

Moorland House, 11, Blacka Moor Crescent, Sheffield, S17 3GL

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## Description

Blacka Moor Crescent is perhaps one of the finest locations in the south west sector of the city and the lovely, village location, on the edge of the beautiful Peak Park has long been regarded as one of the best places to live in Sheffield. Moorland House obtained its name from the delightful outlook at the rear, over the stunning Blacka Moor beyond Old Hay and the 1930's detached property has bay windows to the rear that also overlook the gorgeous gardens. The property has a range of versatile and well proportioned accommodation that is situated over two floors including a fabulous principal suite, an ensuite ground floor bedroom and three reception areas all complemented by the generous rear garden and potential to extend, providing plenty of space for the family market or further development (subject to the necessary consents). Dore is a highly desirable village that is located on the edge of the city limits, residents enjoy a first class lifestyle with a strong sense of community. The village is well connected with both bus and train services providing speedy links into Sheffield or via the Peak Park into Manchester and the many pubs, bars and restaurants combine to create a thriving social scene. The family market will appreciate the 'outstanding' rated local schools and the close proximity of the countryside that can be explored via walks from your own front door and there are also excellent sports facilities in the area including golf courses, both squash and tennis facilities alongside football and rugby clubs. The village also has an excellent range of local shopping facilities supported by dentists, doctors and two churches.

- Four double bedrooms (including one on the ground floor and a spacious principal suite with ensuite bathroom and dressing room).
- Three bathrooms (two ensuites).
- Sitting room with bay window, stained floorboards and a gas fire.
- Living room with bay window overlooking the rear garden.
- Dining area/snug situated off the kitchen.
- Breakfast kitchen with Oak worktops.
- Porch and reception hall.
- Two separate drives and an integrated single garage.
- Stunning, south, south westerly facing rear garden with terrace and enclosed lawn.
- Huge potential to extend or redevelop (subject to regs).







**Ground Floor**  
Approx. 108.2 sq. metres (1164.8 sq. feet)



**First Floor**  
Approx. 74.1 sq. metres (797.2 sq. feet)

Total area: approx. 182.3 sq. metres (1961.9 sq. feet)



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: [bakewell@elr.co.uk](mailto:bakewell@elr.co.uk)

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk)

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: [dore@elr.co.uk](mailto:dore@elr.co.uk)

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: [peakdistrict@elr.co.uk](mailto:peakdistrict@elr.co.uk)

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: [wickersley@elr.co.uk](mailto:wickersley@elr.co.uk)

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