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Worrall Hall 70 Kirk Edge Road, Worrall, Sheffield, S35 0AE

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Guide Price £750,000

\*\*\*\*Guide Price £750,000 - £800,000\*\*\*\*

Nestled in the picturesque village of Worrall, Worrall Hall presents a rare opportunity to acquire a remarkable link-detached residence steeped in history. Dating back to 1510, with significant additions made in 1720 and 1820, this substantial family home boasts five spacious bedrooms, including a delightful ensuite, making it perfect for modern family living.

Upon entering, you are greeted by a sweeping entrance hallway that leads to a large living room, featuring a stunning stone-built fire surround and a multifuel burner, ideal for cosy evenings. The characterful lounge/snug, with its original beams, offers a charming retreat, while the fully fitted kitchen and dining area provide a wonderful space for family gatherings and entertaining.

The property further impresses with a supersized family bathroom, complete with a luxurious shower that doubles up as a steam room, and a loft room accessible from one of the bedrooms, which could serve as a study or additional space. A unique staircase leads from the back bedroom down to a room currently used as a gym, which also has access to a W/C and the rear patio area.

Outside, the property is surrounded by lush gardens, meticulously maintained by the current owners, and features a generous driveway with parking for multiple vehicles. A large garage, equipped with power and an EV charger, offers potential for conversion into an annex. Additionally, a charming fish pond, home to the owners' black comet and goldfish which may be included in the sale, enhancing the tranquil outdoor setting.

With private access to Sycamore Park, Worrall Hall is not just a home; it is a piece of history waiting to be cherished. We invite you to book a viewing and discover the many tales this enchanting property has to tell.

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Total floor area 287.0 m<sup>2</sup> (3,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**General Remarks**

**TENURE**

This property is Freehold

**RATING ASSESSMENT**

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band G.

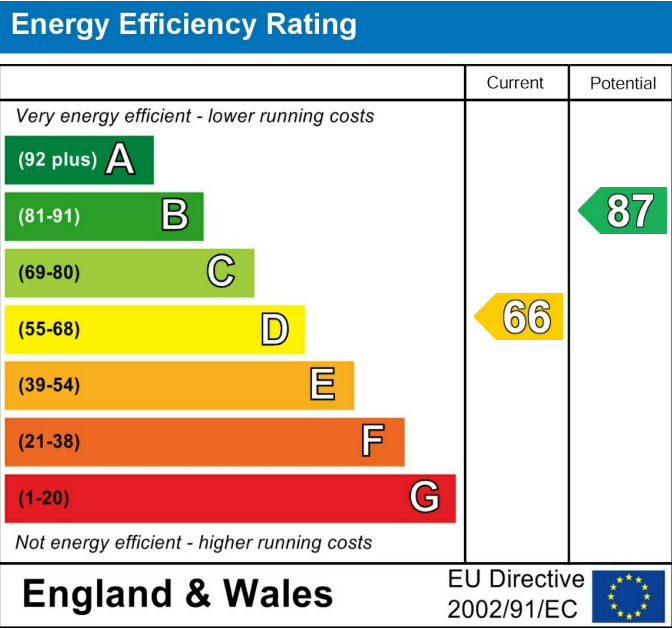
**VACANT POSSESSION**

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









