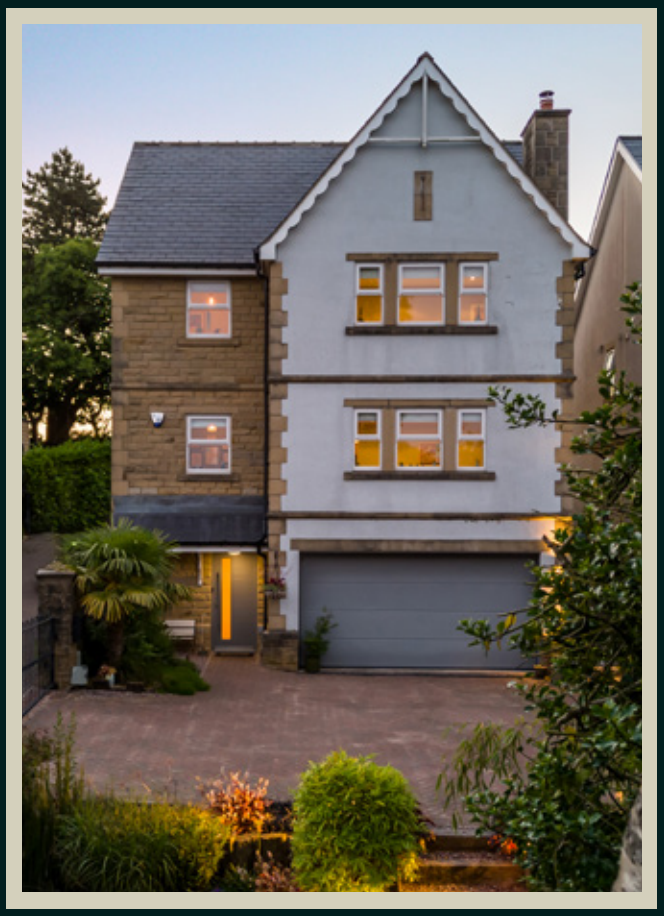
CARNOUSTIE HOUSE



BLENHEIM



LOCATED WITHIN A SMALL, EXCLUSIVE DEVELOPMENT OF JUST FOUR PROPERTIES SITS CARNOUSTIE HOUSE, A WONDERFUL FIVE BEDROOMED DETACHED HOME THAT BENEFITS FROM BEAUTIFULLY LANDSCAPED GARDENS.

Generously set across three floors, this beautiful residence is finished to a superb standard, providing contemporary family living.





A bright and spacious dining kitchen comprises a superb dining area that connects to the garden through bi-folding doors and a well-appointed kitchen with Siemens integrated appliances.

The main reception room is the fabulous lounge, which showcases a tiled feature wall and a log burner. There is also a superb a versatile fifth bedroom/study with a further family/sitting room, WC, utility room on the ground floor. Positioned on the second floor is the family bathroom and four double bedrooms, including the master bedroom with an en-suite that has been recently renovated to a high-standard.

Carnoustie House sits proudly behind electric gates, which open to provide access to a block paved driveway, allowing ample parking and having the additional benefit of an integral double garage. Adjacent to the driveway is a pleasant stone seating terrace that is equipped with a lovely covered bar area and set adjacent to an artificial lawn bordered by mature planting and trees. To the rear of the home, a thoughtfully designed garden incorporates a patio, well-stocked rockery and an artificial lawn.

The property is situated within a highly sought-after location and has good access to the amenities of Crosspool, Fulwood and Ranmoor, which include shops, restaurants, cafes and public houses. Hallamshire Golf Club is located just across the road and the Peak District is easily accessible within a short drive. Outdoor spaces are available in abundance within the surrounding areas, such as the scenic Redmires Reservoirs, Rivelin Valley Trail and Fox Hagg Nature Reserve. Sheffield's NHS and private hospitals are reachable within a short journey, along with Sheffield's universities. Additionally, the schooling within the area is highly regarded and offers both public and private schooling options.

The property briefly comprises on the ground floor: Entrance Hall, WC, utility room, family/sitting room and integral double garage.

On the first floor: Landing, dining kitchen, lounge and bedroom 5/study.

On the second floor: Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4, family bathroom and airing/data cupboard.



GROUND FLOOR

A UPVC door with a double-glazed obscured panel opens to the entrance hall.

Entrance Hall

Having pendant light points, a central heating radiator and a telephone point. Timber doors open to the WC, utility room and integral double garage. A timber door with glazed panels also opens to the family/sitting room.

WC

Having recessed lighting, extractor fan, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, fitted mirror above and glazed shelving beneath.

Utility Room

9'7 x 7'7 (2.91m x 2.31m)

Having a pendant light point, extractor fan, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating a matching work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for an automatic washing machine. To one wall, there is a range of fitted furniture with long hanging.

Integral Double Garage

21'0 x 16'1 (6.41m x 4.90m)

Having an up-and-over electric door, light, power and housing the Baxi boiler.

Family/Sitting Room

18'7 x 14'6 (5.66m x 4.43m)

A superb reception room with recessed lighting, central heating radiator, data points and provision for a wall mounted television and speaker system. To one wall, there is a range of fitted furniture by Hammonds that incorporates shelving. Double UPVC doors with double glazed panels and matching side panels open to small patio area.

From the entrance hall, a staircase with a timber hand rail, balustrading and an under-stairs storage cupboard rises to the first floor.



ENTRANCE HALL



FAMILY/SITTING ROOM

FAMILY/SITTING ROOM

FIRST FLOOR

Landing

Having a pendant light point and timber doors open to the dining kitchen and bedroom 5/study. Double timber doors with glazed panels also open to the lounge.

Dining Kitchen

26'7 x 20'6 (8.10m x 6.25m)

A well-appointed dining kitchen with rear facing UPVC double glazed windows, recessed lighting, central heating radiator, provision for a wall mounted speaker system and LVT flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and an inset 1.5 bowl Rangemaster stainless steel sink with a chrome mixer tap. The integrated appliances are by Siemens and include a four-ring induction hob with an extractor hood above, fan assisted oven and grill, microwave, full-height fridge/freezer and a dishwasher. Aluminium bi-fold doors with double glazed panels open to the rear garden.

Bedroom 5/Study

10'2 x 8'0 (3.10m x 2.44m)

A versatile room that is currently utilised as a study but could be used as a fifth bedroom. Having a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial point and data points.

Lounge

16'5 x 15'11 (5.00m x 4.86m)

Having front facing UPVC double glazed windows, recessed lighting, central heating radiators, TV/aerial point and data points. The focal point of the room is the fully tiled feature wall and log burner sat on a stone hearth. There is also provision for a wall mounted speaker system.

From the first floor landing, the staircase continues to the second floor.



DINING KITCHEN

DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE



LOUNGE



LOUNGE

LOUNGE

SECOND FLOOR

Landing

Having a pendant light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and airing/data cupboard. Access can also be gained to a loft space which is boarded with custom-built extensive shelving.

Master Bedroom

16'5 x 12'6 (5.00m x 3.80m)

A generously sized master bedroom with front facing UPVC double glazed windows, recessed lighting, central heating radiators and a TV/aerial point. A timber door opens to a master en-suite.

Master En-Suite

Being fully tiled and having recessed lighting, an extractor fan, and a suite in white comprising a wall mounted WC and a wall mounted wash hand basin with a mixer tap. To one wall is a walk-in shower enclosure with a fitted rainhead shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

Bedroom 2

14'1 x 11'10 (4.30m x 3.60m)

A good-sized double bedroom with rear facing UPVC double glazed windows, flush light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture by Hammonds that incorporates long hanging and shelving.

Bedroom 3

11'10 x 10'2 (3.60m x 3.10m)

Another double bedroom with rear facing UPVC double glazed windows, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture by Hammonds, which incorporates shelving.

Bedroom 4

10'2 x 8'3 (3.10m x 2.52m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial point and data points.

Family Bathroom

A modern family bathroom with recessed lighting, extractor fan, heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a Roca low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap, a fitted vanity mirror, glazed shelving and a storage cabinet. Also having a panelled bath with a chrome mixer tap, hand shower facility and tiled splash backs. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

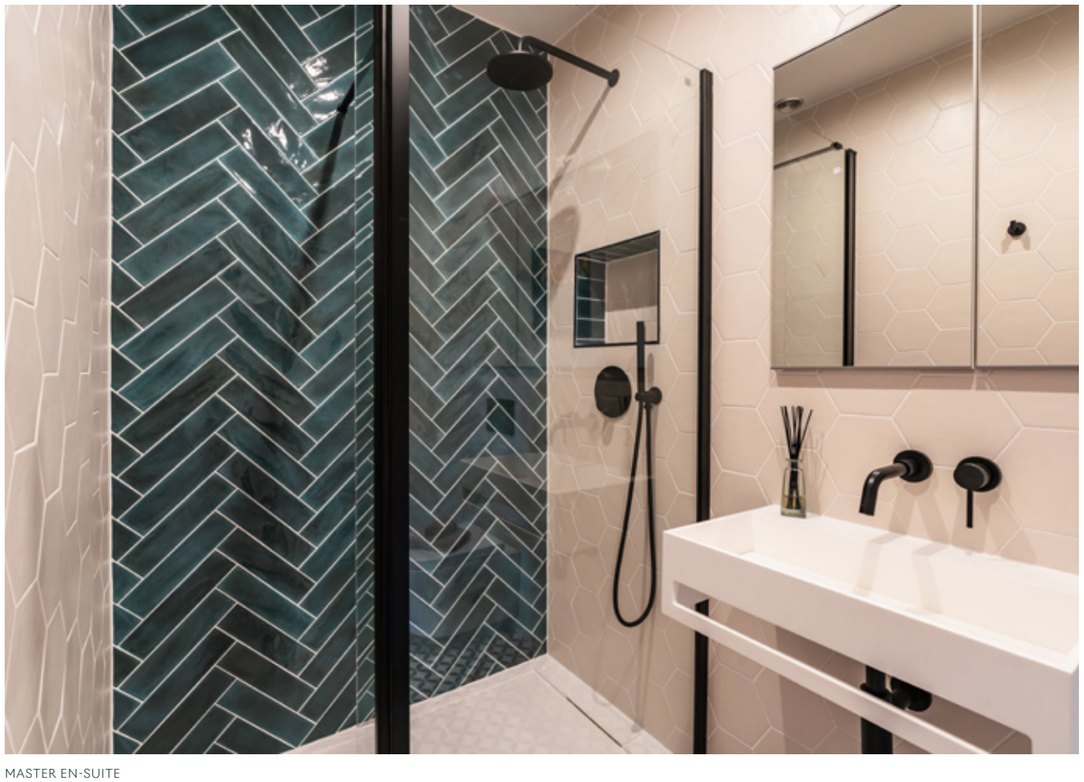
Airing/Data Cupboard

Having a pendant light point and housing the Range hot water cylinder and access to the data hub for the property.



VIEW

MASTER BEDROOM



MASTER EN-SUITE



MASTER EN-SUITE



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 3



FAMILY BATHROOM



FAMILY BATHROOM



LANDING



BEDROOM 2

EXTERIOR AND GARDENS

Barncliffe Mews is a private road that is accessed by electric wrought iron gates, which open to a block paved road providing access to the four properties within the development. Electric gates open to Carnoustie House.

To the front of the property, there is a block paved driveway that provides ample parking with exterior lighting and a water tap. To each side of the driveway there are gravel borders comprising trees and flowers. Access can be gained to the main entrance door and integral double garage.

From the driveway, timber sleeper steps with gravel insets and planted borders to each side lead down to a stone flagged seating terrace. The terrace is partially covered by a wooden bar/seating area with fitted benches and an external power point. Adjacent to the terrace is an area with artificial grass and raised timber sleeper borders containing mature shrubs and flowers. From the terrace, timber sleeper steps with gravel insets lead down to a stepping stone path that is flanked by bark and mature trees and leads to a stone flagged area that houses a garden store.

Garden Store

Having glazed windows and providing a superb storage space.

From the front, access can be gained to the right side of the property where a path with provision for an electric car charging point leads to a timber pedestrian gate. The gate opens to stone flagged steps with a water tap, which rise to the rear.

To the rear, there is a stone flagged patio with external power points and being bordered by a raised timber sleeper rockery that is well-stocked with a range of mature shrubs and flowers. StepBulletss rise to a further stone flagged area with exterior lighting and further steps rise to give access to the dining kitchen. A pedestrian gate also opens to Barncliffe Mews. Timber sleeper steps with gravel insets rise to an artificial lawn with exterior lighting and raised stone borders. The garden is enclosed by mature hedging and fencing, providing security and privacy to this wonderful family home.



EXTERIOR AND GARDENS













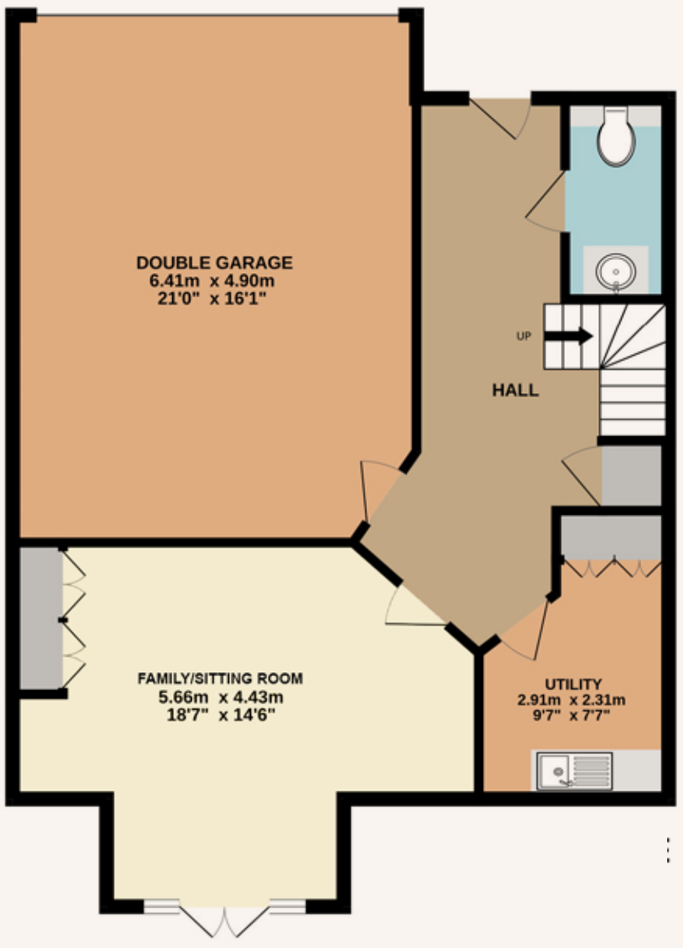




GROUND FLOOR

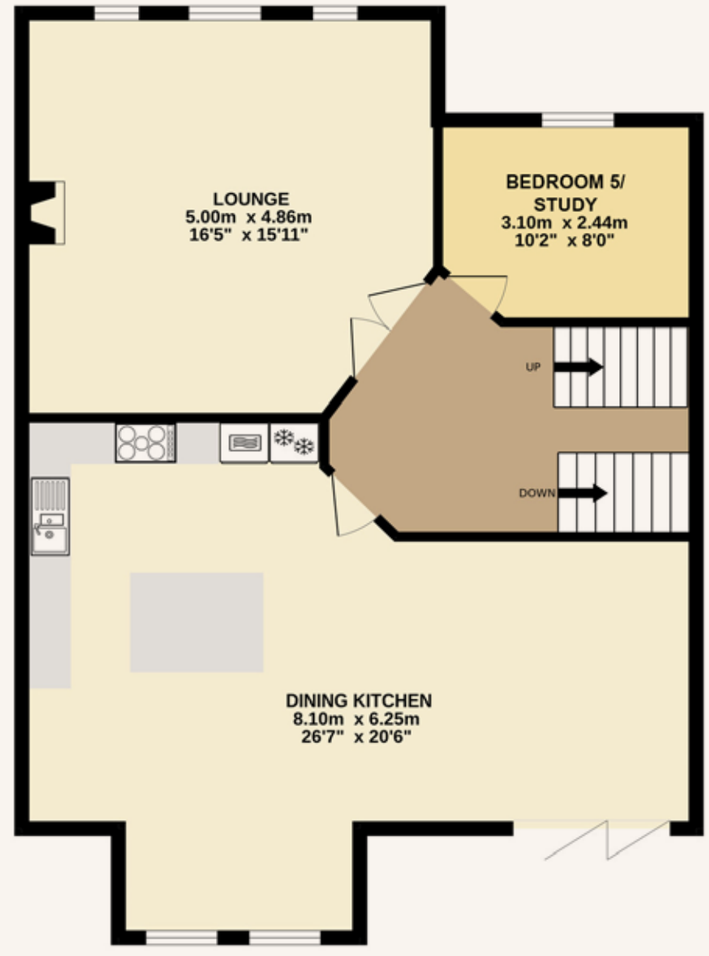
Approximate Floor Area:
825 SQ.FT. (76.6 SQ.M)

Total Approximate Floor Area:
2475 SQ.FT. (229.9 SQ.M)



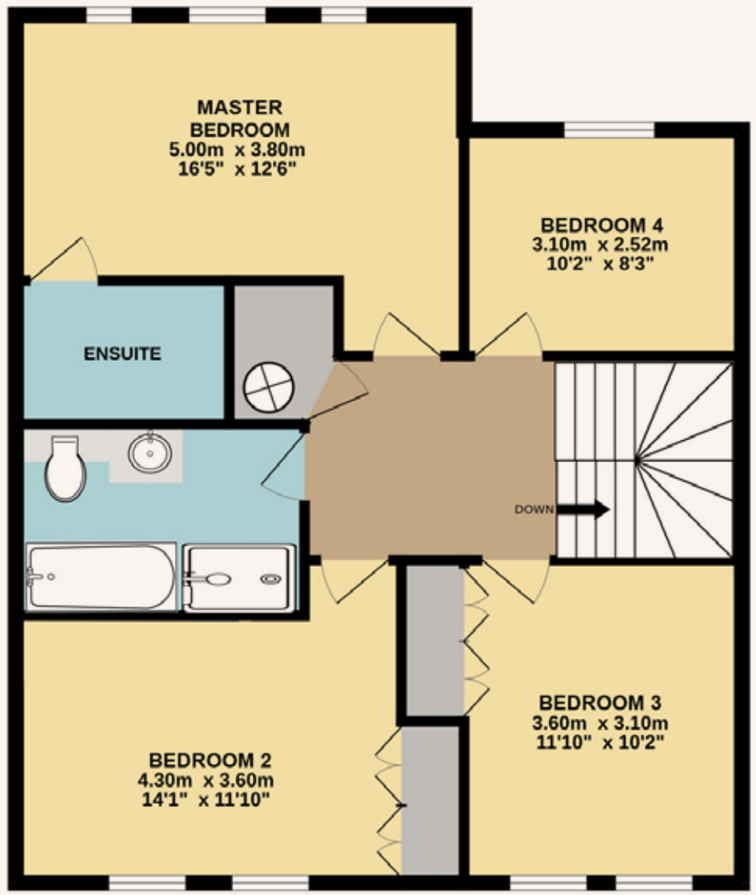
FIRST FLOOR

Approximate Floor Area:
849 SQ.FT. (78.9 SQ.M)



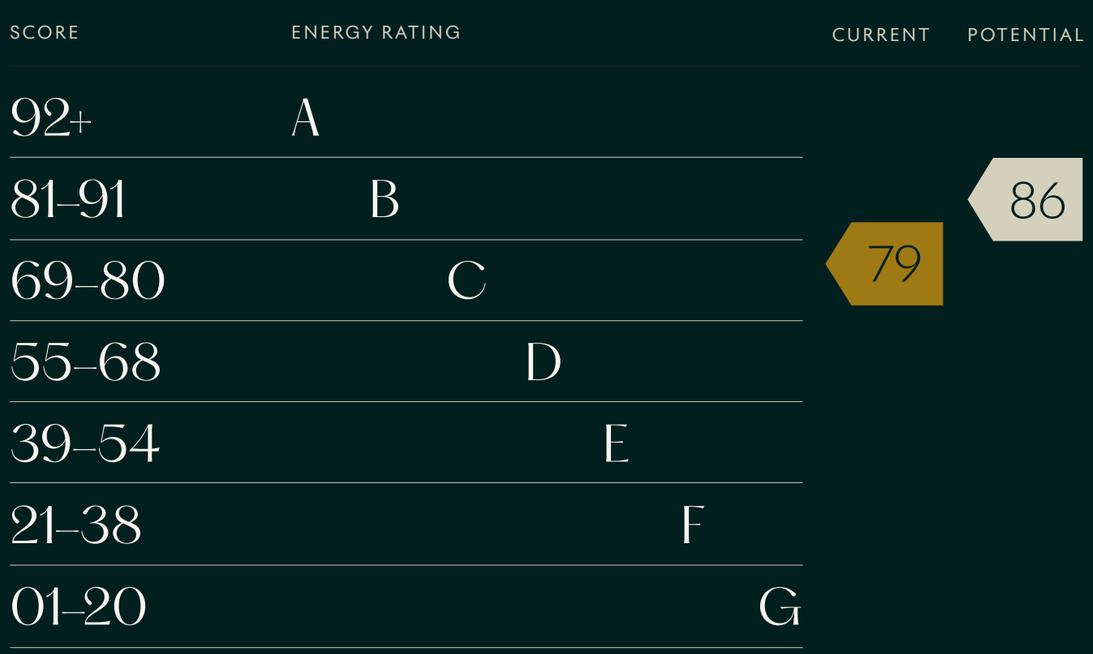
SECOND FLOOR

Approximate Floor Area:
801 SQ.FT. (74.4 SQ.M)





BEDROOMS 5	BATHROOMS 2
LIVING ROOMS 2	SQFT 2,475
TENURE Freehold	COUNCIL TAX G



Services

Mains gas, mains water, mains electric and mains drainage. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

The private road is shared between the four properties within the development. There are no rights of access over the land of Carnoustie House.

Covenants, Easements, Wayleaves & Flood Risk

There are no active covenants, easements or wayleaves and the flood risk is low.

Tree Preservation Orders

There are TPOs on six of the trees.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

CARNOUSTIE HOUSE

4 Barncliffe Mews, Sheffield,
South Yorkshire, S10 4JY

Asking Price
£899,950

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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