







## Thornbury Lodge

310 Fulwood Road • Sheffield • S10 3BN

Guide Price £440,000 - £460,000

A truly charming detached stone-built lodge, dating back to the nineteenth century, beautifully blending period character with stylish contemporary living. Offering two double bedrooms and thoughtfully upgraded by the current owners, Thornbury Lodge provides deceptively spacious accommodation over two floors, complemented by a private enclosed garden and double driveway, all within one of Sheffield's most sought-after residential locations. Rich in original features, including stone mullioned windows, exposed stonework, high ceilings and character detailing, the property has been sympathetically enhanced with quality modern fixtures and fittings to create a warm, elegant home ideally suited to professionals, downsizers or those seeking a unique property close to the city's hospitals, universities and excellent amenities. A welcoming reception hall creates an immediate impression with its generous proportions, tiled flooring with underfloor heating and a double-fronted cloaks cupboard. The delightful lounge is full of character, featuring a high ceiling, stone mullioned windows, a feature coal-effect gas fire and French doors opening directly onto the beautifully enclosed rear garden, creating a seamless connection between indoor and outdoor living. A concealed floor hatch provides access to the useful cellar. The dining kitchen is both practical and stylish, fitted with a bespoke range of cabinetry complemented by granite worktops and matching splashbacks. Integrated appliances include an oven with gas hob and extractor, microwave, dishwasher, fridge and separate freezer. A beautiful bay window and elegant arched side window flood the room with natural light, making it an inviting space for everyday dining and entertaining. Completing the ground floor is a spacious double bedroom, equally suited as a guest room, home office or additional reception room, together with a beautifully appointed family bathroom featuring a traditional white suite, roll-top bath and underfloor heating. A useful utility cupboard provides plumbing for a washing machine with shelving and storage above, while a further understairs cupboard houses the Worcester combination boiler. The first floor has been transformed into an impressive open-plan principal bedroom suite. This light-filled, split-level space showcases exposed brick and stonework, vaulted ceilings, an attractive arched window, two additional windows and a large roof lantern, creating a wonderful sense of space and character. Integrated LED lighting and fitted blackout blinds provide a warm ambience by evening while allowing the room to be fully darkened when desired. There is ample space for a dressing area and home-working zone, while a recently installed contemporary en-suite shower room is finished to an exceptional standard, featuring stylish tiling, a walk-in rainfall shower, matte black fittings and a modern WC. Outside, the property enjoys excellent kerb appeal with an attractive planted frontage and a side-by-side double driveway, equipped with electric vehicle charger. Gated access leads to the private rear garden, which has been thoughtfully improved by the current owners to create an enclosed, level outdoor space with a lawn, York stone patio, ideal for relaxing and entertaining, together with a useful stone-built outbuilding providing additional storage. Thornbury Lodge occupies a superb position within easy reach of the excellent amenities of Ranmoor and Broomhill, including independent cafés, restaurants and shops, whilst being perfectly placed for highly regarded schools, Sheffield's teaching hospitals, both universities, the city centre and the Peak District National Park.





- Attractive Detached Stone Lodge in S10
- 2 Double Bedrooms & 2 Bathrooms
- Dating Back to Nineteenth Century
- Beautiful Interior – A Must See
- Lovely Kitchen with Appliances

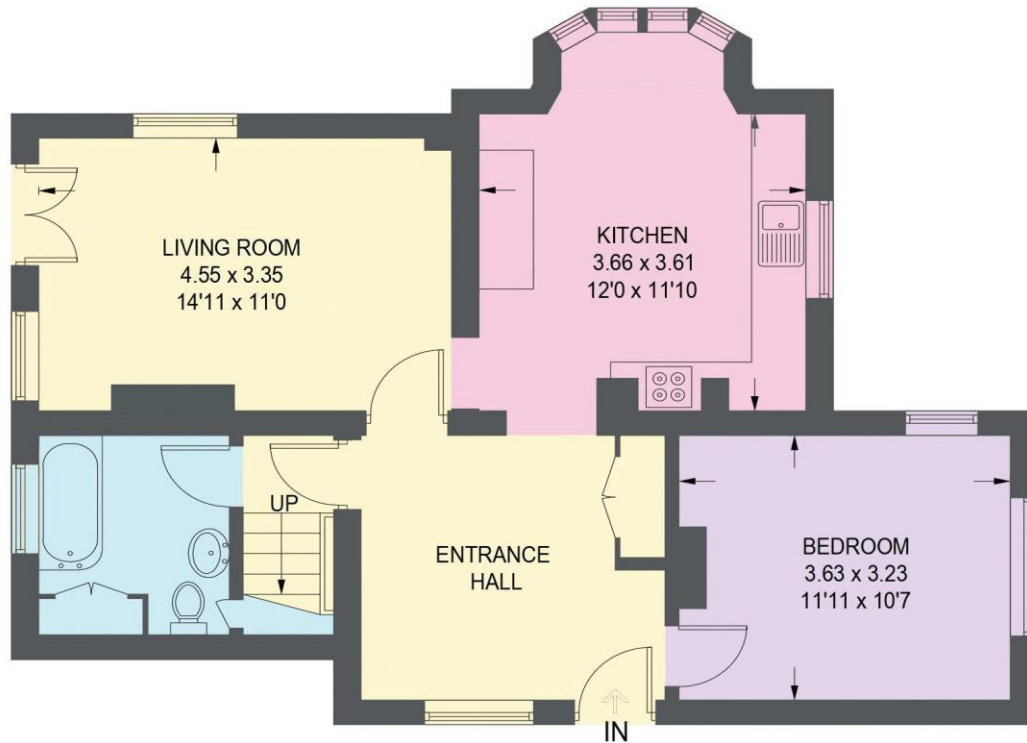
- Modern Bathrooms
- Fabulous Master Bedroom Suite
- Enclosed Lawned Garden
- Freehold
- Council Tax Band D, EPC Rating E



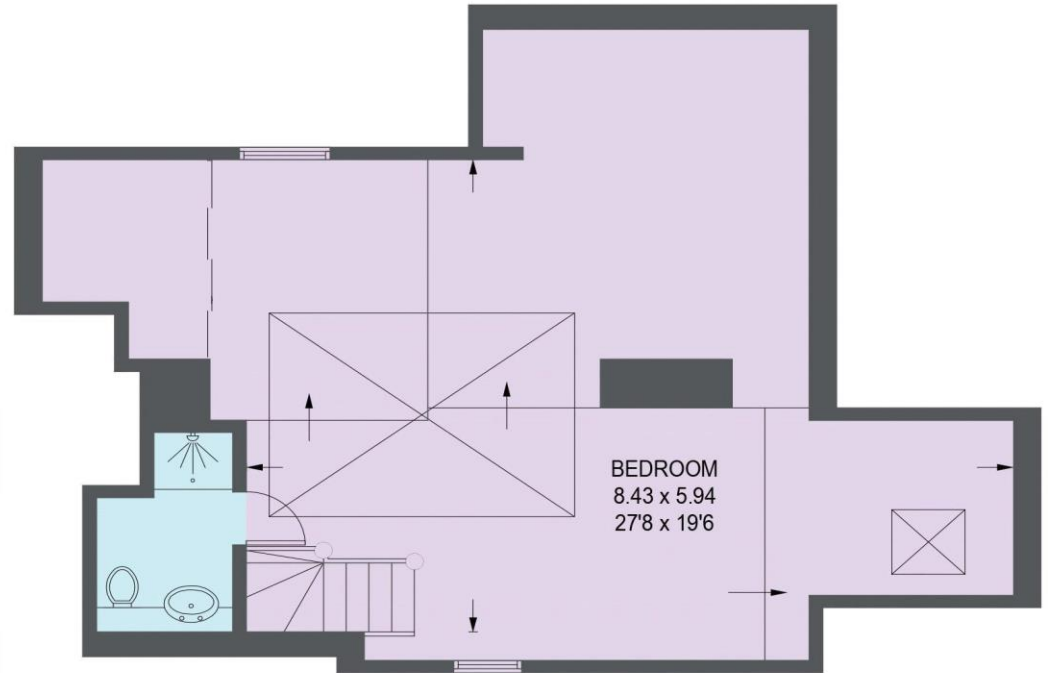


# THORNBURY LODGE

APPROXIMATE GROSS INTERNAL AREA = 123.5 SQ M / 1329 SQ FT



**GROUND FLOOR = 65.9 SQ M / 709 SQ FT**



**FIRST FLOOR = 57.6 SQ M / 620 SQ FT**

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



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