mature trees. Access can be gained to the detached double garage. Stone steps rise to a stone seating terrace with ample space for outdoor seating and connects with the conservatory.

From the seating terrace, a wrought iron gate opens to a block paved path at the right side of the property, with a stone trough planter, and leads around to the rear of the property. Access can be gained to the conservatory.

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Family Bathroom

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Sitting Room/Bedroom 4

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From the sitting room/bedroom 4, a metal ladder with an access hatch rises to the:

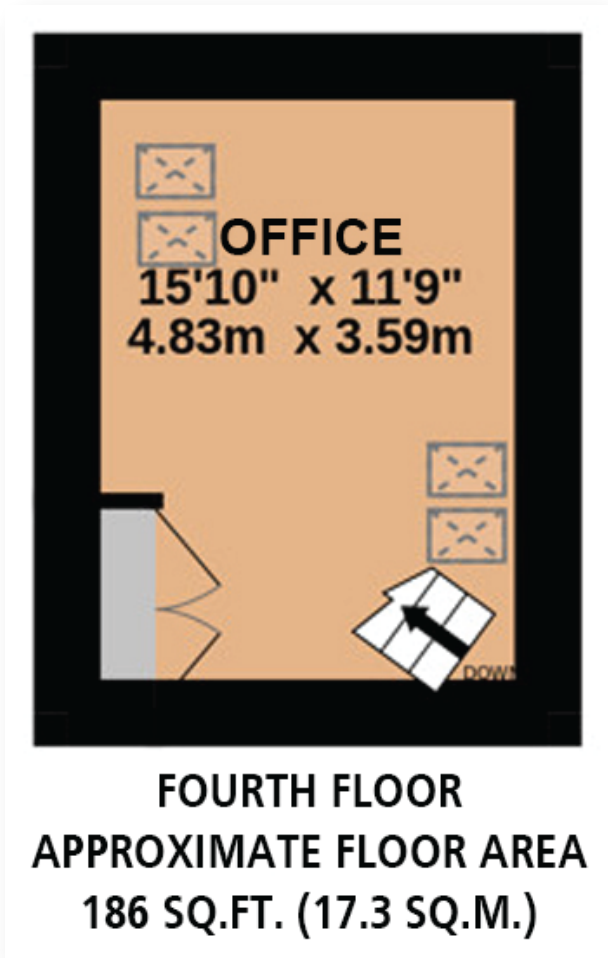
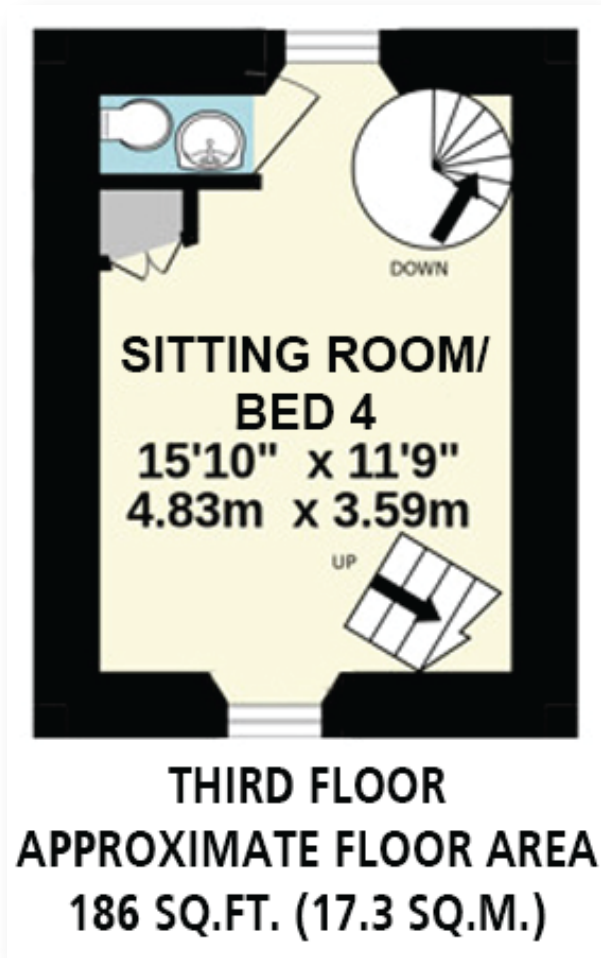
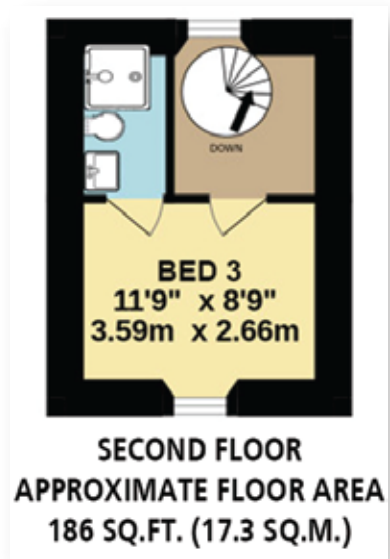
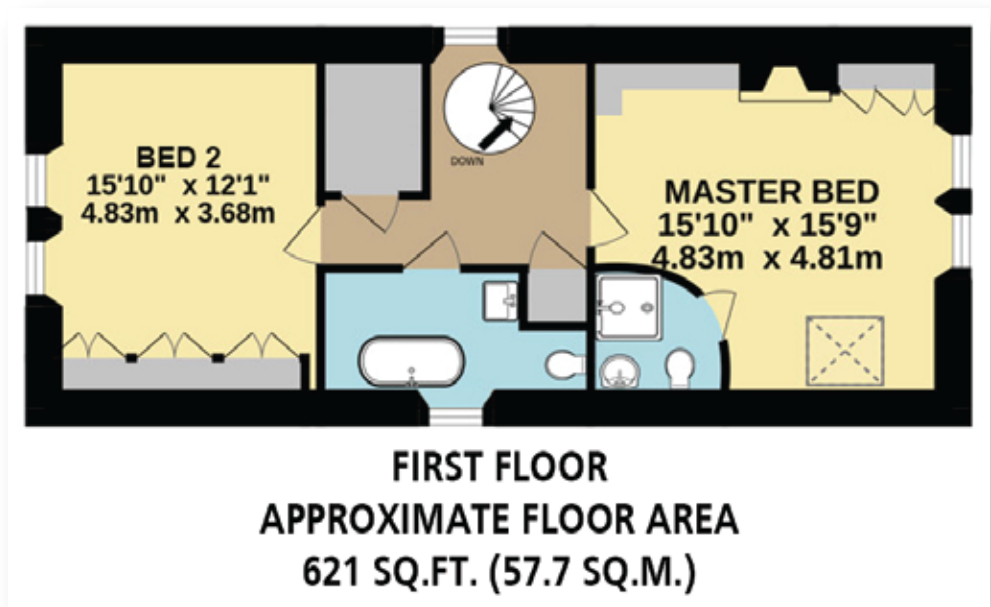
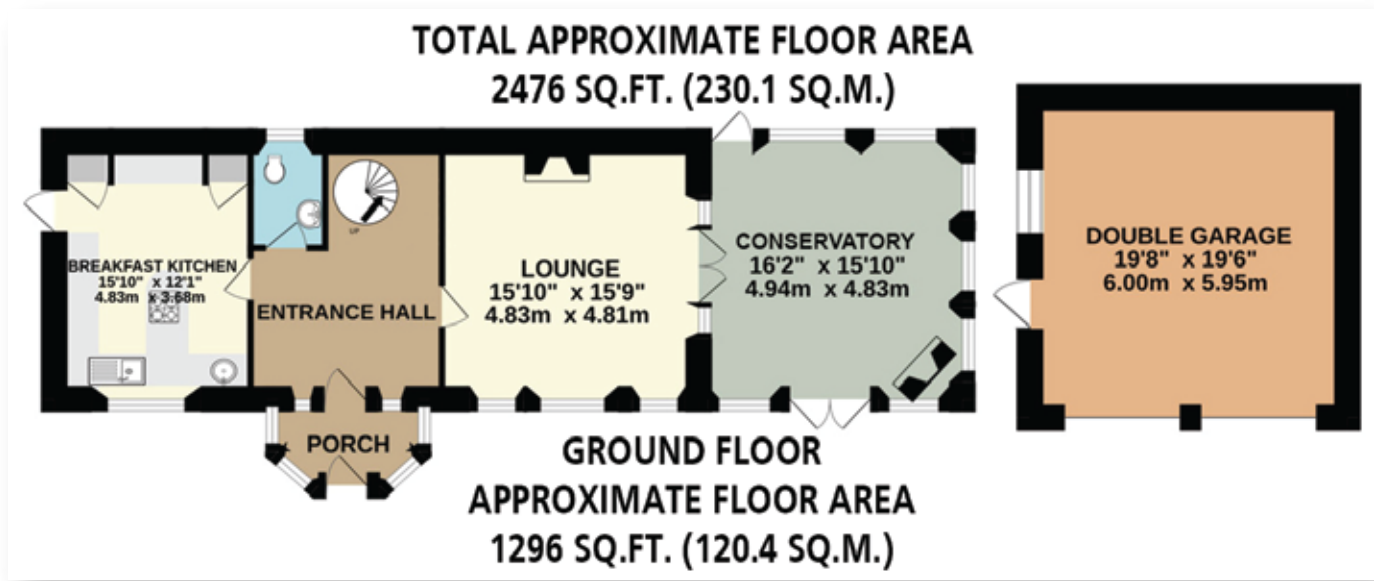
Fourth Floor

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15'10 x 11'9 (4.83m x 3.59m)

A quirky office space that provides a wonderful vantage point through the Velux roof windows of the far-reaching surrounding views. Also having exposed timber beams, flush light point, storage cupboard and timber effect flooring.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Exterior and Gardens

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Detached Double Garage

19'8 x 19'6 (6.00m x 5.95m)

Having two up-and-over doors, a timber glazed window, light and power. A timber personnel door with a glazed panel opens to the front of the property.



Communal Tennis Court



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: The lease is 999 years from 6 November 1986, therefore there are 960 years remaining. The ground rent is included in the service charge, which is £100 per quarter and covers the grounds' maintenance.

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.



The Water Tower

17 Moorside, Lodge Moor,

Sheffield, South Yorkshire S10 4LN

Offers in the Region of £1,100,000