

15 Westbourne Road, Broomhill, Sheffield, S10 2QQ

Saxton Mee

# 15 Westbourne Road

## Broomhill

Guide Price

# £800,000

Guide Price £800,000 to £850,000

A truly fabulous and imposing five-bedroom stone-built semi-detached home, offering an exceptional blend of grand proportions, charming original features and versatile accommodation across three floors, together with a separate coach house and garage. This impressive property has a wonderful sense of character, with high ceilings, generous room sizes and period details that give the home a real sense of grandeur.

The accommodation is beautifully spacious, beginning with a welcoming entrance hallway leading through to two impressive south facing reception rooms, providing excellent spaces for both relaxing and entertaining. There is a traditional kitchen with Aga, while a useful office offers flexibility for those working from home. The lower ground floor provides further valuable space, ideal for a basement conversion, and includes a utility room and additional rooms offering a variety of potential uses.

The first floor has three well-sized bedrooms served by two bathrooms and a separate WC, with two further rooms on the top floor, making this an ideal home for growing families or those requiring additional space

A particularly appealing feature is the separate coach house and garage, with the coach house currently being used as an art and craft workshop, as well as having a laundry room and WC. This versatile space offers exciting possibilities for a hobby room, studio or further workspace, subject to any necessary consents.

Externally, the property benefits from a driveway providing off-road parking, while to the rear is a substantial tiered garden, offering a variety of outdoor spaces to enjoy, entertain and relax.

Combining impressive architecture, beautiful original features and exceptionally versatile accommodation, this is a distinctive and characterful home with so much to offer. Early viewing is highly recommended to fully appreciate the scale, charm and potential of this wonderful property.



- Imposing five-bedroom stone-built semi-detached home arranged across four floors
- Spacious accommodation with impressive high ceilings and beautiful original features
- Two generous south facing reception rooms, ideal for relaxing and entertaining
- Well fitted traditional kitchen and useful home office
- Three well-proportioned bedrooms on first floor plus two bathrooms and a separate WC, plus two further bedrooms on the second floor
- Basement offering a utility room and versatile additional space, ideal for conversion subject to any necessary consents
- Separate coach house currently used as an art and craft workshop and laundry room with WC
- Garage and driveway providing off-road parking and a substantial tiered rear garden
- Brilliant location in Broomhill, walking distance from amenities, desirable schools and transport links
- Freehold




















**Floor -1** Building 1




**Ground Floor** Building 1




**Floor 1** Building 1




**Floor 2** Building 1




**Ground Floor** Building 2




**Floor 1** Building 2

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**Approximate total area**(1)

3024 ft²

280.9 m²

**Reduced headroom**

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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