







15 Meadowhead

Woodseats • Sheffield • S8 7UA

Guide Price £450,000 - £475,000

This deceptively spacious four-bedroom, bay-fronted family home is beautifully arranged over three levels, enjoying stunning park views, a landscaped garden, and a detached studio workspace. Combining original period features with bespoke modern finishes, the property is filled with natural light and offers a warm, characterful atmosphere throughout. You enter through the original double-fronted door into an inner porch featuring commissioned stained glass, which leads into an impressive hallway with solid oak flooring extending across the ground floor. The elegant lounge boasts a bay window with a bespoke oak window seat (with integrated storage), a period fireplace, and a wood-burning stove, creating a cosy yet refined living space. To the rear, the L-shaped dining kitchen is fitted in a timeless shaker style with granite worktops and a Smeg range cooker, alongside space for additional appliances. An original bell indicator adds a touch of charm, while the adjoining open-plan family/dining/snug area, complete with a second wood burner, enjoys lovely views over the garden. A practical utility/boot room provides a convenient secondary entrance. A cellar offers useful additional storage, ideal for wood and white goods, and houses the boiler. Upstairs, the first-floor landing showcases original curved plasterwork. The rear double bedroom is light and airy with attractive views over the garden and park beyond, while the generous main bedroom to the front features stylish décor and a feature fireplace. A third single bedroom at the front is ideal as a nursery or home office. The top floor presents a highly versatile double bedroom or studio space, flooded with natural light from two Velux windows and an additional side window, offering far-reaching rooftop and park views. There is ample eaves storage and potential (subject to the necessary consents) to create an ensuite. Externally, the property benefits from a generous driveway with gated access leading to a detached studio office perfect for home working, with excellent Wi-Fi connectivity and garden views. The landscaped rear garden is a true highlight, featuring mature planting, winding pathways, multiple seating areas, and a variety of trees including weeping birch and cherry. A summer house at the far end completes this private and tranquil outdoor retreat. Situated in the highly sought-after area of Meadowhead, the property is particularly popular with families thanks to its excellent local amenities, well-regarded schools, and strong transport links. It is also ideally positioned close to Graves Park, offering extensive green space, woodland walks, and a range of recreational facilities providing the perfect balance of convenience and peaceful living.





- Spacious Bay Fronted Family Home
- 4 Bedrooms & Modern Shower Room
- Original Period Features
- Superb Open plan Dining Kitchen
- Fabulous Park Views Over Graves Park

- Stunning Landscaped Garden
- Versatile Garden Studio
- Off Street Parking for Multiple Vehicles
- Lease 800 years from 1915 £3.86 pa
- Council Tax Band D, EPC Rating TBC





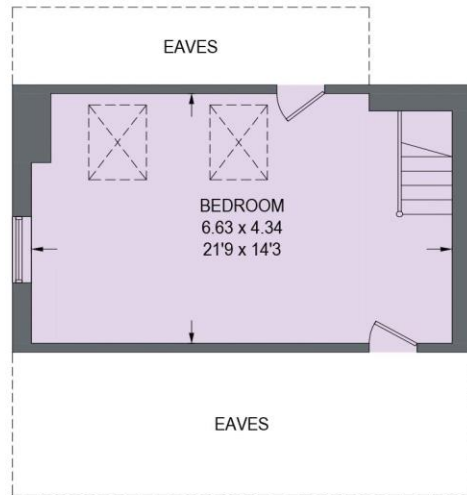
15 MEADOW HEAD

APPROXIMATE GROSS INTERNAL AREA = 156.9 SQ M / 1689 SQ FT
(EXCLUDING EAVES)

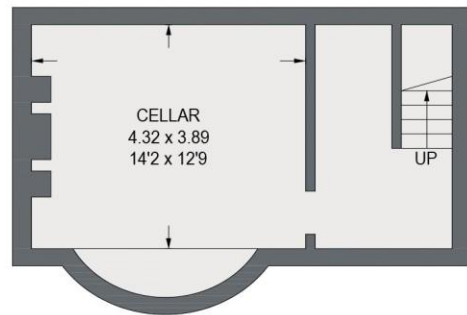
CELLAR = 25.7 SQ M / 277 SQ FT

STUDIO = 13.7 SQ M / 147 SQ FT

TOTAL = 196.3 SQ M / 2113 SQ FT



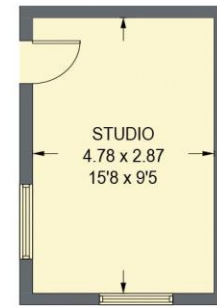
SECOND FLOOR
28.7 SQ M / 309 SQ FT



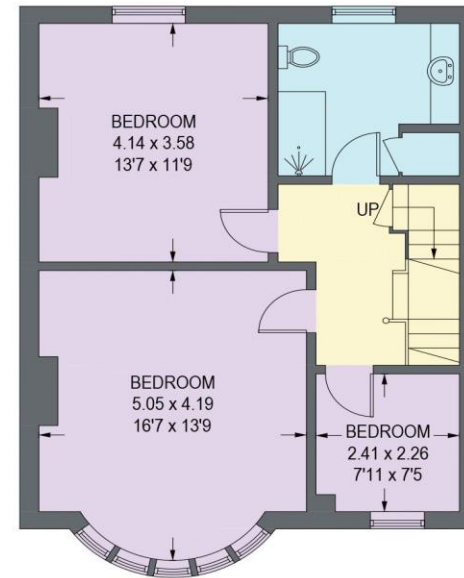
CELLAR
25.7 SQ M / 277 SQ FT



GROUND FLOOR
70.4 SQ M / 758 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR
57.8 SQ M / 622 SQ FT

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

(IDMRP2025)



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