



The Old Dam House  
Hollow Meadows, Sheffield

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### Exterior and Gardens

From Manchester Road, an access road owned by The Old Dam House leads to an intercom operated wrought iron gate, which opens to the property and cobble driveway around a raised stone turning circle with a lawn. The driveway also has raised stone planters and a stone flagged parking area to one side for several vehicles with exterior lighting and a raised lawn with mature trees. A timber pedestrian gate opens to an enclosed space at the right side of the property, which has provision for an electric car charging point and houses the 1200L LPG gas tank. Access can be gained to the garden store.

From the driveway, access can be gained to an open store and the main entrance door. To one side of the main entrance door, a step leads up to a timber decked seating terrace that is bordered by post/rail fencing. There is also a water tap to one side of the door.

From the driveway, stone steps and a separate path give access to the utility room and an opening leads to the left side of the property.

An Exquisite Five Bedroomed  
Residence in a Beautiful Location





The Old Dam House

## Welcome to The Old Dam House

Welcome to a beautiful sanctuary for family living. The Old Dam House is an exceptional five bedroomed detached residence that exudes luxury throughout its immaculately presented living spaces, which are set across three floors. Boasting stunning views over Rivelin Reservoir, The Old Dam House sits within a private, south-facing plot, allowing natural light to fill this wonderful home.

The heart of the home is undoubtedly the outstanding living kitchen. Showcasing a high-quality handleless kitchen that features under floor heating, Neff main appliances and a central island with a textured granite work surface, which extends to provide breakfast seating. A sliding glazed door provides pleasant views towards the Reservoir, whilst a log burner sets the tone for a cosy winters day. Also on the ground floor are two spacious reception rooms, a long hallway with space for an office area and a bar/games room that offers great flexibility for a variety of uses.

Set over the first and second floors are five double bedrooms, including a sumptuous master bedroom suite and two additional double bedroom suites. There is also a modern family bathroom, which is fully tiled and has a large walk-in shower enclosure.

The Old Dam House is positioned behind intercom operated gates that open to a large cobbled driveway leading around a turning circle and has a separate area for parking several vehicles. Beside the entrance door is a timber decked seating terrace and another patio is provided alongside the living kitchen with an astro turf lawn.

The property is situated in a semi-rural location with good access to the amenities of Crosspool and Hallam Head, including shops, restaurants, cafes and public houses. Nearby is a range of local schooling and it is a short commute to Sheffield's main NHS and private hospitals. Recreational activities are available in abundance, with countryside walks ready to be explored from the doorstep such as Rivelin Reservoir, Redmires Reservoir and Rivelin Valley trail. Manchester is reachable within just over an hour and Sheffield city centre in under half an hour by road.

**The property briefly comprises of on the ground floor:** Entrance hallway, bar/games room, garden store, hall, inner hallway, WC, boiler cupboard, dining room, lounge, living kitchen and utility room.

**On the first floor:** Landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, family bathroom and linen cupboard. Accessed from the entrance hallway is loft storage.

**On the second floor:** Landing, bedroom 4, bedroom 4 dressing room, bedroom 4 en-suite WC and bedroom 5.

### Ground Floor

Double composite doors with a stained glass panel and a separate panel above, both with the name of the house inset opens to the:

#### Entrance Hallway

A long entrance hallway with front facing stone mullioned UPVC

double glazed windows, side facing UPVC double glazed panel and recessed lighting. Also, pendant light point, electric heater, exposed stone walls and stone flagged flooring. The focal point of the room is the stone chimney breast, incorporating the Duke of Norfolk coat of arms and a log burner that sits on a stone hearth. Timber doors open to the bar/games room and garden store.

#### Bar/Games Room

20'9 x 16'0 (6.33m x 4.87m)

A superb entertaining space that could be utilised in many other ways. Having front and side facing UPVC double glazed stone mullioned windows, flush light points and electric heaters. To one corner of the room, there is a fitted oak bar, incorporating a granite work surface, space for a fridge and provision for beer pumps.

#### Garden Store

9'6 x 5'7 (2.90m x 1.70m)

Having a flush light point and stone flagged flooring. A composite door with double glazed obscured panels opens to the right side of the property.



## Dining Room

13'2 x 13'1 (4.02m x 4.00m)

A good-sized dining room with a front facing UPVC double glazed oriel bay window, pendant light point, central heating radiator, telephone point, oak flooring and deep skirtings. A wide opening contains stone steps that lead down to the lounge.



A Bright and Airy  
Dining Room





**Lounge**  
13'1 x 13'1 (4.00m x 3.98m)

A beautiful reception room with front facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial point and oak flooring. The focal point of the room is the log burner, which is set within a stone fireplace with a mantel, surround and hearth.

A Homely Reception Room  
Featuring a Stone Fireplace



### Living Kitchen

22'1 x 20'8 (6.73m x 6.30m)

A magnificent living kitchen with recessed lighting, extractor fan and stone tiled flooring with under floor heating. The focal point of the room is the contemporary log burner that is set within a slip tile feature wall and has log storage beneath. There is a range of fitted wall units and a central island, incorporating a textured granite work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The central island provides breakfast seating for four chairs. The integrated appliances are by Neff and include a five-ring induction hob, fan assisted oven, grill and a warming drawer. There is also a Zanussi dishwasher and provision for an American style fridge/freezer. A sliding aluminium door with double glazed panels and matching side panels open to the right side of the property. An oak door with double glazed panels opens to the utility room.



A Stunning Living Kitchen with  
Well-Appointed Appliances







The Old Dam House

## Providing Immaculately Presented Living Spaces over Three Floors with Attractive Views over Rivelin Reservoir



### Bar/Games Room 20'9 x 16'0 (6.33m x 4.87m)

A superb entertaining space that could be utilised in many other ways. Having front and side facing UPVC double glazed stone mullioned windows, flush light points and electric heaters. To one corner of the room, there is a fitted oak bar, incorporating a granite work surface, space for a fridge and provision for beer pumps.



From the entrance hallway, a stone staircase rises to a door, which opens to loft storage above the bar/games room.

### First Floor

#### Loft Storage

15'9 x 9'6 (4.80m x 2.90m)

Having roof windows, light and storage cupboards.

#### Ground Floor Continued

From the entrance hallway, stairs rise to the:

#### Hall

19'9 x 9'1 (6.02m x 2.78m)

Having front facing stone mullioned UPVC double glazed windows, recessed lighting and an electric heater. To one wall, there is a range of fitted furniture, incorporating shelving, feature lighting and cupboards. Tiled steps rise to an office area that has a fitted desk. An oak door with a glazed panel opens to the inner hallway.

#### Inner Hallway

A split-level hallway with recessed lighting, central heating radiator and oak flooring. Oak doors open to the WC, lounge, boiler cupboard and dining room. An oak door with a glazed panel opens to the living kitchen.

#### WC

Having a pendant light point, extractor fan, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a tiled splash back.

#### Boiler Cupboard

Housing the Worcester boiler and fuse board.

#### Dining Room

13'2 x 13'1 (4.02m x 4.00m)

A good-sized dining room with a front facing UPVC double glazed oriel bay window, pendant light point, central heating radiator, telephone point, oak flooring and deep skirtings. A wide opening contains stone steps that lead down to the lounge.

#### Lounge

13'1 x 13'1 (4.00m x 3.98m)

A beautiful reception room with front facing UPVC double glazed windows, pendant light point, central heating radiator, TV/aerial point

and oak flooring. The focal point of the room is the log burner, which is set within a stone fireplace with a mantel, surround and hearth.

#### Living Kitchen

22'1 x 20'8 (6.73m x 6.30m)

A magnificent living kitchen with recessed lighting, extractor fan and stone tiled flooring with under floor heating. The focal point of the room is the contemporary log burner that is set within a slip tile feature wall and has log storage beneath. There is a range of fitted wall units and a central island, incorporating a textured granite work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The central island provides breakfast seating for four chairs. The integrated appliances are by Neff and include a five-ring induction hob, fan assisted oven, grill and a warming drawer. There is also a Zanussi dishwasher and provision for an American style fridge/freezer. A sliding aluminium door with double glazed panels and matching side panels open to the right side of the property. An oak door with double glazed panels opens to the utility room.

#### Utility Room

Having front and side facing stone mullioned UPVC double glazed windows, recessed lighting, partially tiled walls and stone tiled flooring. To one wall, there are fitted base units, incorporating an oak work surface, tiled splash backs and an inset 1.0 bowl sink with an extendable chrome mixer tap. There is space/provision for an automatic washing machine. A composite door with a double glazed obscured panel opens to the front of the property.

From the inner hallway, a staircase with an oak hand rail, glazed balustrading and an under-stairs storage cupboard rises to the:

### First Floor

#### Landing

Having rear facing timber double glazed panels, flush light points and a central heating radiator. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and family bathroom.

#### Master Bedroom

13'5 x 13'4 (4.10m x 4.06m)

A sumptuous master bedroom suite that has wonderful views of Rivelin Reservoir. Having front facing UPVC double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. The focal point of the room is the Carron log burner with a stone mantel and a tiled slate surround/hearth. An oak door opens to the master en-suite bathroom.





**Master Bedroom**  
13'5 x 13'4 (4.10m x 4.06m)

A sumptuous master bedroom suite that has wonderful views of Rivelin Reservoir. Having front facing UPVC double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. The focal point of the room is the Carron log burner with a stone mantel and a tiled slate surround/hearth. An oak door opens to the master en-suite bathroom.

A Luxurious Master  
Bedroom Suite





### Master En-Suite Bathroom

Being fully tiled and having a Velux roof window, flush light point, chrome heated towel rail, illuminated vanity mirror and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a bath with a chrome mixer tap and a hand shower facility.



### Bedroom 2 En-Suite Shower Room

Having recessed lighting, extractor fan and tiled flooring. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. Also having a shower enclosure with a fitted Mira shower and a glazed screen/door.



### Bedroom 2

13'2 x 13'1 (4.02m x 4.00m)

A spacious double bedroom with front facing UPVC double glazed windows set within exposed stone, pendant light point, central heating radiator and deep skirtings. An oak door opens to the bedroom 2 en-suite shower room.



### Bedroom 3

11'0 x 9'4 (3.35m x 2.84m)

Another good-sized double bedroom that has views of the Reservoir with front and side facing UPVC double glazed windows/panels. Also having a pendant light point and a central heating radiator.



### Family Bathroom

A fabulous, modern bathroom that is fully tiled and has a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A cupboard houses the hot water cylinder. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





The Old Dam House

## The Old Dam House is a Sanctuary for Family Living and Sits on a Private, Enclosed Plot

### Bedroom 4 13'8 x 13'7 (4.16m x 4.14m)

A fabulous double bedroom with a separate dressing room and WC. Having a Velux roof window, an original stone mullioned stained glass panel, flush light point and a central heating radiator. Steps lead down to the bedroom 4 dressing room.



### Master En-Suite Bathroom

Being fully tiled and having a Velux roof window, flush light point, chrome heated towel rail, illuminated vanity mirror and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall, there is a bath with a chrome mixer tap and a hand shower facility.

### Bedroom 2 13'2 x 13'1 (4.02m x 4.00m)

A spacious double bedroom with front facing UPVC double glazed windows set within exposed stone, pendant light point, central heating radiator and deep skirtings. An oak door opens to the bedroom 2 en-suite shower room.

### Bedroom 2 En-Suite Shower Room

Having recessed lighting, extractor fan and tiled flooring. There is a Villeroy & Boch suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. Also having a shower enclosure with a fitted Mira shower and a glazed screen/door.

### Bedroom 3 11'0 x 9'4 (3.35m x 2.84m)

Another good-sized double bedroom that has views of the Reservoir with front and side facing UPVC double glazed windows/panels. Also having a pendant light point and a central heating radiator.

### Family Bathroom

A fabulous, modern bathroom that is fully tiled and has a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A cupboard houses the hot water cylinder. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the landing, the staircase continues to the second floor and has a small linen cupboard.

### Second Floor

#### Landing

Having a Velux roof window and oak doors opening to bedroom 4 and bedroom 5.

#### Bedroom 4

13'8 x 13'7 (4.16m x 4.14m)

A fabulous double bedroom with a separate dressing room and WC.

Having a Velux roof window, an original stone mullioned stained glass panel, flush light point and a central heating radiator. Steps lead down to the bedroom 4 dressing room.

### Bedroom 4 Dressing Room

13'7 x 12'10 (4.14m x 3.90m)

Having front facing UPVC double glazed windows, pendant light point and a central heating radiator. There is a comprehensive range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table with drawers. A bi-folding timber door opens to the bedroom 4 en-suite WC.

### Bedroom 4 En-Suite WC

Being fully tiled and having a flush light point, extractor fan, low-level WC and a wall mounted wash hand basin with traditional chrome taps.

### Bedroom 5

9'7 x 8'2 (2.92m x 2.50m)

Having front and side facing UPVC double glazed windows, pendant light point, central heating radiator and a telephone point. Access can be gained to a loft space.

### Exterior and Gardens

From Manchester Road, an access road owned by The Old Dam House leads to an intercom operated wrought iron gate, which opens to the property and cobbled driveway around a raised stone turning circle with a lawn. The driveway also has raised stone planters and a stone flagged parking area to one side for several vehicles with exterior lighting and a raised lawn with mature trees. A timber pedestrian gate opens to an enclosed space at the right side of the property, which has provision for an electric car charging point and houses the 1200L LPG gas tank. Access can be gained to the garden store.

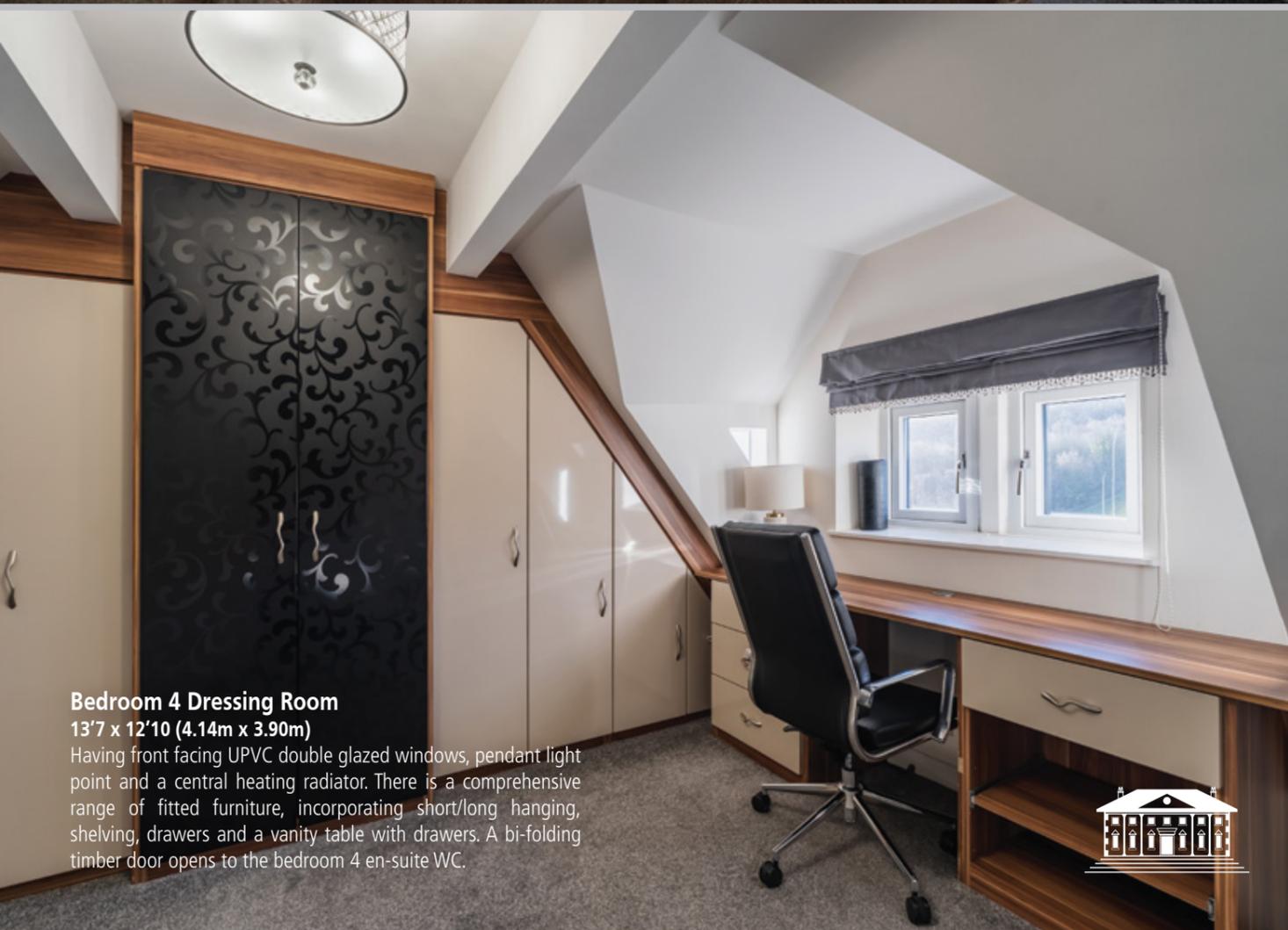
From the driveway, access can be gained to an open store and the main entrance door. To one side of the main entrance door, a step leads up to a timber decked seating terrace that is bordered by post/rail fencing. There is also a water tap to one side of the door.

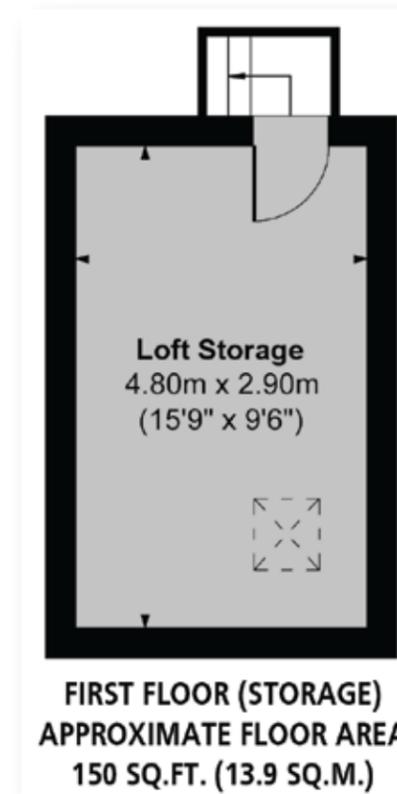
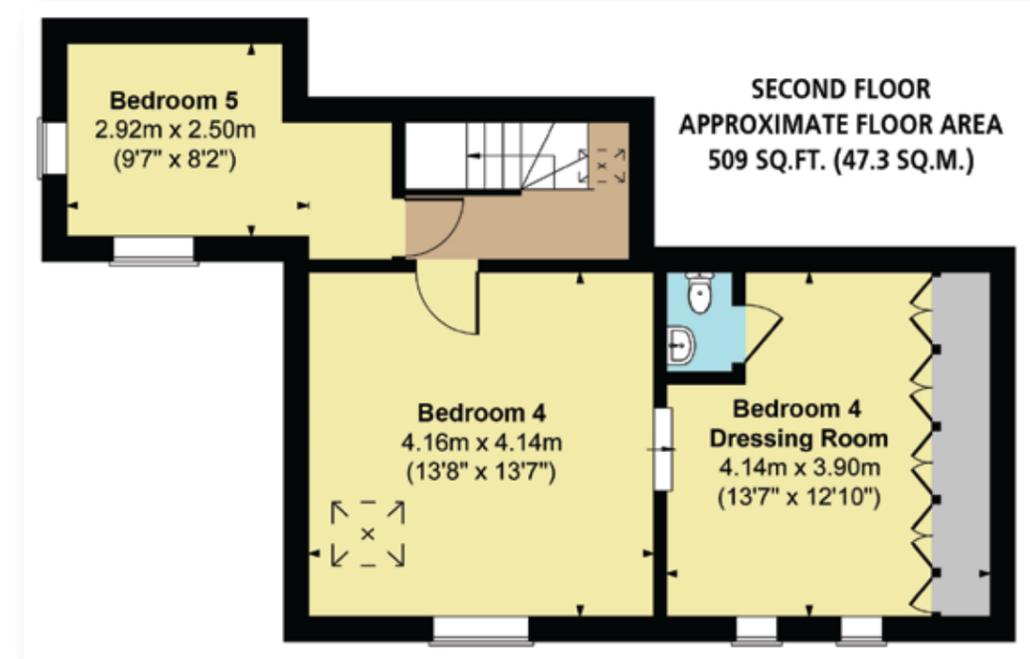
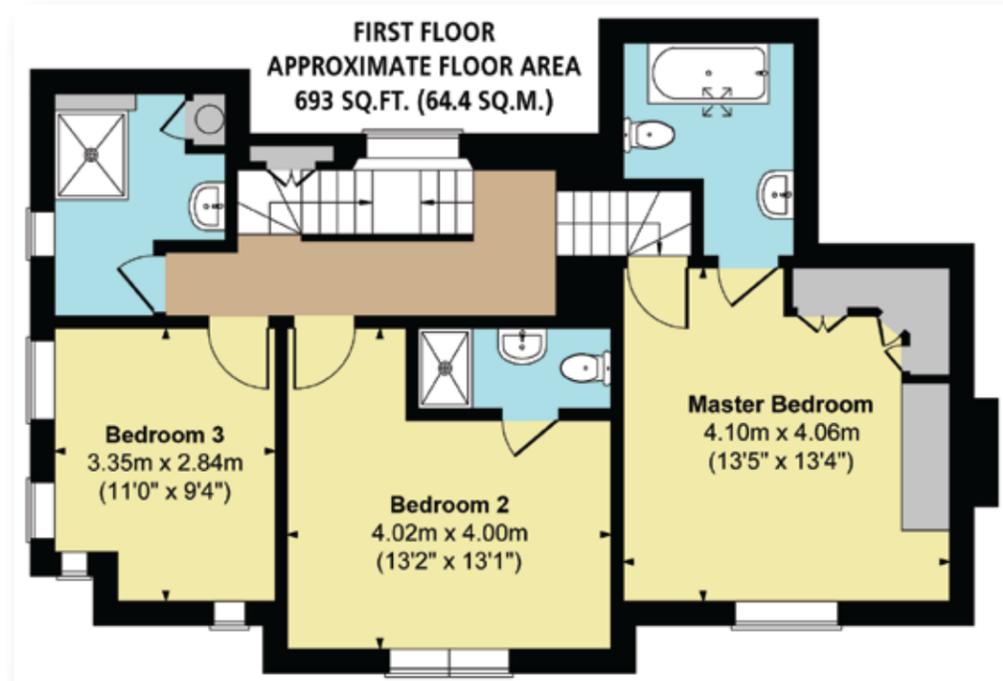
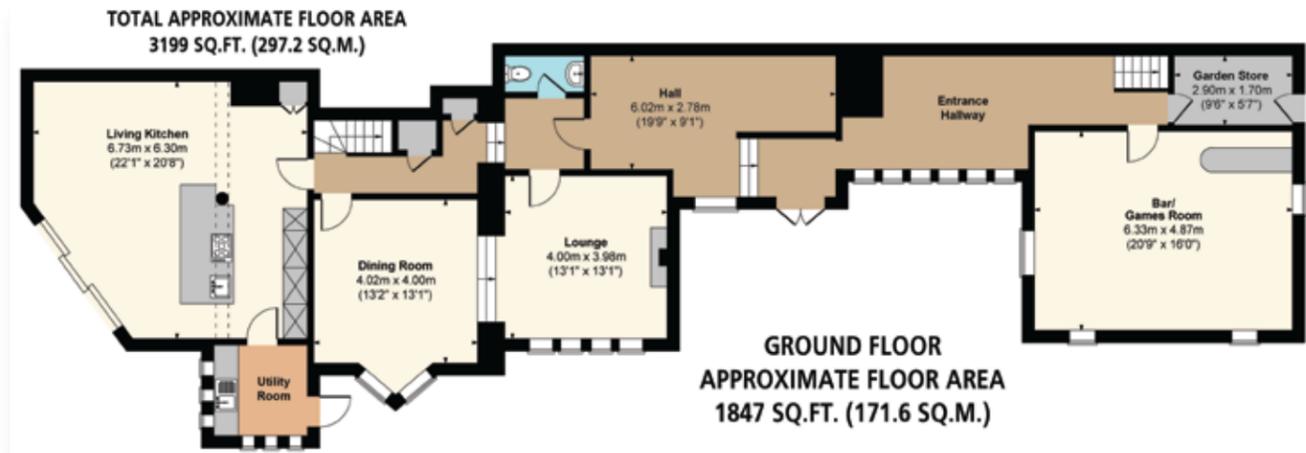
From the driveway, stone steps and a separate path give access to the utility room and an opening leads to the left side of the property.

To the left side of the property, there is a stone flagged seating terrace with an astro turf lawn and access can be gained to the living kitchen. The entire boundary of the property is fully enclosed by stone walling and mature hedging, achieving great privacy and security.

### Bedroom 4 Dressing Room 13'7 x 12'10 (4.14m x 3.90m)

Having front facing UPVC double glazed windows, pendant light point and a central heating radiator. There is a comprehensive range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table with drawers. A bi-folding timber door opens to the bedroom 4 en-suite WC.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	36 F	
1-20	G		



### Exterior and Gardens Continued

To the left side of the property, there is a stone flagged seating terrace with an astro turf lawn and access can be gained to the living kitchen. The entire boundary of the property is fully enclosed by stone walling and mature hedging, achieving great privacy and security.



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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains electric and mains water. There is a 1200L LPG gas tank and a septic tank. The broadband is fibre to the premises and the mobile signal quality is variable by network but is good.

**Rights of Access/Shared Access:** The Old Dam House owns the driveway that leads from Manchester Road and the neighbouring property has access over it.

**Covenants/Easements or Wayleaves and Flood Risk:** None and the flood risk is very low.

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.



The Old Dam House  
Hollow Meadows, Sheffield, South Yorkshire S6 6GH  
**Offers in the Region of £995,000**