







Crookes House

118 Sackville Road • Crookes • S10 1GW

Asking Price £750,000

Crookes House is a remarkable former manor house, occupying a prominent position in the heart of Crookes and offering an exceptional blend of historic character, generous proportions, and contemporary family living. Significantly redesigned and refurbished throughout, this substantial six-bedroom home provides highly flexible accommodation extending over multiple levels, including the potential for ground-floor bedroom accommodation with an adjoining wet room, making it ideally suited to multigenerational living or those seeking accessible and future-proofed accommodation. Approached through attractive gated entrances, the property immediately impresses with its sense of space and presence. A generous, light-filled reception hallway creates a wonderful first impression and sets the tone for the accommodation beyond. At the heart of the home is an impressive dining kitchen, beautifully appointed with contemporary gloss units, curved-edge work surfaces, and a striking SMEG range cooker with induction hob. Integrated appliances include fridge drawers and a dishwasher, while the spacious layout provides ample room for family dining, entertaining, and everyday living. Positioned opposite the kitchen is a versatile family room, presented in bold contemporary tones and offering a flexible space that could be utilised as a snug, playroom, home office, or additional sitting room. To the rear of the property, the spacious living room enjoys direct access to a private terrace via French doors, creating an effortless connection between the indoor and outdoor living spaces. Adjoining the living room is a wet room, providing flexibility for those seeking accessible accommodation, with the potential for the living room to be utilised as a ground-floor bedroom if required. Access to the cellar is also provided from this part of the home. The accommodation continues with an elegant formal dining room, ideal for entertaining, together with a separate utility room, cloakroom, and access to the enclosed courtyard garden. A staircase rises to a useful office area before continuing to a generous first-floor landing. From here, six beautifully presented double bedrooms are accessed, all of which are generously proportioned and flooded with natural light. The principal bedroom benefits from a contemporary en-suite shower room, while a further modern bathroom serves the remaining accommodation. A small flight of steps leads to the stunning family bathroom, fitted with a modern white suite incorporating twin wash hand basins, a separate shower enclosure, and stylish contemporary finishes. Externally, Crookes House enjoys equally impressive outside space. Beyond the gated entrance is a cobbled driveway providing ample off-road parking, complemented by a curved lawn and attractive stone-paved seating area. A gated pathway leads to a separate enclosed terrace, offering a private and peaceful space for outdoor dining, entertaining, or relaxation. To the far side of the property is a further enclosed courtyard, which provides direct pedestrian access onto Crookes High Street, a particularly convenient feature for everyday living. Sackville Road occupies a prime position in the heart of Crookes, one of Sheffield's most sought-after suburbs. Renowned for its vibrant community atmosphere, the area offers an excellent selection of independent cafés, restaurants, shops, and everyday amenities, all within walking distance. The property is ideally placed for the city's universities and teaching hospitals, while excellent transport links provide easy access to Sheffield City Centre. Nearby parks, open green spaces, and the Peak District National Park further enhance the appeal of this outstanding location, offering the perfect balance of urban convenience and outdoor lifestyle opportunities.





- Former Manor House in S10
- Located in Heart of Crookes
- 6 Spacious Double Bedrooms
- Superb Family Dining Kitchen
- Flexible Accommodation

- Measuring an Impressive ??? sqft
- Landscaped Lawn, Terrace & Courtyard
- Gated Driveway
- Freehold
- Council Tax Band E, EPC Rating C



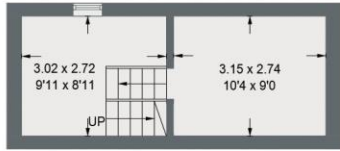


118 SACKVILLE ROAD

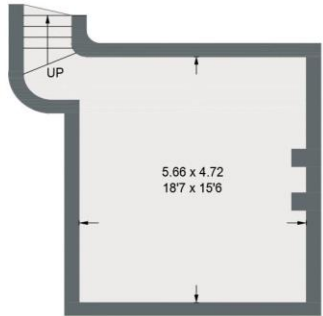
APPROXIMATE GROSS INTERNAL AREA = 313.9 SQ M / 3378 SQ FT

CELLARS = 46.0 SQ M / 495 SQ FT

TOTAL = 359.9 SQ M / 3873 SQ FT



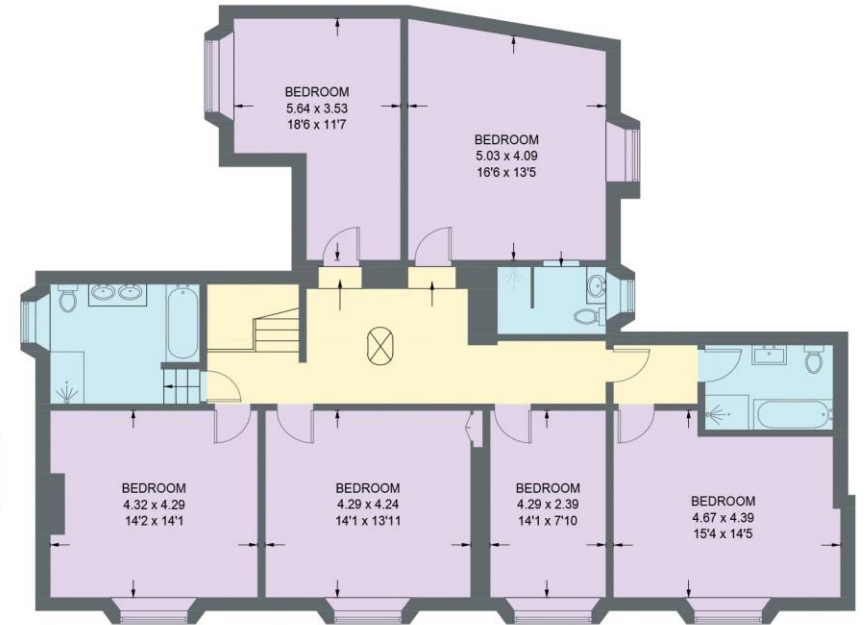
CELLAR
17.3 SQ M / 186 SQ FT



CELLAR
28.7 SQ M / 309 SQ FT



GROUND FLOOR
162.6 SQ M / 1750 SQ FT



FIRST FLOOR
151.3 SQ M / 1628 SQ FT

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



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