

Saxton Mee

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Dial House, Ben Lane Wadsley Sheffield S6 4SA
Offers Around £425,000



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**** FREEHOLD **** Dial House is one of Sheffield's most distinctive and historic homes — a remarkable Grade II listed stone residence dating back to 1802, rich in character, local heritage and timeless architectural charm. Set proudly behind handsome stone walls on historic Ben Lane, the property takes its name from the original sundial mounted above the entrance, bearing the inscription:

"Of shade & sunshine for each hour,
See here a measure made,
Then wonder not if life consists,
Of sunshine and of shade."

Originally built as a substantial country residence on the rural edge of Wadsley, Dial House later became the renowned Dial House Working Men's Club — a celebrated Sheffield landmark that welcomed generations of local families and famous performers including Joe Cocker, Tony Christie, Marti Caine and Def Leppard.

Today, the house has been beautifully reimagined as an exceptional private home, combining elegant period features, extraordinary room proportions and high ceilings with a warm and inviting atmosphere throughout. From its striking façade and rich history to its spacious reception rooms and unique sense of character, Dial House offers a rare opportunity to own a truly memorable piece of Sheffield history.

- DISTINCTIVE & HISTORIC PROPERTY
- BEAUTIFULLY FINISHED ACCOMMODATION THROUGHOUT
- LOUNGE & DINING ROOM
- FULLY INTEGRATED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- STYLISH FOUR PIECE SUITE BATHROOM
- TERRACES TO THE FRONT & SIDE + A LAWNED GARDEN
- TWO ALLOCATED PARKING SPACES
- FREEHOLD





GROUND FLOOR

Beautifully decorated throughout, the well presented living accommodation briefly comprises: enter via a front door into the entrance hall with panelling to the walls and tiling to floor and this continues into a downstairs WC with WC and wash basin set in a combination unit. From the hall, access into the lounge and dining room. The lounge has a large sash window allowing lots of light in and an electric fire set in an attractive surround with a granite back and hearth. The dining room has dual aspect windows, bespoke fitted cupboards to one side of the chimney breast, attractive tiling to floor and panelling to walls. A door then opens into the fabulous kitchen/breakfast room which has a range of units with contrasting worktops. There is a central island with breakfast bar. The kitchen has a full range of recently replaced integrated appliances and these include a fridge, freezer, double electric oven, four ring ceramic induction hob, dishwasher, washing machine and tumble dryer. There is a side entrance door and under stair storage.

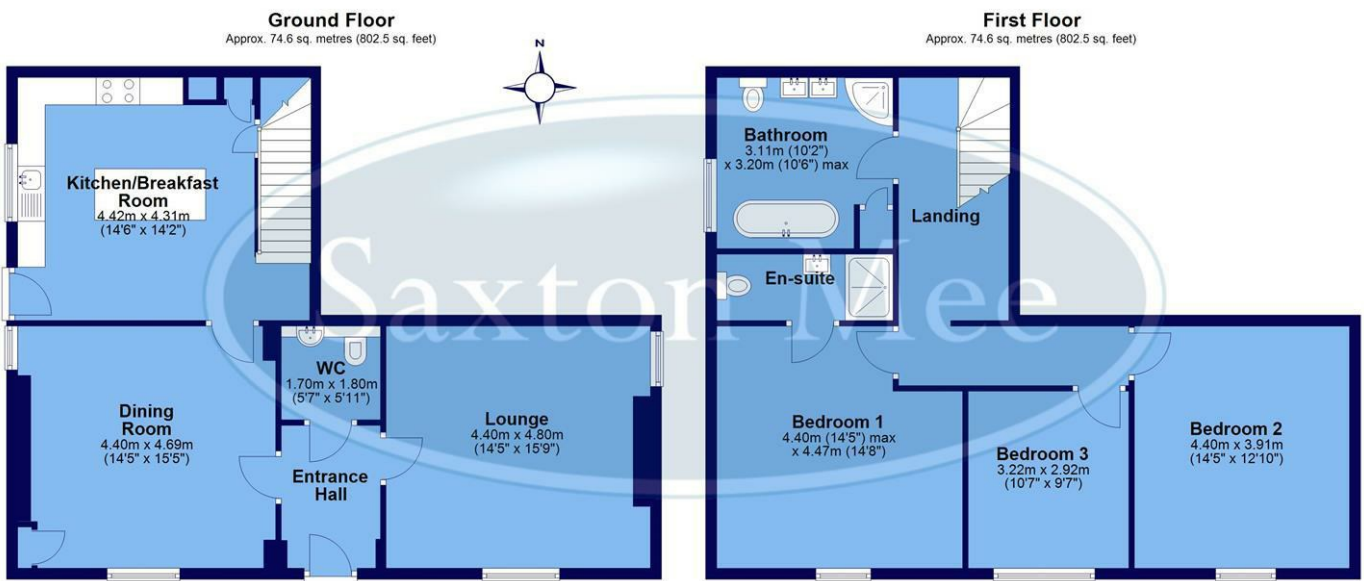
FIRST FLOOR

From the kitchen, an open staircase with oak handrail and balustrade rises to the first floor landing with access into the three bedrooms and the family bathroom. The principal double has an en suite shower room. Double bedroom two is to the front aspect. Bedroom three is a good sized single and has access to a loft space. The stylish four piece suite bathroom has a bath, shower enclosure, WC and two wash basins. There is a cupboard off which houses the gas boiler (18 months old) and there is also access to a loft space.

OUTSIDE

There is private off-road parking with two allocated spaces. A gate gives access to the side of the property which has a lovely Indian stone terrace. To the front a low stone wall encloses a further Indian stone terrace with a planted border. There is a further enclosed lawn to the side.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 149.1 sq. metres (1605.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-101) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
		70	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-101) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
		67	76
England & Wales		EU Directive 2002/91/EC	