



Flat 2, Totley Hall
Totley Lane | Totley | Sheffield | S17 4AA

 FINE & COUNTRY

FLAT 2, TOTLEY HALL

Dating back to 1623, Grade II listed Totley Hall stands as one of Sheffield's most revered historic manors. Flat 2 occupies a prime ground-floor position, offering remarkable space and architectural grandeur. Highlighting rich oak wall panelling, carved barley-twist columns, and stone mullion windows, this unique home features two double bedrooms, two bathrooms, a modern kitchen, stunning communal grounds, and allocated parking.

LIVING SPACES

Convenient everyday entry is gained via the building's well maintained communal hallway, opening into a home of extraordinary scale and heritage.

The heart of the apartment is a breathtaking open plan living and dining space flowing into the kitchen, beautifully framed by striking hand carved barley twist columns.

The main reception area showcases rich oak panelling, timber ceiling beams, stone mullion windows, and a historic studded oak door set beneath an original stone archway. The modern fitted kitchen is equipped with integrated wall ovens, streamlined units, and ample bespoke storage.









Bedrooms, Bathrooms & Utility

Plentiful storage is cleverly arranged across the home, preserving the uncluttered elegance of the living spaces. A separate, highly functional laundry room adds to the property's practical appeal.

Two exceptionally spacious double bedrooms with stone mullioned views offer tranquil retreats, highlighted by a principal bedroom with a luxurious en suite bathroom, accompanied by a stylish main family bathroom.







Gardens, Exterior & Heritage

Originally built in 1623 for George Newbould and later refined during the Victorian Jacobean Revival era, Totley Hall stands as one of the area's most revered historic landmarks.

Perfectly positioned on the peaceful fringe of Sheffield where the city meets the Peak District National Park, the estate offers an exceptional lifestyle blending rich local history with scenic country living.

The hall is set within breathtaking grounds, where expansive lawns, heritage stone walls, and magnificent mature trees frame tranquil terraces designed to soak in the surrounding countryside views. Allocated resident and visitor parking is located within the courtyard.







INFORMATION

Services, Utilities & Property Information

Utilities

Mains Water | Mains Electric | Mains Gas | Mains Sewerage

Mobile Phone Coverage

4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability

Ultrafast broadband is available in the area, with speeds of up to 471 Mbps download and 88.9 Mbps upload. Full Fibre options may also be available. We advise buyers to check availability with their preferred provider.

Local Authority

Sheffield City County Council

Council Tax Band: E

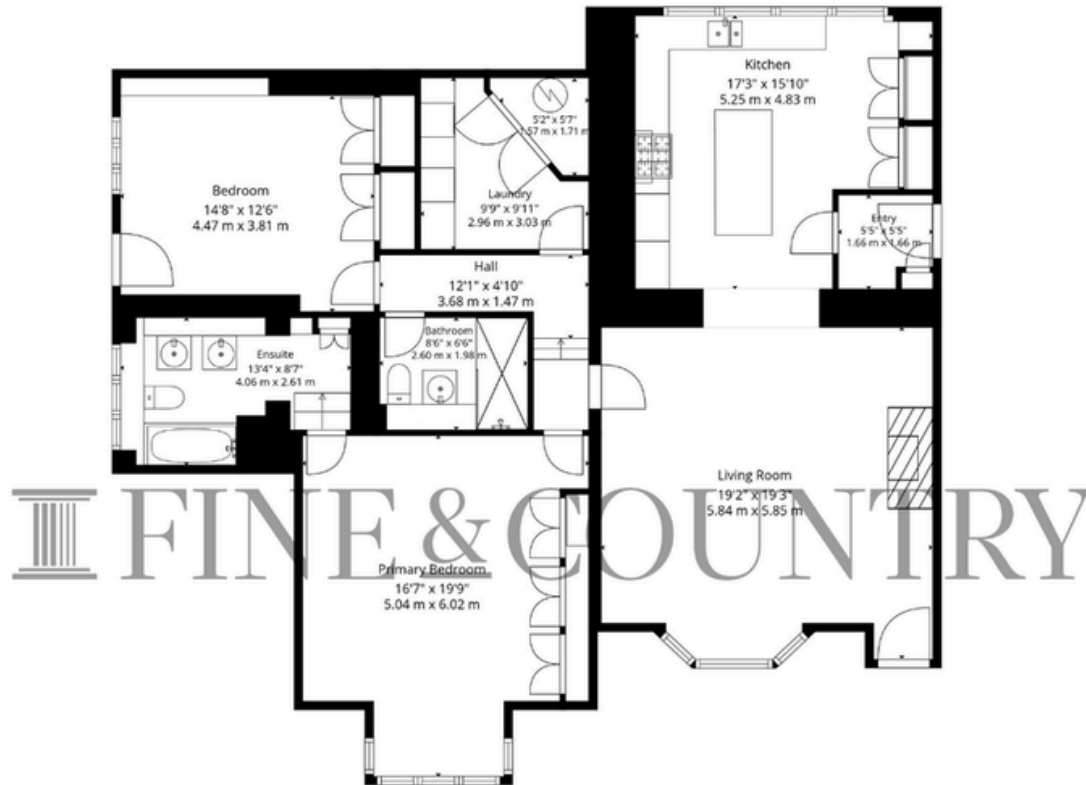
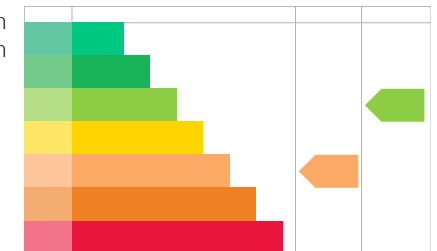
The property is held on a 999-year lease commencing 1 April 2002. The current annual service charge is approximately £3,000. Buyers are advised to have the lease, service charge arrangements and any associated obligations verified by their solicitor prior to exchange of contracts.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number +44 7585 495779

Opening Hours

Monday to Friday	8.00 am – 8.00 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00am – 4pm



Total: 1552 sq. Ft, 144 m2

1st Floor: 1552 sq. Ft, 144 m2

Excluded Areas: " " : 22 sq. Ft, 2 M2, Bay Window: 15 sq. Ft, 1 M2, Walls: 93 sq. Ft, 9 m2

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CHENILLE WOOD
PARTNER AGENT

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I'm Chenille Wood, a luxury real estate advisor specialising in South Yorkshire and the North West.

With a background in interior architecture, I approach property differently. I focus on understanding what makes a home distinctive, telling its story and creating a bespoke marketing strategy designed to connect it with the right audience.

For me, selling a home is a collaboration. From presentation and marketing through to negotiation and completion, I work closely with my clients throughout, supported by a trusted network of property and lifestyle professionals.

Every home is different. The strategy behind selling it should be too.

YOU CAN FOLLOW CHENILLE ON



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country

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