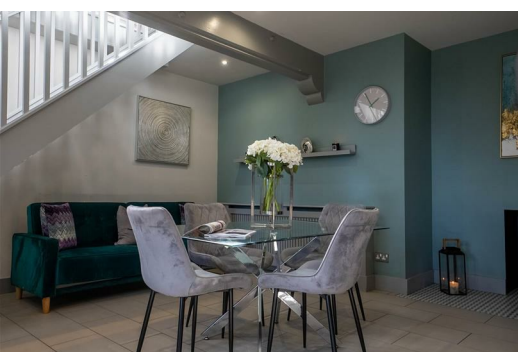




No.1 Totley Hall Lane, Sheffield
South Yorkshire S17 4AA
Guide price £650,000

A home you'll never want to leave, No. 1, Totley Hall is a home where cosmopolitan, contemporary and classic combine. A home that wraps around your lifestyle. A prestigious home to feel proud of, with quirky features and a bohemian spirit brimming with character. Grand yet cosy, embracing, calm and safe.



Finer Details

The Home:

* Guide Price £650,000 to £700,000

* Approximately 2424.00sq. ft. of accommodation

* 3 bedrooms

* 3 bathrooms

* Driveway parking for four cars

* Designer Kitchen

* Immaculately presented grounds

Services:

* Mains Gas central heating

* Mains water and electricity

* Mains drainage

* EPC rating = C

** For more photos and information, download the brochure on desktop. For your own hard copy brochure, or to book a viewing please call the team **

No.1 Totley Hall

Only a stones throw from some of the areas finest schools, eateries and handy transport links, No 1. Totley Hall is a world away from the hubbub, as you head down Totley Hall Lane, through a gate posted entrance and along the sweeping driveway. An arrival sure to impress family and friends, pull up outside the converted hall, dating back to the early 1600s, where there is parking allocated for residents and guests.

Manicured gardens extend out to a backdrop of woodland, brimming with wildlife. Sense the serenity immediately as you make your way to the imposing, iron studded front door, flanked by mood setting carriage lights.

Family spaces

Enter into the capacious kitchen-dining-family room, where open-plan living comes complete with traditional twists. Splashes of Farrow & Ball colour coat the walls and windowsills, with stone-toned tiling extending underfoot. Vertical radiators issue warmth throughout the room, whilst spotlighting in the high ceilings aids the natural light flow through the stone mullion windows framing views out over the manicured lawns and courtyard.

Pockets of refuge are sprinkled throughout this embracing space; recline on the sofa, basking in the glow from the wood burner-effect gas stove or feast with family and friends at the large kitchen table, capable of seating sixteen.

A host of integrated Smeg appliances are at arms reach to aid your culinary endeavours, including a cooker, gas burner hob inset within the central island, dishwasher and space for a freestanding larder-style fridge-freezer.

Feast your eyes

Stainless steel worksurfaces are crisp, contemporary and clean, in harmonious juxtaposition to the antiquity of the building. With so much storage space for all your essentials in the cupboards, flow through to the utility room, plumbed for washer and dryer and also accommodating the recently installed boiler and pressurized hot water system. A wealth of further storage is available within the louvred built-in cupboards. There is also a handy downstairs WC here. Sneak a peek through a door and discover ancient stone, spiral stairs, serving as the perfect 21st century pantry!

Period features

Take the open tread contemporary crisp white stairs with tread lighting, rising up past a stunning sextuplet of stone mullion windows, to emerge in the lavishly sized lounge. Carpeted and chic, sense the history and heritage of the home in its high ceilings and incredible carved panelling, believed to date back over 200 years. More stone mullion windows deliver daylight throughout this bountiful room. Cushioned windows seats offer pockets of privacy from where you may admire the views. Reassuringly spacious, this room naturally falls into distinct zones. Snuggle up on the sofa to the left, perfect for settling down before the blazing warmth of the open fire, crackling within the enormous feature stone carved fireplace with panelling above.

Spacious living

On the right-hand side of the room, an oversized custom-made sofa and two love chairs demarcate the formal entertaining area, a music room section of the lounge where a piano and harp can be found. Above the stairs as you come up from the family room, a study area contains a formal writing desk. Designed for Christmas time, put your tree up in here and munch on mince pies in front of the roaring fire. What could be cosier?

Secret spaces

Peep through into the top of the turret, where the spiral staircase below once arose. Currently a study, the stone walls and arrowslit window are evocative of the buildings Grade-II listed status and history, built for local squire Edward Baker in the 1600s. Ideal for those working from home, No. 1, Totley Hall, contains a combination of hardwired Cat5 cabling alongside WiFi boosters due to the thickness of the walls.

Sweet dreams

When slumber calls, make your way through to the guest bedroom, carpeted and decorated in latte and cappuccino Farrow & Ball tones. In here a double bed offers delightful views out to the countryside. Sneak a peek at the ensuite, fully tiled and fitted with a shower, wash basin and WC. Flow through a hallway,

panelled to the lower walls, and on to the family bathroom, tiled in buff tones and fitted with bath with showerhead, wash basin and WC. Next door discover the third bedroom, dressed in refreshing tones and featuring a bespoke mural in gold leaf to one wall. The ultimate children's bedroom, or play room, views abound, with wiring on the walls of all the bedrooms for televisions.

Bedroom Bliss

Finally, flow through to the master bedroom, where you can wake up every morning to the most verdant views through the bountiful stone mullion bay window. Oak panelling to the lower half of the walls is met midway by luxurious Ralph Lauren wallpaper with a printed bird motif in gold. Bathed in natural sunlight every morning, there is a bank of fitted wardrobes and an ornamental hand-carved fireplace, balancing classical aesthetics with contemporary storage. Freshen up in the ensuite, fitted with Villeroy & Boch porcelainware alongside Grohe fittings. A freestanding double ended bathtub with shower head attachments, bidet, twin wash basins and WC proffer spa-style luxury. Outside, roam the gardens and grounds that surround Totley Hall. Enjoy a glass of wine serenaded by the sound of birdsong. At night, listen for the hooting of owls and the rustle of foxes, or the call of stags. Admire the flower beds and woodlands, dutifully tended to by a visiting gardener, allowing you freedom to enjoy the beauty of your surroundings.

Out and about

Totley Hall lies within 100 feet of farmland leading up onto the moors. Walk to the end of Totley Hall Lane, a cul de sac with no passing through traffic, and within a quarter of a mile emerge into woodland lined with streams.

Walk for just under two miles, looping through the woodland for a bracing 40-minute walk; ideal for those with dogs. Totley Hall is only half a mile from the Peak District yet also conveniently close to the city, around 20-25 minutes from the centres of Sheffield and Chesterfield and only 15 minutes from Chatsworth House and nearby Bakewell. Take a trip out to Longshaw Country Park, only ten minutes away; there is so much to see and do close by.

Ideal for commuting professionals, the train station connecting you with London is only a ten-minute walk away (or three minutes by car with free parking). Families are perfectly placed, within a quarter of a mile of two highly rated schools; Totley Primary and Totley All Saints C of E School, both rated outstanding by Ofsted. Stroll to your local pub, the Cricket Inn, a well-known local bistro pub, particularly popular in the summer months. Gastro pub The Cross Scythe is also close by, or take a short taxi ride to the Summer House close to the train station, a restaurant bar serving up moules frites, tandoori cod and other nouveau fusion dishes.

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