







The Croft

271 Sandygate Road • Crosspool • S10 5SD

Guide Price £1,250,000 - £1,300,000

Located on the highly sought-after Sandygate Road, The Croft is an impressive detached family home offering substantial and versatile accommodation arranged over three floors. Rich in character and complemented by generous proportions throughout, the property provides seven double bedrooms, three bathrooms, and a selection of elegant reception rooms, making it ideally suited to modern family life, entertaining, and multi-generational living. Externally, the home is equally impressive, with beautifully maintained mature gardens, extensive outbuildings, and a substantial detached garage offering excellent versatility and potential. A welcoming entrance hall sets the tone, with a limestone feature fireplace and access to a cellar for storage. The heart of the home is the superb open-plan dining kitchen and family room, fitted around three years ago with shaker-style units, quartz worktops, a central island, range cooker, and integrated appliances. This space flows seamlessly into a relaxed sitting area with French doors opening onto the garden and benefits from underfloor heating and LED lighting. Additional ground floor space includes a utility area, boot room, and WC, while two bay-fronted reception rooms to the front retain beautiful original features and enjoy excellent natural light. The first floor offers five well-proportioned double bedrooms, including a principal suite with fitted wardrobes and en-suite bathroom overlooking the rear garden, along with a family bathroom and separate shower room. The second floor provides two further double bedrooms, extensive storage, and a modern recently fitted bathroom, offering excellent flexibility for guests, home working, or growing families. Externally, the property is set within beautifully maintained and highly private south-west facing gardens, featuring expansive lawns, mature planting, two patio areas (one with a pizza oven), a greenhouse, and a rainwater harvesting system. A substantial driveway provides ample parking and leads to a large detached garage building, formerly a stable, offering significant potential for workshop, studio, home office, or conversion (subject to consents). Further stone-built outbuildings provide secure storage, including a potting shed and outdoor WC. Perfectly positioned in one of Sheffield's most prestigious residential areas, the property is well placed for excellent local schools, parks, amenities in Crosspool and Fulwood, and convenient access to the universities, major hospitals, and the city centre.





- Impressive Detached Family Home
- 7 Double Bedrooms & 4 Bathrooms
- Rich in Character & Original Features
- Substantial & Versatile Accommodation
- Sought After Location in S10
- Stunning, Mature Landscaped Garden
- Substantial Garage / Former Stable
- Generous Driveway for Multiple Vehicles
- Freehold
- Council Tax Band G, EPC Rating E



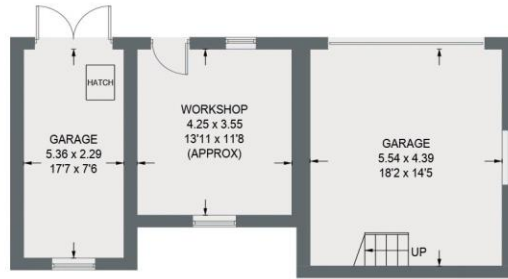
THE CROFT, 271 SANDYGATE ROAD

APPROXIMATE GROSS INTERNAL AREA = 342.3 SQ M / 3684 SQ FT

CELLAR = 26.4 SQ M / 284 SQ FT

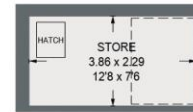
OUTBUILDINGS = 64.0 SQ M / 689 SQ FT

TOTAL = 432.7 SQ M / 4657 SQ FT



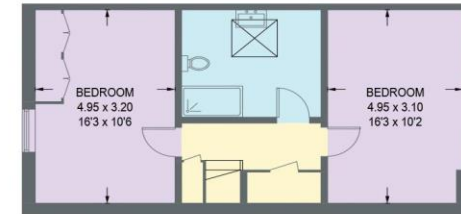
OUTBUILDING - GROUND FLOOR
55.2 SQ M / 594 SQ FT

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

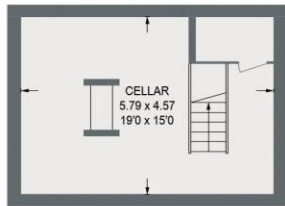


OUTBUILDING - FIRST FLOOR
8.8 SQ M / 95 SQ FT

= REDUCED HEADROOM BELOW 1.5M / 5'0"



SECOND FLOOR
48.5 SQ M / 522 SQ FT



CELLAR
26.4 SQ M / 284 SQ FT



GROUND FLOOR
149.2 SQ M / 1606 SQ FT



FIRST FLOOR
144.6 SQ M / 1556 SQ FT

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



haus

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