



Cliffe House, 82 Ranmoor Road

Sheffield, S10 3HJ

Description

'Cliffe House' is one of those rare opportunities that estate agents all too often over exaggerate. Imagine yourself being lucky enough to actually call this house home. Set well back from the road at the end of a long driveway, that could be made even more private with the addition of gates, within expansive, mature grounds that certainly complement a house of this stature. The property itself is pretty as a picture, a Georgian, L shaped building has been added to the original coach house at the rear, adapted and included into the main structure and provides an excellent range of well proportioned accommodation over two floors. This isn't a typical property for Ranmoor, the property belongs to a handful of homes that were built in the Georgian era and, as such, has a more intimate feel than its neighbours. At the top of the driveway there is a large garage with attached store providing space for two vehicles and the potential for further adaptations, subject to the necessary consents. The inner courtyard, that is set behind the original facade and in front of the kitchen, is another attractive



- Five bedrooms including four good doubles.
- Two bathrooms including one large and luxurious ensuite to the principal bedroom.
- South facing sitting room (currently utilised as a study) alongside a large lounge and additional study area.
- Gorgeous dining room with beams to the ceiling, stone fireplace and butlers style pantry for your crockery etc..
- Farmhouse style dining kitchen with Corian work surfaces and access to the rear garden.
- Reception hall and a ground floor W.C.
- Long drive approach leading to a larger than average, detached garage with an attached store and gardeners W.C.
- Substantial plot including mature gardens to the front and rear including areas of lawn and woodland.
- Freehold, Council Tax Band G, gas centrally heated and majority double glazing.



feature of the property and may provide the space for an orangery type extension if more space is required. Externally there is plenty of parking and a lovely, lawned garden to the front, south facing elevation and to the rear there is a feature, sunken garden, a woodland bank and a large expanse of level, lawned garden, perfect for energetic children and ball games. The internal accommodation has plenty of space for the family market with four reception areas to complement the dining kitchen on the ground floor and five bedrooms and two bathrooms on the first floor. Ranmoor is often described as the city's most desirable suburb. The leafy streets and period architecture give the area a very pleasant feel and there are a number of local amenities including pubs, restaurants, cafes and first class local schools found close by. The property is also conveniently placed for access into town, the main city hospitals and universities making it a firm favourite with those having either a medical or academic background. Both Bingham and Endcliffe Parks are situated within a short walk and the S10 postcode also has its fair share of sports facilities including golf, tennis, cricket and football fields. Cliffe House is available on the open market for the first time in a number of years and provides the perfect setting for the next owner to raise their family in a nearly unparalleled location and be the next resident and custodian of this quite splendid home.

Important Information

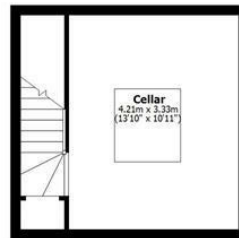
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



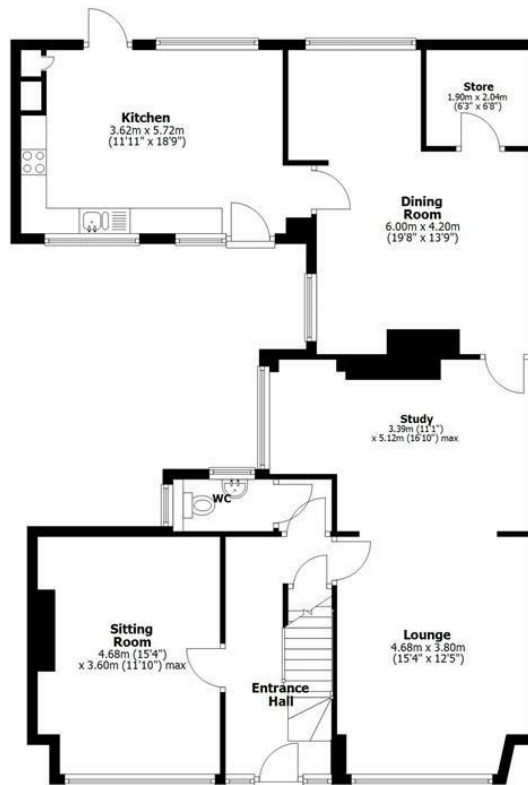




Cellar
Approx. 18.1 sq. metres (194.4 sq. feet)



Ground Floor
Approx. 111.3 sq. metres (1197.9 sq. feet)

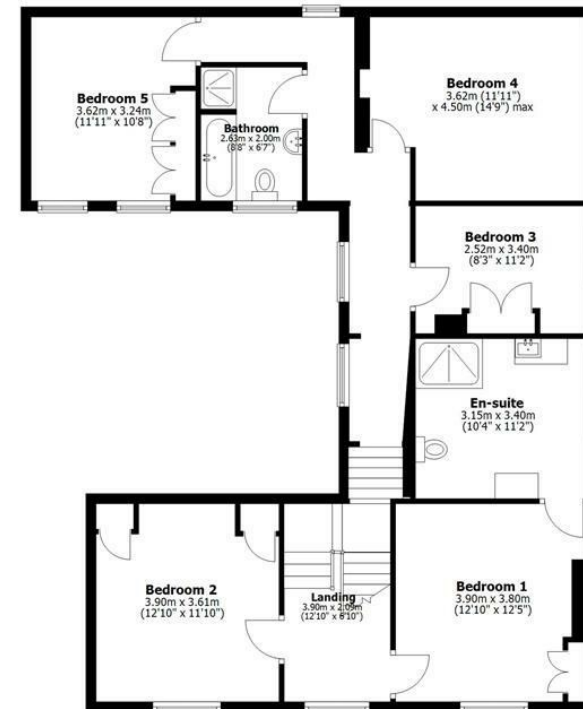


Total area: approx. 274.0 sq. metres (2949.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans, Ltd
Plans produced using PlanUp.

Cliffe House, 82 Ranmoor Road

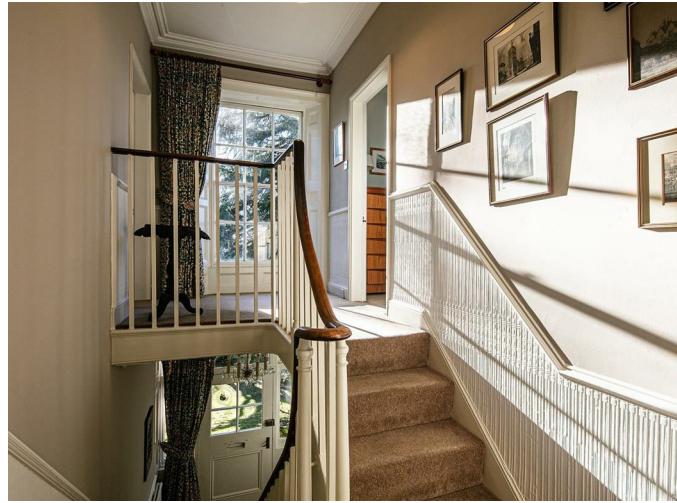
First Floor
Approx. 105.6 sq. metres (1137.0 sq. feet)



Outbuilding
Approx. 39.0 sq. metres (418.7 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.