







## Southgate House

90 Southgate • Eckington • S21 4FT

Asking Price £895,000

Southgate House is a substantial detached stone-built residence combining period character with modern family living. Thoughtfully reconfigured by the current owners, this exceptional eight/nine-bedroom home offers versatile accommodation arranged over three floors. Beautifully presented throughout with stylish, light and airy interiors, the property benefits from partial underfloor heating, solar panels and two separate boilers serving the upper and lower floors. Set behind a generous gated driveway, with landscaped gardens, useful outbuildings and a basement offering further potential, Southgate House provides a rare opportunity to acquire a distinctive family home of significant size and character. A grand stone entrance opens into an impressive reception hallway, where Amtico flooring sets the tone for the quality throughout. Two elegant reception rooms sit to the front, both decorated in contemporary tones with large bay windows fitted with bespoke blinds. One features a log-burning stove, while the other has an attractive feature fireplace, with both retaining ornate coving and ceiling detailing. An inner hallway with modern wall panelling leads to a side entrance, walk-in cloakroom and storage. The rear of the property reveals the heart of the home – a stunning open-plan dining kitchen overlooking the garden and benefiting from underfloor heating. The modern fitted kitchen features granite worktops, a central island with gas hob and a range of integrated appliances. The adjoining dining area is ideal for family life and entertaining, while a utility room provides additional storage and laundry facilities. A substantial boiler room offers excellent storage and potential for further development, alongside a rear garden entrance. The ground floor is completed by a modern shower room and a spacious games/family room with French doors opening onto the rear terrace. Two staircases provide access to the upper floors. The first floor features an impressive landing and a generous principal bedroom with two front-facing windows. The luxurious en-suite includes a freestanding roll-top bath and separate rainfall shower. A versatile Jack and Jill dressing room, which could also serve as a ninth bedroom, nursery or study, connects to a further double bedroom. Two additional double bedrooms, a walk-in laundry cupboard, family bathroom and a further bedroom currently used as a gym/home office complete the floor. The second floor provides three further double bedrooms, one with an en-suite shower room and charming open fireplace with original stone hearth. The remaining rooms offer excellent flexibility for family, guests or home working. Externally, secure gates open onto a substantial block-paved driveway providing parking for numerous vehicles, with lawned gardens, rustic brick boundary walls and an EV charging point. Steps lead down to a useful basement offering storage and potential for conversion, subject to consents. The rear garden features a large stone-paved terrace, low-maintenance lawn, elevated seating area and a former air raid shelter now used as a log store. A substantial alarmed outbuilding provides an ideal workshop, studio, hobby room or home office space. Located in the highly regarded Southgate area of Eckington, the property is close to local amenities, shops, cafés, pubs and well-regarded schools. Renishaw, Chesterfield, Sheffield and the M1 motorway network are all easily accessible, making this an excellent commuter location. Offering exceptional space, character and modern convenience, Southgate House is a rare opportunity to acquire a substantial family residence in one of North East Derbyshire's most desirable areas.





- Substantial Detached Stone-Built Residence
- 8 Double Bedrooms & Dressing Room
- 2 Bathrooms & 3 Shower Rooms
- Superb Open Plan Dining Kitchen
- Spacious Flexible Family Home

- Measuring an Impressive 5152 sq ft
- Low Maintenance Garden & Outbuildings
- Gated Driveway & EV Charging
- Freehold
- Council Tax Band G, EPC Rating TBC



# 90 SOUTHGATE

APPROXIMATE GROSS INTERNAL AREA = 478.7 SQ M / 5152 SQ FT

CELLAR = 34.3 SQ M / 369 SQ FT

OUTBUILDING = 37.7 SQ M / 406 SQ FT

TOTAL = 550.7 SQ M / 5927 SQ FT



Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868