

10 Broad Elms Lane, Ecclesall, Sheffield, S11 9RQ

Saxton Mee

10 Broad Elms Lane

Ecclesall

Offers Around

£995,000

Occupying an impressive corner plot on Broad Elms Lane, this distinguished four-bedroom detached residence, built around 1928, is a home of immense charm, history and character. Offered for sale with no onward chain, it presents a rare opportunity to acquire a substantial family home with exceptional potential to update and personalise, whilst preserving its beautiful period features.

The property is rich in original character, with colourful stained-glass windows, elegant wall panelling, high ceilings and generously proportioned rooms that reflect the craftsmanship of its era. Extending to over 2,650 sq ft, the accommodation includes two spacious reception rooms, a delightful sun room, breakfast kitchen, home office, utility and laundry rooms, cloakroom and an integral garage. To the first floor are four generous bedrooms, including a principal bedroom with en-suite, together with a family bathroom and separate WC.

Outside, the property enjoys mature wrap-around gardens, providing a wonderful setting and plenty of space for families to enjoy. A sweeping in-and-out driveway, approached through beautifully crafted wooden gates, creates an impressive arrival and offers extensive off-road parking. In addition to the integral garage, there is also a substantial detached garage.

Perfectly positioned between Bents Green and Ecclesall, the property is within easy reach of an excellent range of shops, cafés and restaurants, highly regarded schools, regular transport links, Sheffield city centre and the Peak District National Park. Surrounded by parks, woodland and green spaces, it is an outstanding location for family life.

A rare opportunity to restore and enhance a handsome period home, creating a truly exceptional family residence in one of Sheffield's most desirable locations.



- Distinguished four-bedroom detached family home built circa 1928, offered for sale with no onward chain
- Occupying an impressive corner plot with mature wrap-around gardens including an Apricot Tree
- Beautiful original period features including stained-glass windows, wall panelling and high ceilings
- Excellent opportunity to update and create a superb family home whilst retaining its character
- Two generous reception rooms, sun room, breakfast kitchen, home office, utility and laundry rooms
- Sweeping in-and-out driveway with handcrafted timber gates, integral garage and detached garage
- Situated on Broad Elms Lane, named after the magnificent mature elm tree on the corner of the plot
- Sought-after location close to Bents Green and Ecclesall amenities, highly regarded schools, the Peak District and Sheffield city centre
- Council Tax Band G
- FREEHOLD



















Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

2719 ft²

252.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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