



127 Long Line
Sheffield, South Yorkshire



Exterior and Gardens

To the front of the property, two sets of wrought iron gates open to an in-and-out driveway that provides parking for several vehicles. The driveway has exterior lighting, gravelled borders along the front elevation and an external power point. Access can be gained to the main entrance door.

A Wonderful Four Bedroomed Detached
Residence in a Sought-After Location





Welcome to 127 Long Line

Positioned in a highly sought-after location that perfectly blends tranquility with convenience, 127 Long Line is an outstanding four bedroomed detached family residence that sits on a large plot and offers spacious accommodation, which has potential to be expanded through granted planning for the addition of a detached two bed dwelling.



The heart of the home is the living kitchen, which incorporates a homely sitting room with a log burner set within a sandstone fireplace and a well-appointed breakfast kitchen. A space to entertain and cook, the breakfast kitchen is of high-quality and comprises solid granite work surfaces, a central island with a fitted oak table, a four oven Aga and a range of integrated appliances. Accessible through hardwood bi-folding doors is the orangery, a beautiful room overlooking the gardens that is filled with natural light and has the advantage of under floor heating. Also on the ground floor is an exceptionally spacious lounge that has recently benefitted from decoration works and a double bedroom with a utility room and a WC.

On the first floor are three bedrooms and a luxurious family bathroom. The master bedroom is generously proportioned and has an en-suite shower room, whilst the second double bedroom features a wall of fitted furniture.

There is granted planning permission, offering excellent scope for creating additional accommodation. The plans are available on the Sheffield City Council website under planning reference 22/01435/FUL and detail the demolition of existing outbuildings and side extension for the erection of a detached dwelling house including a rear first floor terrace and associated parking.

127 Long Line stands in an enviable position and has the benefit of a gated, in-and-out driveway that provides parking for several vehicles. A wonderful place to enjoy the sunshine or host guests, the rear garden is sizeable and contains two stone flagged seating terraces. There is also a dog kennel included in the sale and ample space for storage sheds.

This family home is well located for the amenities of Dore, including restaurants, public houses, shops and cafes. Ringinglow is also a stone’s throw away, linking to scenic trails from Lady Canning’s Plantation along the Roman Road and over the moors. Additionally, Whirlow Brook Park and Limb Valley are reachable within walking distance, offering lovely woodland trails. There is a range of highly regarded private and state schooling within the surrounding areas. Sheffield city centre is conveniently accessible, as is the Peak District for a host of outdoor activities.



Spanning over 2000 Sq.Ft. and Located in a Highly Desirable Area of Sheffield with Convenient Access to the Peak District

The property briefly comprises of on the ground floor: Entrance porch, lounge, bedroom 4, utility room, bedroom 4 WC, inner hall, under-stairs storage cupboard, hallway, sitting room, breakfast kitchen and orangery.

On the first floor: Landing, master bedroom, master en-suite shower room, family bathroom, bedroom 2 and bedroom 3.

Ground Floor

A hardwood door with double glazed panels and matching side panels opens to the:

Entrance Porch

A good-sized entrance porch with front facing hardwood double glazed panels, coved ceiling, flush light points, wall mounted light points and stone flagged flooring. A timber door opens to bedroom 4. A sliding hardwood door with a double glazed panel and a matching side panel opens to the lounge. Double hardwood doors with double glazed panels also open to the inner hall.

Bedroom 4

15’10 x 14’2 (4.83m x 4.33m)
A spacious double bedroom with front and side facing hardwood double glazed windows, coved ceiling, recessed lighting and central heating radiators with decorative covers. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the utility room.

Utility Room

Having recessed lighting, an extractor fan and tiled flooring. There is a range of fitted base and wall units, incorporating a granite work surface, upstands and a Belfast style sink with a chrome mixer tap. There is space/provision for an automatic washing machine and an additional under-counter appliance. A timber door opens to the bedroom 4 WC.

Bedroom 4 WC

Having recessed lighting, extractor fan, central heating radiator, tiled flooring and housing the boiler. There is a suite in white, which comprises of a low-level WC and a wash hand basin that sits on a granite surface and has a chrome mixer tap and storage beneath.

Lounge

22’6 x 11’6 (6.87m x 3.50m)
A generously proportioned reception room that has recently undergone decoration works, offering a clean slate for a new purchaser. Having a rear facing hardwood double glazed window, coved ceiling, recessed lighting, central heating radiators, telephone point and deep skirtings. The focal point of the room is the marble fireplace surround and there is provision for a wall mounted television above. Double hardwood doors with double glazed panels open to the rear of the property. A wide opening also gives access to the orangery.

From the entrance porch, double hardwood doors with double glazed panels open to the:

Inner Hall

Having a coved ceiling, pendant light point, central heating radiator with a decorative cover, deep skirtings and limestone tiled flooring. A timber door opens to the living kitchen hallway. Double timber doors also open an under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Having light and shelving.

Living Kitchen

An exceptional living kitchen comprising a wide hallway, sitting room and a breakfast kitchen.

Hallway

Having recessed lighting, coved ceiling and limestone tiled flooring. Wide openings give access to the sitting room and breakfast kitchen. Bi-folding hardwood doors with double glazed panels also open to the orangery.

Sitting Room

11’11 x 11’0 (3.62m x 3.35m)
A fabulous reception room featuring decorative dado panelling to each of the walls. Having front facing hardwood double glazed windows, coved ceiling, pendant light point, wall mounted light points, central heating radiator, TV/aerial cabling and deep skirtings. The focal point of the room is the sandstone fireplace with a log burner, mantel and hearth.

Breakfast Kitchen

19’11 x 11’6 (6.07m x 3.50m)
A traditional, high-quality breakfast kitchen with front facing hardwood double glazed windows, hardwood double glazed roof lantern with opening windows, coved ceiling, recessed lighting, central heating radiator with a decorative cover, exposed brick and limestone tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a 2.0 bowl Belfast style sink with a chrome mixer tap. In the centre of the room is an island with a matching granite work surface and an oak table extends to provide space for three chairs. Appliances include an Aga with two hot plates and four ovens, Neff grill, Neff two-ring induction hob, Miele coffee machine, Bosch dishwasher, full-height fridge and Liebherr wine cooler.

Orangery

30’1 x 7’10 (9.16m x 2.40m)
A beautiful room that is bathed in natural light through a hardwood double glazed roof lantern with opening windows and rear facing hardwood double glazed windows. There are also wall mounted light points, deep skirtings and limestone tiled flooring. A wide opening gives access to the lounge. Double hardwood doors with double glazed panels open to the stone flagged seating terrace at the rear.

Breakfast Kitchen
19'11 x 11'6 (6.07m x 3.50m)

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High-Quality Breakfast Kitchen
Featuring a Four Oven Aga





Sitting Room

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A Beautiful Orangery
Filled with Natural Light





Inner Hall

Having a coved ceiling, pendant light point, central heating radiator with a decorative cover, deep skirtings and limestone tiled flooring. A timber door opens to the living kitchen hallway. Double timber doors also open an under-stairs storage cupboard.



127 Long Line

127 Long Line Offers Generously Proportioned Living Spaces and has the Benefit of Granted Planning Permission to Build a Detached Dwelling

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

First Floor

Landing

Having a rear facing hardwood double glazed panel, coved ceiling, pendant light point and deep skirtings. Timber doors open to the master bedroom, family bathroom, bedroom 2 and bedroom 3. Access can also be gained to a loft space.

Master Bedroom

13'9 x 11'8 (4.19m x 3.56m)

An exceptionally spacious bedroom with front facing hardwood double glazed panels with fitted shutters, pendant light point, central heating radiator, telephone point, TV/aerial cabling and deep skirtings. There is a range of fitted furniture, incorporating long hanging and drawers. An opening gives access to the master en-suite shower room.

Master En-Suite Shower Room

A well-appointed en-suite with a side facing hardwood double glazed window, recessed lighting, extractor fan, central heating radiator and deep skirtings. There is a range of fitted furniture, incorporating long hanging and shelving. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a work surface, upstands, an inset Armitage Shanks wash hand basin with Bristan traditional chrome taps, storage beneath and a mirror above. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Family Bathroom

A contemporary family bathroom with a front facing hardwood double glazed window with fitted shutters, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a Duravit low-level WC and a vanity unit, incorporating a work surface, upstands and an inset Vitra wash hand basin with a chrome mixer tap, storage beneath and a fitted mirror above. To one wall, there is a Geberit panelled bath with a chrome mixer tap and tiled walls.

Bedroom 2

10'10 x 10'8 (3.30m x 3.25m)

A spacious double bedroom with front facing hardwood double glazed windows with fitted shutters, coved ceiling, pendant light point, central heating radiator with a decorative cover and deep skirtings. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Bedroom 3

10'10 x 7'6 (3.30m x 2.29m)

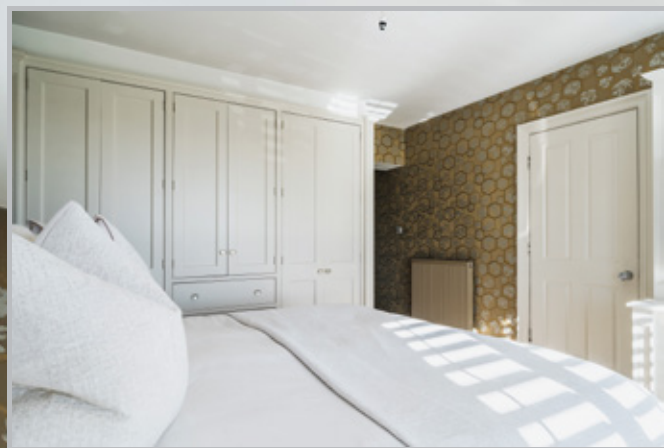
Having rear facing hardwood double glazed windows with fitted shutters, coved ceiling, recessed lighting, central heating radiator with a decorative cover, TV/aerial point and deep skirtings. There is a range of fitted furniture, incorporating shelving, a desk with drawers and a bedside table.

Exterior and Gardens

To the front of the property, two sets of wrought iron gates open to an in-and-out driveway that provides parking for several vehicles. The driveway has exterior lighting, gravelled borders along the front elevation and an external power point. Access can be gained to the main entrance door.

From the driveway, a timber pedestrian gate opens to the left side of the property where there is a gravelled path with a water tap, an external power point and space for a large shed. The path leads to the rear. A timber pedestrian gate also opens at the right side of the property where a gravelled path leads to a further pedestrian gate opening to the rear seating terrace.

To the rear, there is a stone flagged seating terrace with exterior lighting and access can be gained to the lounge. Beyond the terrace is a garden that is mainly laid to lawn with mature planting. From the seating terrace, a stepping stone path set within gravel leads to a timber pedestrian gate that opens to a further stone flagged seating terrace with exterior lighting and an ornamental hedge border. Access can be gained to the orangery and dog kennel. The garden is fully enclosed by timber fencing.



Master Bedroom

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Bedroom 4
15'10 x 14'2 (4.83m x 4.33m)

A fabulous double bedroom with front and side facing hardwood double glazed windows, coved ceiling, recessed lighting and central heating radiators with decorative covers. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the utility room.



Bedroom 3
10'10 x 7'6 (3.30m x 2.29m)

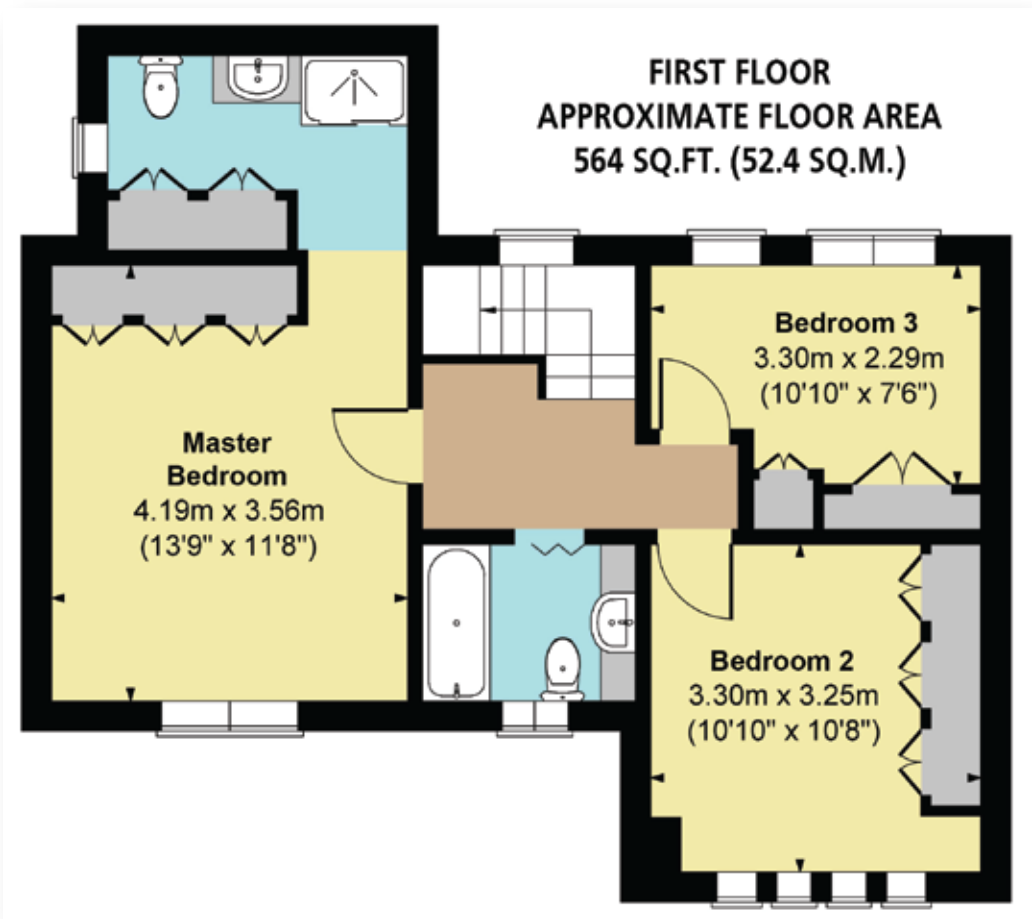
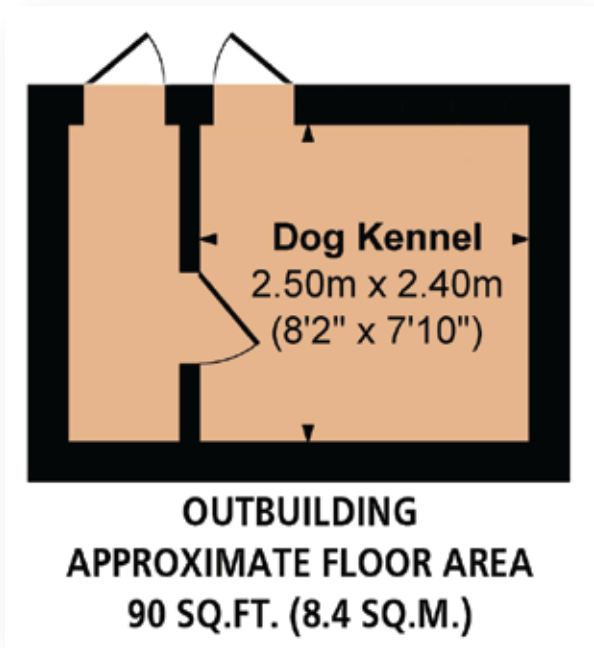
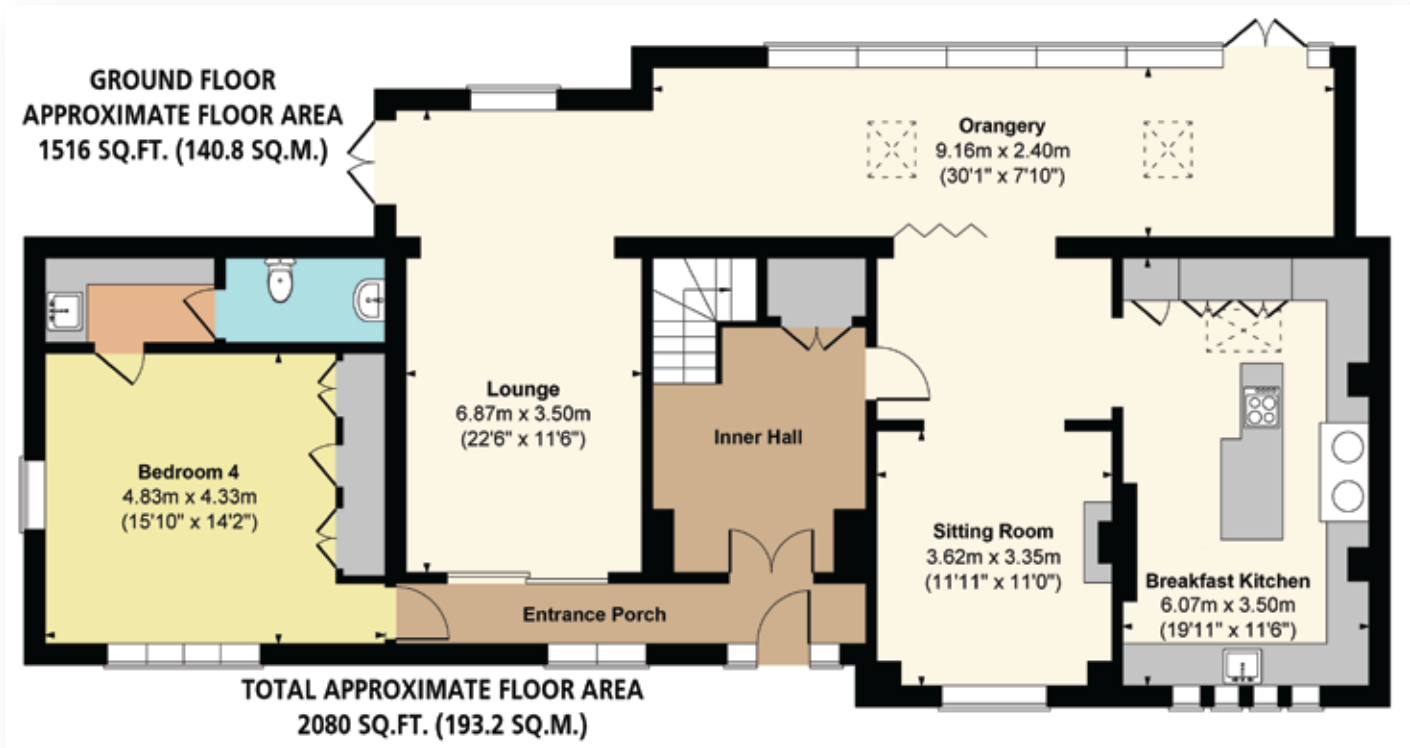
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens

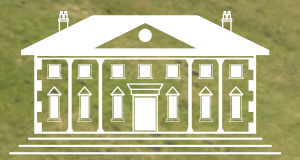
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Occupying a Sizeable Plot
with Pleasant Gardens





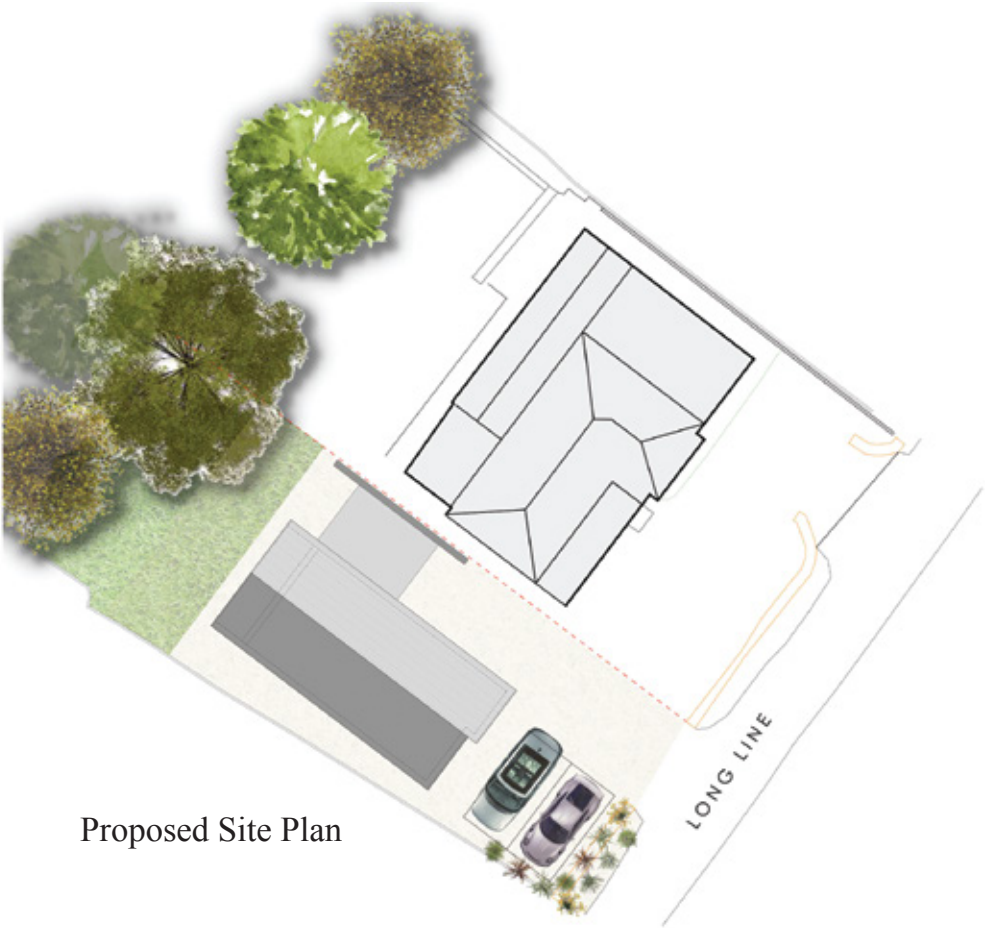


Planning Permission Information
22/01435/FUL - Erection of a Detached Dwellinghouse



Proposed Ground Floor

Proposed First Floor



Proposed Site Plan



Artists Impression



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electric, mains water and mains drainage. There is fibre broadband and the mobile signal quality is variable dependent on network indoors and good outdoors.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None, and the flood risk is low from surface water and very low from rivers and the sea.

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.



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Offers in Excess of £995,000