



Bleak House  
12 Crowgate, South Anston

---



**Blenheim**  
Park Estates



An Outstanding Five Bedroomed Residence,  
Situated on a Fabulous Corner Plot...





Bleak House

## Welcome to Bleak House

An outstanding five bedroomed detached residence, situated on a private corner plot and providing generously proportioned family living over three floors with character features.

Bleak House has the advantage of many character features such as high ceilings with decorative coving, exposed timber beams and Victorian style tiled flooring in the entrance hall. The accommodation offered presents a bay windowed lounge, L-shaped kitchen with a vaulted ceiling, two double bedrooms and a second floor with an exceptionally spacious master bedroom suite. To the exterior, there is ample off-road parking with a garage and a good-sized, pleasant garden with the benefit of a covered seating terrace. The current owners have added an extension to form the kitchen and have also carried out a loft conversion.

This unique home dates back to 1926 and is built in Anston limestone, the same stone used in the construction of the Palace of Westminster. It is also the last property in the village built in this particular material.

The property is situated with convenient access to the amenities of South Anston including shops, public houses and cafes. Also having good access to the M1 motorway network and to the A57, providing links to Sheffield, Worksop, Nottingham and Leeds.

**The property briefly comprises on the ground floor:** Entrance hall, lounge, dining room, breakfast room, pantry, kitchen, utility room and WC.

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

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

### Ground Floor

A heavy timber entrance door with a decorative obscured glazed panel and panel above opens to the:

#### Entrance Hall

Providing a warm welcome to the home and having a front facing timber double glazed window, coved ceiling and a pendant light point with decorative ceiling rose. Also having a central heating radiator with a decorative cover, telephone point, data points, deep skirtings and Victorian tiled flooring. Pine doors open to the lounge, dining room and breakfast room.

#### Lounge

14'6 x 13'10 (4.42m x 4.22m)

A light and spacious reception room with a front facing timber double glazed bay window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central

heating radiator, data point and deep skirtings. The focal point of the room is the Contura log burner with a walnut mantel/surround and granite hearth.

#### Dining Room

13'11 x 13'4 (4.24m x 4.06m)

Another well proportioned reception room with a rear facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the pebble effect gas fire with an oak mantel and a contemporary surround/hearth. Double timber doors with double glazed panels open to the left side of the property.

#### Breakfast Room

11'11 x 10'7 (3.63m x 3.23m)

A versatile room, which could be used for informal dining or as a snug. Having a coved ceiling, pendant light point, central heating radiator with a decorative cover and tiled flooring. To one corner, there's fitted shelving and a storage cupboard beneath. Also, there's a chimney breast with an alcove housing a Dimplex electric fire with a tiled surround. Double timber doors with double glazed panels open to the garden. A pine door opens to a pantry and an opening gives access to the kitchen.

#### Pantry

Having a side facing timber glazed partly obscured panel, flush light point, fitted shelving and tiled work surfaces.



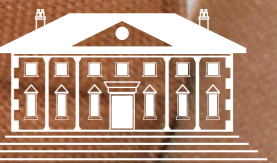
## Lounge

14'6 x 13'10 (4.42m x 4.22m)

A light and spacious reception room with a front facing timber double glazed bay window, coved ceiling and a pendant light point with a decorative ceiling rose. Also having a central heating radiator, data point and deep skirtings. The focal point of the room is the Contura log burner with a walnut mantel/surround and granite hearth.



A Generously Sized  
Reception Room...



## Dining Room

13'11" x 13'4" (4.24m x 4.06m)

Another well proportioned reception room with a rear facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and deep skirtings. The focal point of the room is the pebble effect gas fire with an oak mantel and a contemporary surround/hearth. Double timber doors with double glazed panels open to the left side of the property.





**Breakfast Room**  
11'11 x 10'7 (3.63m x 3.23m)

A versatile room, which could be used for informal dining or as a snug. Having a coved ceiling, pendant light point, central heating radiator with a decorative cover and tiled flooring. To one corner, there's fitted shelving and a storage cupboard beneath. Also, there's a chimney breast with an alcove housing a Dimplex electric fire with a tiled surround. Double timber doors with double glazed panels open to the garden. A pine door opens to a pantry and an opening gives access to the kitchen.



Kitchen  
18'8 x 18'2 (5.69m x 5.54m)



A Light and Airy  
L-Shaped Kitchen





Bleak House

## A Unique Detached Residence, which Dates Back to 1926 and Has a Wealth of Character Features

### Kitchen Area

A light and airy kitchen benefitting from a vaulted ceiling with a Velux roof window and exposed timber beams. Also with side facing timber double glazed windows, recessed lighting, wall mounted light points, central heating radiator and tiled flooring. There's a range of fitted base and wall units incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include an integrated Baumatic fridge and a Leisure Cuisinemaster range cooker with a four-ring gas hob, wok burner, two ovens, grill and extractor hood over. There is also space for a freestanding fridge/freezer and an under counter dishwasher. A timber stable-style door opens to the left side of the property.



### Kitchen

18'8 x 18'2 (5.69m x 5.54m)

### Seating Area

Having a pendant light point, central heating radiator and tiled flooring. Double timber doors with double glazed panels open to the garden.

### Kitchen Area

A light and airy kitchen benefitting from a vaulted ceiling with a Velux roof window and exposed timber beams. Also with side facing timber double glazed windows, recessed lighting, wall mounted light points, central heating radiator and tiled flooring. There's a range of fitted base and wall units incorporating matching work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include an integrated Baumatic fridge and a Leisure Cuisinemaster range cooker with a four-ring gas hob, wok burner, two ovens, grill and extractor hood over. There is also space for a freestanding fridge/freezer and an under counter dishwasher. A timber stable-style door opens to the left side of the property.

A pine door opens to the:

### Utility Room

11'11 x 8'11 (3.63m x 2.72m)

Having a flush light point, fitted wall cabinets, tiled flooring and space/plumbing for an automatic washing machine and tumble dryer. To one corner, there's a useful fitted storage cupboard. The utility room also houses the Worcester boiler.

A pine door opens to a:

### WC

Having a flush light point, partially tiled walls and a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

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

### First Floor

#### Landing

Having a side facing timber double glazed window, coved ceiling, pendant light point and wall mounted light points. Doors open to bedroom 2, bedroom 3, bedroom 4 and bedroom 5. An opening gives access to an inner landing.

### Bedroom 2

13'11 x 11'10 (4.24m x 3.61m)

A good-sized double bedroom, with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator, telephone point and deep skirtings.

### Bedroom 3

13'11 x 13'5 (4.24m x 4.09m)

Another double bedroom, with a side facing timber double glazed window, coved ceiling, flush light point with a decorative ceiling rose, wall mounted light points, central heating radiator, deep skirtings and timber flooring with a raised platform. Also, there's a cast iron fireplace with a tiled hearth.

### Bedroom 4

10'7 x 8'9 (3.23m x 2.67m)

With a side facing timber double glazed window, coved ceiling, pendant light point, central heating radiator, data point and timber effect flooring. Also having a cast iron fireplace with a stone hearth.

### Bedroom 5

11'10 x 8'4 (3.61m x 2.54m)

Having a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a telephone point. To one wall, there's a range of fitted furniture.

### Inner Landing

A sizeable, useful space, which could be used as an office or library area. Having rear facing timber double glazed windows, coved ceiling, pendant light point and a central heating radiator. A timber door with obscured glazed panels opens to the family bathroom.

### Family Bathroom

A modern family bathroom with rear and side facing timber double glazed windows, coved ceiling, flush light point, wall mounted light points, partially tiled walls, circular chrome heated towel rail and Karndean flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. In the centre of the room, there's a freestanding bath with a chrome mixer tap and an additional hand shower facility. Also, to one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the inner landing, a staircase with a timber hand rail and balustrading rises to the second floor.





## Landing

Having a side facing timber double glazed window, coved ceiling, pendant light point and wall mounted light points. Doors open to bedroom 2, bedroom 3, bedroom 4 and bedroom 5. An opening gives access to an inner landing.



## Bedroom 2

13'11 x 11'10 (4.24m x 3.61m)

A good-sized double bedroom, with a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator, telephone point and deep skirtings.





### Family Bathroom

A modern family bathroom with rear and side facing timber double glazed windows, coved ceiling, flush light point, wall mounted light points, partially tiled walls, circular chrome heated towel rail and Karndean flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. In the centre of the room, there's a freestanding bath with a chrome mixer tap and an additional hand shower facility. Also, to one corner, there's a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





## The Second Floor Houses an Exceptionally Spacious Master Bedroom Suite

### Second Floor

#### Landing

Having a pendant light point and a timber door opening to the master bedroom.

#### Master Bedroom

25'3 x 17'11 (7.70m x 5.46m)

An exceptionally spacious master bedroom suite, with front and side facing timber double glazed windows and a Velux roof window. Also having exposed timber beams, recessed lighting, wall mounted light points, TV/aerial point, data point, central heating radiators and timber flooring. To one wall, double timber doors open to a wardrobe in the eaves with a wall mounted light point and large storage room attached.

#### Master En-Suite

Being fully tiled with a Velux roof window, exposed timber beam,

leading to the main entrance door within a stone porch.

Also to the front, there's a gravelled area surrounded by raised borders with mature trees and shrubs. Access can be gained to both sides of the property.

To the left side, a wrought iron pedestrian gate opens to a gravelled driveway enclosed by stone walling with wrought iron railings. Providing parking for several vehicles with exterior lighting, water tap and double wrought iron gates opening to Axle Lane. Access can also be gained to the dining room, kitchen and garage. A wrought iron pedestrian gate opens to a path, leading along the rear and to the right side of the property.

#### Garage

20'9 x 10'5 (6.32m x 3.17m)

Having an up-and-over door, timber double glazed window, light, power



recessed lighting, heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC and a Globo wash hand basin with a chrome mixer tap. Also having a System-Pool (by Porcelanosa) panelled corner bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a System-Pool (by Porcelanosa) fitted shower with spa jets, an additional hand shower facility and a glazed screen/door.

#### Exterior and Gardens

From Crowgate, access can be gained to the front of the property by a wrought iron pedestrian gate, which opens to a stone flagged path

and a personnel entrance door.

To the right side, a wrought iron pedestrian gate opens to a gravelled path. The path leads to a stone flagged seating terrace with a metal glazed canopy over, exterior lighting, wall mounted infrared patio heater, water tap and external power points. Access can be gained to the breakfast room and kitchen. A further gravelled path continues to the garage personnel entrance door.

From the seating terrace, stone steps lead down to a garden being mainly laid to lawn with mature trees, shrub borders and a circular stone flagged seating terrace. The garden is enclosed by stone walling and hedging.



#### Bedroom 5

11'10 x 8'4 (3.61m x 2.54m)

Having a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a telephone point. To one wall, there's a range of fitted furniture.



#### Inner Landing

A sizeable, useful space, which could be used as an office or library area. Having rear facing timber double glazed windows, coved ceiling, pendant light point and a central heating radiator. A timber door with obscured glazed panels opens to the family bathroom.



### Master Bedroom

25'3 x 17'11 (7.70m x 5.46m)

An exceptionally spacious master bedroom suite, with front and side facing timber double glazed windows and a Velux roof window. Also having exposed timber beams, recessed lighting, wall mounted light points, TV/aerial point, data point, central heating radiators and timber flooring. To one wall, double timber doors open to a wardrobe in the eaves with a wall mounted light point and large storage room attached.



An Extensive Master  
Bedroom Suite...



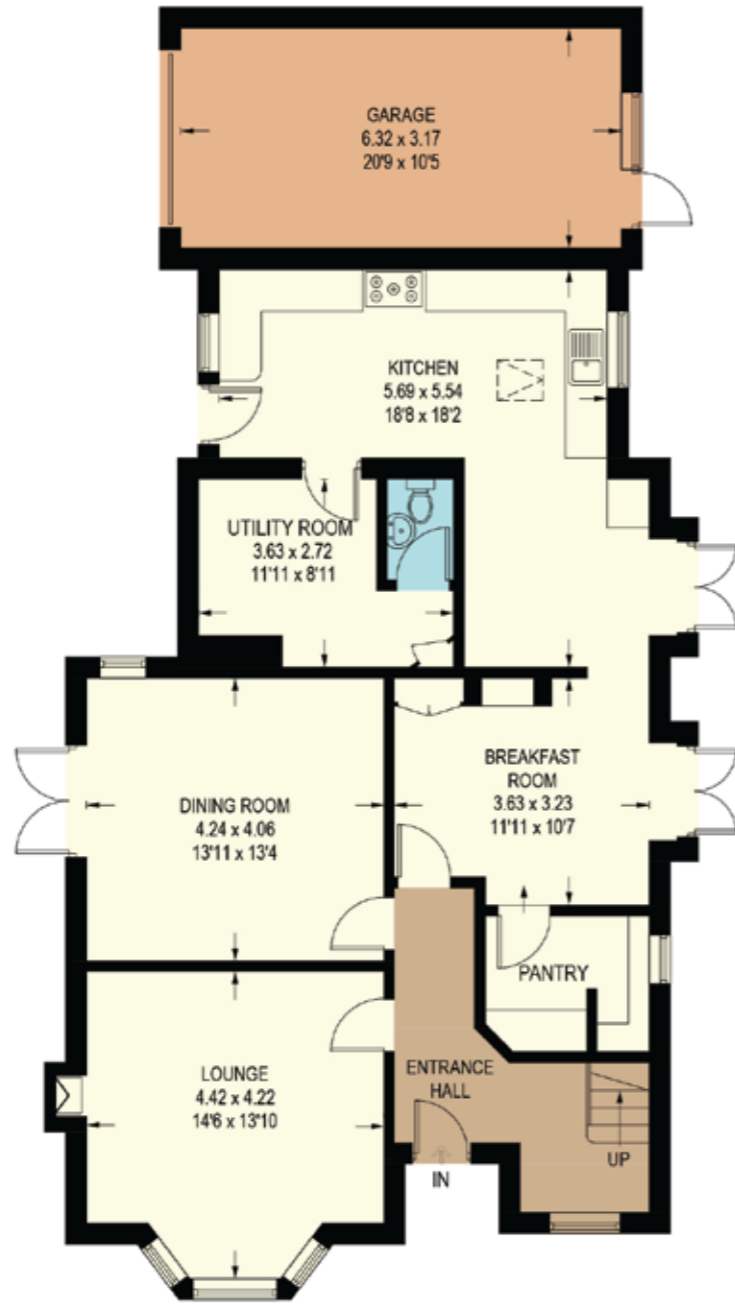
### Master En-Suite

Being fully tiled with a Velux roof window, exposed timber beam, recessed lighting, heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC and a Globo wash hand basin with a chrome mixer tap. Also having a System-Pool (by Porcelanosa) panelled corner bath with a chrome mixer tap. To one corner, there's a separate shower enclosure with a System-Pool (by Porcelanosa) fitted shower with spa jets, an additional hand shower facility and a glazed screen/door.





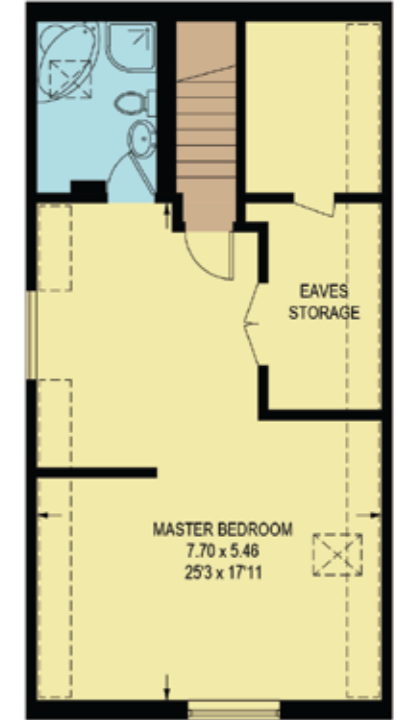
**TOTAL APPROXIMATE FLOOR AREA  
(INCLUDING GARAGE)  
2633 SQ.FT. (244.7 SQ.M.)**



**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
1064 SQ.FT. (98.9 SQ.M.)**



**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
874 SQ.FT. (81.2 SQ.M.)**



**SECOND FLOOR  
APPROXIMATE FLOOR AREA  
480 SQ.FT. (44.6 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



### Exterior and Gardens

From Crowgate, access can be gained to the front of the property by a wrought iron pedestrian gate, which opens to a stone flagged path leading to the main entrance door within a stone porch. Also to the front, there's a gravelled area surrounded by raised borders with mature trees and shrubs. Access can be gained to both sides of the property.

To the right side, a wrought iron pedestrian gate opens to a gravelled path. The path leads to a stone flagged seating terrace with a metal glazed canopy over, exterior lighting, wall mounted infrared patio heater, water tap and external power points. Access can be gained to the breakfast room and kitchen. A further gravelled path continues to the garage personnel entrance door.

From the seating terrace, stone steps lead down to a garden being mainly laid to lawn with mature trees, shrub borders and a circular stone flagged seating terrace. The garden is enclosed by stone walling and hedging.

A Good-Sized Garden with  
a Covered Seating Terrace







### Exterior and Gardens Continued

To the left side, a wrought iron pedestrian gate opens to a gravelled driveway enclosed by stone walling with wrought iron railings. Providing parking for several vehicles with exterior lighting, water tap and double wrought iron gates opening to Axle Lane. Access can also be gained to the dining room, kitchen and garage. A wrought iron pedestrian gate opens to a path, leading along the rear and to the right side of the property.

### Garage

20'9 x 10'5 (6.32m x 3.17m)

Having an up-and-over door, timber double glazed window, light, power and a personnel entrance door.



---

Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

---

**Tenure:** Freehold

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.



**Bleak House**

12 Crowgate, South Anston,  
Sheffield, South Yorkshire S25 5AL

**Offers in the Region of £550,000**