

Moorview House

Butts Hill, Totley



Blenheim
Park Estates



A Wonderful Five Bedroomed
Stone-Built Detached Home





Welcome to Moorview House

Filled with an abundance of character and charm is Moorview House, a five bedroomed stone-built detached residence that originally dates back to the mid-1800s. This wonderful home offers a versatile layout for family living and has the benefit of a beautiful south-westerly facing garden.

The period features of Moorview House provide the feel of a country home and include exposed stone, exposed timber beams, vaulted ceilings and stone flagged flooring. The layout of the home could be utilised in various ways and comprises of three reception rooms, a superb breakfast kitchen, five well-proportioned bedrooms, three en-suites and a bathroom. The exterior of the property has ample off-road parking with a double garage, useful outbuildings and an Old English country style garden with a south-westerly facing aspect.

The property is situated with good access to the amenities of Totley and Dore, including shops, public houses and cafes. There is also a good range of schooling within the local area. Open countryside is located a short walk from the property and a brief journey takes you to the Peak District National Park.

The property briefly comprises on the ground floor: Entrance hall, utility room, WC, lounge/formal dining room, sitting room, dining area, office, inner hallway, breakfast kitchen, storage cupboard and double garage.

On the first floor: Master landing, master dressing area, master bedroom, master en-suite, mezzanine landing, bedroom 4, bedroom 4 en-suite, sauna, landing 1, bedroom 2, bedroom 2 en-suite, mezzanine storage, bedroom 3, bathroom, landing 2 and bedroom 5.

Outbuildings: Gymnasium, store and gardeners WC.

Ground Floor

A heavy timber door with a double glazed panel opens to the:

Entrance Hall

Having front and side facing timber double glazed panels, exposed timber beams, wall mounted light points, central heating radiator and tiled flooring. Timber doors open to the utility room, WC and lounge/formal dining room. A staircase also leads to the master landing on the first floor.

Utility Room

Having a Velux roof window, pendant light point, extractor fan, central heating radiator and tiled flooring. There's a range of fitted base/wall units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer. A cupboard houses the hot water cylinder.

WC

Having a Velux roof window, wall mounted light point, central heating radiator and tiled flooring. There's a suite in white, which comprises of a low-level WC, wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, a staircase with an oak hand rail and balustrading rises to the:

First Floor

Master Landing

Having an obscured Velux roof window, side facing timber double glazed window and a rear facing timber double glazed panel. A timber door opens to the storage cupboard and a timber door with glazed panels opens to the master dressing area.

Master Dressing Area

Having a pendant light point and a range of fitted furniture, incorporating short/long hanging, shelving and lighting. A timber door opens to the master bedroom.

Master Bedroom

22'6 x 14'4 (6.86m x 4.36m)

A spacious master bedroom with front and side facing timber glazed windows, Velux roof window and exposed timber beams. Also having wall mounted light points, central heating radiator, TV/aerial point and pine flooring. There's a wall mounted coal effect gas fire with a stone hearth. To one corner, there's a tiled area, which houses a roll-top bath with a chrome mixer tap and a hand shower facility.



Lounge/Formal Dining Room

28'4 x 16'0 (8.64m x 4.88m)

A generously sized reception room, currently being used as a lounge with a formal dining area, however could be utilised as one large room.

Lounge Area

A characterful space with front and rear facing timber glazed windows, recessed lighting, exposed stone walling and timber beams, TV/aerial points and stone flagged flooring. The focal point of the room is the log burning stove with a stone hearth. A wide opening gives access to the formal dining area and a timber door also opens to the sitting room.

Formal Dining Area

Having exposed timber beams, oak panelling to the walls, wall mounted light points and a central heating radiator with a decorative cover.





Sitting Room
24'4 x 16'8 (7.42m x 5.09m)

Another well-proportioned reception room with front facing timber glazed windows, pendant light point, recessed lighting, oak panelling to one corner, central heating radiators (two of which have decorative covers) and oak flooring. The focal point of the room is the coal effect gas fire with a marble mantel and a granite hearth. A wide opening gives access to the dining area. A timber door also opens to an inner hallway.

A Generous and
Versatile Sitting Room



Dining Area
20'8 x 8'6 (6.30m x 2.60m)

A pleasant room overlooking the rear garden, which is accessed through oak bi-folding doors with double glazed panels. Having a side facing timber glazed window with fitted shutters, exposed timber beams, pendant light point, central heating radiators and oak flooring. A timber door opens to the office.





Utility Room

Having a Velux roof window, pendant light point, extractor fan, central heating radiator and tiled flooring. There's a range of fitted base/wall units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer. A cupboard houses the hot water cylinder.



Moorview House



Moorview House Originally Dates Back to the Mid-1800s and Offers a Versatile Layout

From the master bedroom, a timber door opens to the master en-suite.

Master En-Suite

Being fully tiled and having an obscured Velux roof window, recessed lighting, extractor fan, shaver point, two illuminated vanity mirrors and a heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a separate shower enclosure with a fitted rain head shower, an additional hand shower facility, body jets and a glazed screen/door.

Ground Floor Continued

From the entrance hall, a timber door opens to the:

Lounge/Formal Dining Room

28'4 x 16'0 (8.64m x 4.88m)

A generously sized reception room, currently being used as a lounge with a formal dining area, however could be utilised as one large room.

Lounge Area

A characterful space with front and rear facing timber glazed windows, recessed lighting, exposed stone walling and timber beams, TV/aerial points and stone flagged flooring. The focal point of the room is the log burning stove with a stone hearth. A wide opening gives access to the formal dining area and a timber door also opens to the sitting room.

Formal Dining Area

Having exposed timber beams, oak panelling to the walls, wall mounted light points and a central heating radiator with a decorative cover.

From the lounge area, a staircase with an oak hand rail and balustrading rises to the mezzanine landing.

First Floor

Mezzanine Landing

Having a vaulted ceiling with exposed timber beams, oak panelling and a timber door opens to the bedroom 4.

Bedroom 4

11'1 x 9'10 (3.38m x 2.99m)

Having front and side facing timber glazed windows, exposed timber beams, pendant light point and a central heating radiator.

Bedroom 4 En-Suite

Being fully tiled and having an extractor fan, wall mounted light point and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a Heritage pedestal wash hand basin with traditional chrome taps. Also having a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

Sauna

Having light, a fitted bench and a Harvia heater.

Ground Floor Continued

From the lounge/formal dining room, a timber door opens to the:

Sitting Room

24'4 x 16'8 (7.42m x 5.09m)

Another well-proportioned reception room with front facing timber glazed windows, pendant light point, recessed lighting, oak panelling to one corner, central heating radiators (two of which have decorative covers) and oak flooring. The focal point of the room is the coal effect gas fire with a marble mantel and a granite hearth. A wide opening gives access to the dining area. A timber door also opens to an inner hallway.

Dining Area

20'8 x 8'6 (6.30m x 2.60m)

A pleasant room overlooking the rear garden, which is accessed through oak bi-folding doors with double glazed panels. Having a side facing timber glazed window with fitted shutters, exposed timber beams, pendant light point, central heating radiators and oak flooring. A timber door opens to the office.

Office

17'4 x 5'0 (5.28m x 1.52m)

Having rear facing timber double glazed panels, side facing timber glazed window, pendant light point, wall mounted light point and a central heating radiator. A timber door opens to the lounge/formal dining room.

From the sitting room, a staircase with an oak hand rail and balustrading rises to the:

First Floor

Landing 1

Having a wall mounted light point, an exposed timber beam and timber doors opening to bedroom 5 and the bathroom.

Bedroom 5

13'10 x 9'11 (4.22m x 3.02m)

Having a Velux roof window, flush light point, exposed timber beams and exposed stone walling. Also having a central heating radiator, telephone point and eaves storage with shelving.

Bathroom

Being fully tiled and having a Velux roof window, front facing timber glazed obscured window with fitted shutter and a pendant light point. Also having an exposed timber beam, flush light point, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps, fitted vanity mirror and glazed shelf above. To one corner, there's a roll-top bath with a chrome mixer tap and a hand shower facility.



Breakfast Kitchen
16'8 x 15'7 (5.09m x 4.75m)

A country style breakfast kitchen with side and rear facing timber glazed windows, coved ceiling, pendant light point, central heating radiator, telephone point and tiled flooring. Also having a range of fitted furniture, incorporating drawers, cupboards and shelving. The focal point of the room is the fireplace with a timber mantel and tiled surround/hearth. The kitchen comprises of a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, tiled splash backs, under-counter/recessed lighting and an inset Belfast style sink with an Insinkerator food waste disposer and an extendable chrome mixer tap. There's a central island with a matching granite work surface, which extends to provide breakfast seating for four chairs. Appliances include a Kenwood range cooker with a five-ring gas hob including wok burner and a combination oven with an extractor hood over. Other integrated appliances include a Hotpoint dishwasher and two under-counter fridges. Timber doors open to the storage cupboard and inner hallway. A timber door with a glazed panel also opens to the front of the property.

A Country Style
Breakfast Kitchen



Master Bedroom

22'6 x 14'4 (6.86m x 4.36m)

A spacious master bedroom with front and side facing timber glazed windows, Velux roof window and exposed timber beams. Also having wall mounted light points, central heating radiator, TV/aerial point and pine flooring. There's a wall mounted coal effect gas fire with a stone hearth. To one corner, there's a tiled area, which houses a roll-top bath with a chrome mixer tap and a hand shower facility. A timber door opens to the master en-suite.



A Well-Proportioned
Master Bedroom Suite





Master En-Suite

Being fully tiled and having an obscured Velux roof window, recessed lighting, extractor fan, shaver point, two illuminated vanity mirrors and a heated towel rail. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a separate shower enclosure with a fitted rain head shower, an additional hand shower facility, body jets and a glazed screen/door.



Bedroom 3

16'8 x 13'9 (5.09m x 4.20m)
A sizeable double bedroom with a side facing timber double glazed panel, rear facing timber glazed window, coved ceiling, pendant light point and central heating radiator. There's a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to landing 2.



Bedroom 2

18'11 x 16'8 (5.76m x 5.09m)

A fabulous double bedroom with an abundance of character. Having rear facing timber glazed windows, a high ceiling with exposed timber beams, pendant light point, flush light point and central heating radiators. The focal point of the room is the exposed brick chimney breast with a stone hearth. An obscured glazed door opens to the en-suite and a spiral staircase rises to a mezzanine storage.



Bedroom 4

11'1 x 9'10 (3.38m x 2.99m)

Having front and side facing timber glazed windows, exposed timber beams, pendant light point and a central heating radiator. A timber door opens to the bedroom 4 en-suite.





Bedroom 4 En-Suite

Being fully tiled and having an extractor fan, wall mounted light point and a central heating radiator. There's a suite in white, which comprises of a low-level WC and a Heritage pedestal wash hand basin with traditional chrome taps. Also having a separate shower enclosure with a fitted rain head shower and a glazed screen/door. A timber door opens to the sauna.



Bedroom 5

13'10 x 9'11 (4.22m x 3.02m)

Having a Velux roof window, flush light point, exposed timber beams and exposed stone walling. Also having a central heating radiator, telephone point and eaves storage with shelving.

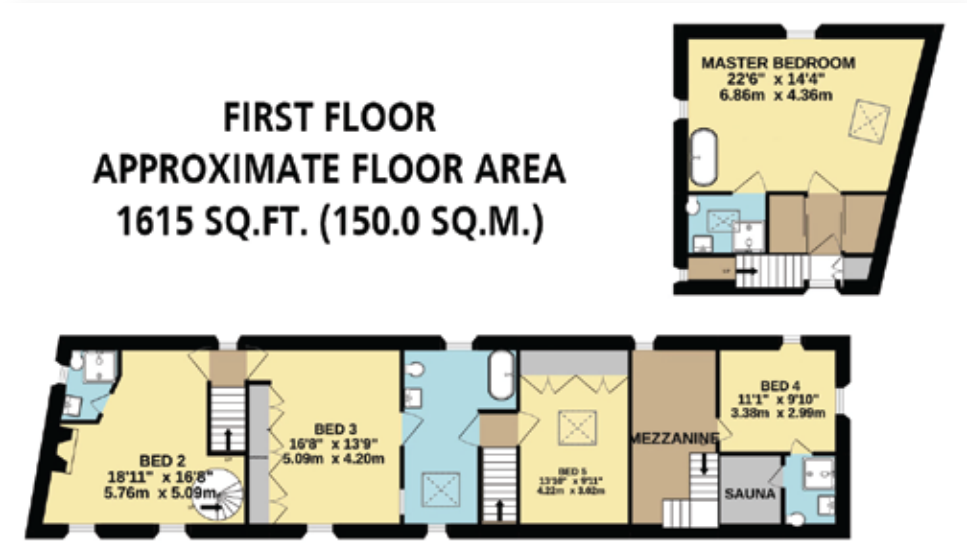
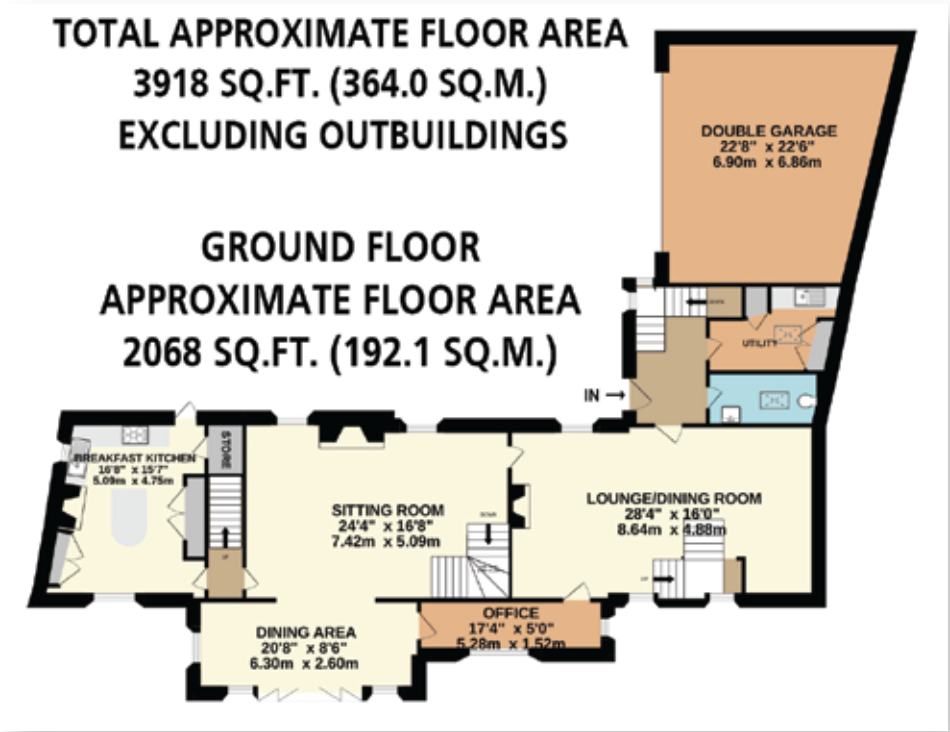




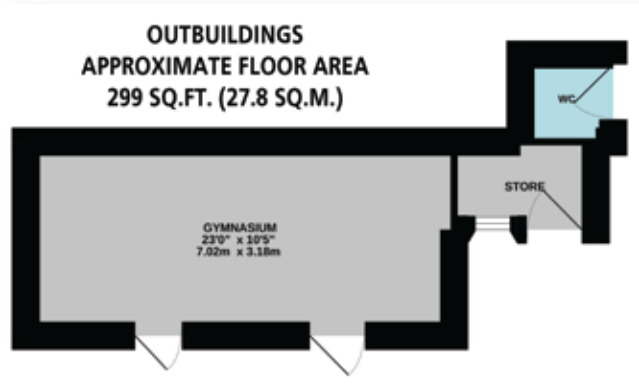
Bathroom

Being fully tiled and having a Velux roof window, front facing timber glazed obscured window with fitted shutter and a pendant light point. Also having an exposed timber beam, flush light point, central heating radiator, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps, fitted vanity mirror and glazed shelf above. To one corner, there's a roll-top bath with a chrome mixer tap and a hand shower facility. A timber door opens to bedroom 3.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		49 E	76 C



Positioned to Take Advantage of the Fabulous Moorland Views with a South-Westerly Facing Garden

From the bathroom, a timber door opens to bedroom 3.

Bedroom 3
16'8 x 13'9 (5.09m x 4.20m)
A sizeable double bedroom with a side facing timber double glazed panel, rear facing timber glazed window, coved ceiling, pendant light point and central heating radiator. There's a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to landing 2.

Landing 2
Having a front facing timber glazed panel, coved ceiling and a pendant light point. Timber doors open to bedroom 2 and bedroom 3. A staircase with timber hand rails leads down to the inner landing on the ground floor.

Bedroom 2
18'11 x 16'8 (5.76m x 5.09m)
A fabulous double bedroom with an abundance of character. Having rear facing timber glazed windows, a high ceiling with exposed timber beams, pendant light point, flush light point and central heating radiators. The focal point of the room is the exposed brick chimney breast with a stone hearth. An obscured glazed door opens to the en-suite and a spiral staircase rises to a mezzanine storage.

Bedroom 2 En-Suite
Having a side facing timber glazed obscured window, tiled walls and tiled flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a wet room style shower with a fitted shower, an additional hand shower facility and body jets.

Mezzanine Storage
16'1 x 9'1 (4.90m x 2.77m)
Being useful for storage with exposed timber beams, light and power.

Ground Floor Continued

Inner Hallway
Having a pendant light point, oak flooring and a timber door opening to the breakfast kitchen.

Breakfast Kitchen
16'8 x 15'7 (5.09m x 4.75m)
A country style breakfast kitchen with side and rear facing timber glazed windows, coved ceiling, pendant light point, central heating radiator, telephone point and tiled flooring. Also having a range of fitted furniture, incorporating drawers, cupboards and shelving. The focal point of the room is the fireplace with a timber mantel and tiled surround

and hearth. The kitchen comprises of a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, tiled splash backs, under-counter/recessed lighting and an inset Belfast style sink with an Insinkerator food waste disposer and an extendable chrome mixer tap. There's a central island with a matching granite work surface, which extends to provide breakfast seating for four chairs. Appliances include a Kenwood range cooker with a five-ring gas hob including wok burner and a combination oven with an extractor hood over. Other integrated appliances include a Hotpoint dishwasher and two under-counter fridges. Timber doors open to the storage cupboard and inner hallway. A timber door with a glazed panel also opens to the front of the property.

Storage Cupboard
Having a wall mounted light point, tiled flooring and housing the Pro Exclusive boiler.

Exterior and Gardens
From Butts Hill, timber gates open to the front of the property. A block paved courtyard provides parking for several vehicles with exterior lighting and shrubs. Access can be gained to the main entrance door, breakfast kitchen, outbuildings and double garage.

Outbuildings

Gymnasium
23'0 x 10'5 (7.02m x 3.18m)
Having light, power and telephone points.

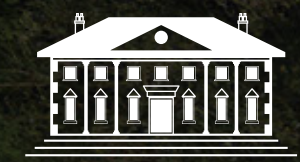
Store
Having a timber glazed window, light and a stainless steel sink with traditional chrome taps.

Gardeners WC
Having a low-level WC.

Double Garage
22'8 x 22'6 (6.90m x 6.86m)
Having an electric up-and-over door, light, power and housing the Ideal boiler.

To the rear of the property, there's a garden that is laid to lawn with a range of mature trees, including an apple tree, and mature shrubs. Also having a York stone flagged seating terrace with exterior lighting and a water tap and a range of mature trees. Access can be gained to the dining area and a timber pedestrian gate opens to Butts Hill. A stone path leads to a further stone patio with mature trees and shrubs. To one corner of the garden, there is a BBQ area with a stone slab table.

*Image for Illustration Purposes Only





Exterior and Gardens

From Butts Hill, timber gates open to the front of the property. A block paved courtyard provides parking for several vehicles with exterior lighting and shrubs. Access can be gained to the main entrance door, breakfast kitchen, outbuildings and double garage.

To the rear of the property, there's a garden that is laid to lawn with a range of mature trees, including an apple tree, and mature shrubs. Also having a York stone flagged seating terrace with exterior lighting and a water tap and a range of mature trees. Access can be gained to the dining area and a timber pedestrian gate opens to Butts Hill. A stone path leads to a further stone patio with mature trees and shrubs. To one corner of the garden, there is a BBQ area with a stone slab table.





Outbuildings

Gymnasium

23'0 x 10'5 (7.02m x 3.18m)

Having light, power and telephone points.

Store

Having a timber glazed window, light and a stainless steel sink with traditional chrome taps.

Gardeners WC

Having a low-level WC.

Double Garage

22'8 x 22'6 (6.90m x 6.86m)

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



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

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.



Moorview House

Butts Hill, Totley,

Sheffield, South Yorkshire S17 4AN

Offers in the Region of £999,950