



Wales House  
3 Wales Court | Manor Road | Wales | Sheffield | S26 5PB

# WALES HOUSE, 3 WALES COURT



*A hugely characterful 18th Century property, sympathetically restored and modernised resulting in a magnificent family home, offering spacious, versatile accommodation and a delightful tucked away edge of countryside position.*



An awe inspiring property presenting a statement of both character and grandeur; offering welcoming spacious accommodation, as one would expect, presented to the highest of levels, retaining charm and period features throughout. Enjoying the most idyllic of settings positioned on the edge of this much admired and highly sought after village, open countryside being immediately accessible, an abundance of local services includes highly regarded schools whilst the M1 motorway is within a 10 minute drive ensuring convenient access throughout the region and beyond.

# GROUND FLOOR

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An impressive stone stairway leads to an open fronted portico which shelters the front door, has tiling to the floor and a traditional door. The reception hall provides an impressive introduction to the home, tastefully restored retaining original period features which are immediately on display and continue throughout the home including deep skirting boards and a high ceilings. The hallway has a delightful cast iron range, a cloaks cupboard and a W.C presented with a two piece suite. Twin doors open to the inner hallway which is overlooked by a galleried landing and has a staircase gaining access to the first floor.

A shower room presents a wash hand basin with vanity beneath, a shower and a low flush W.C.

The living room is positioned to the front aspect of the home; a delightful room with full height bay windows to the front aspect inviting an abundance of natural light indoors, original retained features including deep skirting boards, dado and picture rails and ornate cornice to the ceiling. A stunning fireplace has a marble inset and hearth and is home to a living flame gas fire.

A home office has a window to the side aspect overlooking the original grounds to Wales House and the room retains original features.

An open plan living kitchen offers generous accommodation incorporates the kitchen area and a large dining area, the room having a window to the front aspect overlooking the courtyard, the kitchen presented with a comprehensive range of fitted furniture finished in oak with granite worksurfaces and tiled splashbacks, a central island has a granite surface with stainless steel sink and useful cupboards beneath whilst a complement of appliances includes a Rangemaster stove that consists of a double oven and grill with a five ring burner and hot plate and an overhanging extractor hood; a microwave oven, a double fridge freezer, and a dishwasher. The dining area is home to a table that comfortably seats eight and a fireplace has a cast iron inset with ornamental tiled detailing and a granite hearth. Off the kitchen a utility room has a side door to the porch and also gains access to the cellar.

A studio or gym offers versatile accommodation would make a great utility area and is presented with cupboards and a work surface incorporating a sink with a tiled splash back.

The lounge offers exceptional accommodation, is located to the rear aspect of the home with windows and French doors which open onto a garden terrace; the room has deep skirting boards, a picture rail, coving to the ceiling, a stunning oak fireplace with mirror over and ornate tiled surrounds to a living flame gas fire. Internal doors gain access through to a secondary study area or library which once again offers versatile accommodation.





















# FIRST FLOOR

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A half landing provides a delightful seating area with the return of the staircase rising to a generous galleried landing which commands an impressive outlook over the hallway. There is a staircase to the second floor and access to all bedrooms and the family bathroom. A utility cupboard presents furniture and a work surface with sink unit over.

The principal bedroom suite has an internal hallway, the room occupying a double aspect position with windows to three elevations commanding a delightful outlook whilst inviting an abundance of natural light indoors; displaying retained original features and enjoying an external balcony. A walk through dressing room has a window and gains access to the En-suite bathroom presented with twin pedestal wash hand basins, a free standing roll top bath with claw feet, a high flush W.C and shower with fixed glass screens, the room having a traditionally styled radiator, feature tiling to the walls and window commanding an impressive view.

To the front aspect of the home there are two double bedrooms, each with windows commanding an impressive outlook, one of the rooms having an En-suite shower room consisting of a low flush W.C, a corner shower and wash hand basin, an opaque window, traditional radiator and feature tiling to the walls.

To the rear aspect of the property there are two additional double bedrooms each with fitted wardrobes and stunning long distance views capturing a glimpse of the Pennine's in the distance.

The bathroom is presented with a P-shaped bath with shower over whilst a vanity unit incorporates a low flush W.C and wash hand basin; full tiling to the walls an opaque window and a heated Chrome towel radiator. off the landing is a small cupboard stroke utility room which is presented with furniture and a work surface with sink unit over.

## Second Floor

A central landing gains access to two rooms offering the potential to create additional bedroom suites or annexed accommodation, one of the rooms currently used as a hobby room.











# OUTSIDE

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## Externally

The property is approached by a tree lined lane and occupies a tucked away position, to the immediate front of the home there is a private drive and tarmac parking / turning area whilst a further parking bay / compound is tree enclosed and home to a double garage whilst offering space for additional vehicle storage such as a caravan or motorhome. To the immediate rear of the home a garden terrace offers a sheltered seating area before leading through to a generous lawned garden that is fenced enclosed with shrub and tree lined boundaries, an ornamental pond and decked seating area which overlooks stunning countryside, the garden occupying a south west facing aspect.





# LOCATION

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## Wales, S26

Wales is a charming rural village located on the edge of open countryside south of Sheffield centre. The village lies only a few miles from the A57, the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Doncaster, Chesterfield and Retford and Kiveton Park having rail connections including a direct rail link to London's Kings Cross. The immediate locality presents local services and amenities including both private and secondary schools.

The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external Lifestyle, nearby attractions and pastimes include Chesterfield canal and the Turnerwood Locks, ancient woodland, Hawkes Wood and Old Spring Wood; Rother Valley and the popular water park are within a short drive as is Meadowhall shopping centre, Chatsworth House, and the hugely popular Peak District . The area presents easy access to Sherwood Forest including Clumber Park. Lindrick and Bondhay golf clubs are each just a few minutes' drive and private schooling is available locally with the well respected Ranby House Prep and Worksop College both within easy driving distance. In short, this delightful location offers a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.



# INFORMATION

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A Freehold property with mains gas, water, electricity and drainage. Council Tax Band - E. EPC Rating - D. Fixtures and fittings by separate negotiation.

To the basement a cellar extends to approximately 500 sqft of useful storage accommodation.

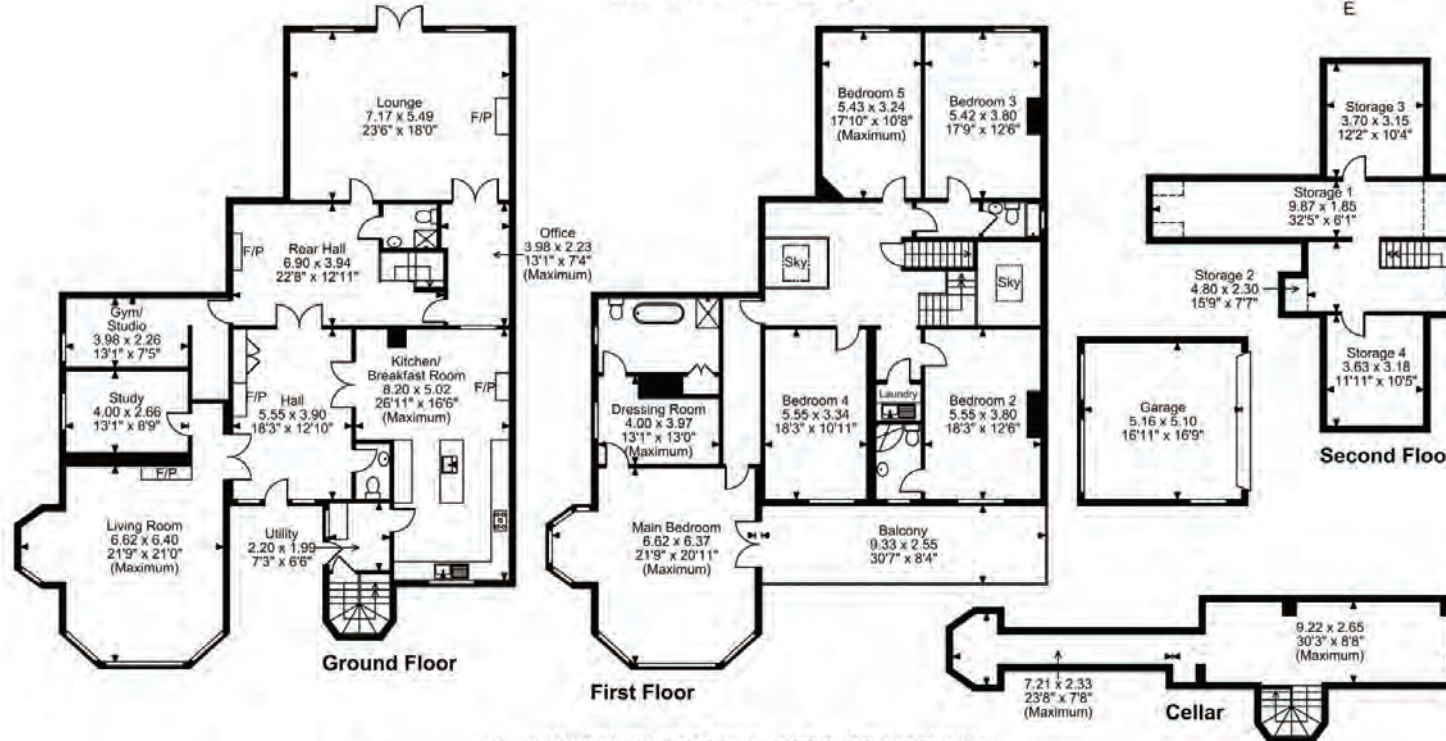
Wales House is part of Wales Court a country Manor House now forming four character homes, originally constructed for the Duke of Leeds with a date stone going back as far as 1629, the main house being built in the late 18th century, later modified in 1870. This historical gem offers a unique blend of classic charm with a modern twist. Boasting original feature whilst offering very versatile a spacious accommodation for modern families.

£795,000





**Wales Court, Manor Road, Wales, Sheffield**  
**Approximate Gross Internal Area**  
**Main House = 5135 Sq Ft/477 Sq M**  
**Garage = 283 Sq Ft/26 Sq M**  
**Balcony external area = 255 Sq Ft/24 Sq M**  
**Total = 5418 Sq Ft/503 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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*We value the little things that make a home*

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