

Bolehill Lane, Eckington

Sheffield

Offers in the Region of

£875,000

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 3 | **Receptions:** 3

Tenure: Freehold

Council Tax Band: D

An extraordinary opportunity to acquire an exceptionally spacious and beautifully presented four-bedroom detached family residence, occupying an enviable position along the highly sought-after Bolehill Lane in Eckington. Offering an impressive combination of elegant interiors, versatile living accommodation and approximately 3.7 acres of land, this remarkable property presents a rare opportunity to enjoy a truly desirable lifestyle, blending luxurious family living with the freedom and privacy of an extensive rural setting.

Property Reference- RB0377

- Exceptional Four-Bedroom Detached Residence
- Three Elegant Reception Rooms
- Luxurious Ground Floor En-Suite bedroom
- Impressive Contemporary Kitchen & Utility
- Principal Bedroom & Dressing Area
- Approximately 3.7 Acres of Land
- Former Stable Block / Double Garage
- Equestrian Potential & Gated Land Access
- Extensive Gardens & Ample Parking
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Upon entering, you are welcomed into a magnificent orangery where space, natural light and refined design take centre stage, doors lead through into the impressive reception hallway which creates an immediate sense of grandeur, providing access to the ground floor accommodation. Three beautifully proportioned reception rooms including an incredible bar/entertaining room offer exceptional versatility, providing the perfect setting for both formal entertaining and relaxed family living. Whether enjoying quiet evenings in the spacious lounge, hosting memorable dinner parties in the dedicated dining room or creating a comfortable family room, these generous spaces provide an abundance of opportunity to suit a variety of lifestyles.

A particularly attractive feature of the ground floor is a spacious bedroom, thoughtfully positioned to provide privacy and comfort. Benefitting from its own private en-suite bathroom, this versatile accommodation is ideally suited to visiting guests, a dependent relative or those seeking convenient ground floor living. Alternatively, the room could provide an elegant home office or additional reception space, depending on individual requirements.

At the heart of the home lies the impeccably appointed kitchen, combining practicality with an attractive finish to create a welcoming and functional space. Offering ample preparation and storage areas, the kitchen provides an ideal setting for everyday family life and entertaining alike. Complementing the kitchen are well-appointed utility areas, providing valuable additional storage and laundry facilities whilst ensuring the main living spaces remain beautifully organised.

Ascending to the first floor, a spacious landing leads to two generously proportioned bedrooms,The principal bedroom provides a particularly inviting sanctuary, with ample space to create a relaxing private haven and benefits from a dedicated dressing area, adding a further touch of luxury and practicality as well as an e-suite. There is an additional bedroom and family bathroom with incredible views completing this floor.

Externally, the property continues to impress, with an extensive and beautifully maintained garden providing a wonderful setting for outdoor entertaining, relaxation and family enjoyment. A dedicated patio area offers the perfect space for al fresco dining and summer gatherings, whilst the surrounding gardens provide an attractive and private backdrop to the home.

A particularly exceptional feature of this property is the approximately 3.7 acres of additional land, presenting an outstanding opportunity for those seeking space, privacy and a more rural lifestyle. Enclosed by stock fencing, the land is accessible directly from the garden and also benefits from its own gated access onto the lane, offering excellent convenience and flexibility. Whether utilised for equestrian purposes, grazing, recreation or simply enjoyed as an extensive private outdoor space, the land provides an exciting opportunity to embrace a variety of lifestyle pursuits.













4 BOLEHILL LANE

APPROXIMATE GROSS INTERNAL AREA = 277.3 SQ M / 2985 SQ FT
OUTBUILDING = 85.6 SQ M / 921 SQ FT (INCLUDING GARAGE / EXCLUDING EAVES)
TOTAL = 362.9 SQ M / 3906 SQ FT



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

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