

# HOUSLEY HALL



BLENHEIM



# WELCOME TO HOUSLEY HALL, A GRAND, WONDERFULLY SPACIOUS FOUR BEDROOMED DETACHED HOME.

*Filled with living spaces that could be ideal for a growing family and offering a range of character features throughout, this opportunity is not to be missed.*





INNER HALLWAY

## Housley Hall was first built in 1436 for the Archbishop of Rotherham and has had a Grade II listed status since 1969.

Over the years, it has been used in a variety of ways, including use as a tenanted farmhouse and a boarding school. A striking, 18th-century façade sets the tone for the unique features which fill this structurally impressive residence. In the cellar, there is said to be a tunnel which runs to Ecclesfield church and Henry VIII is believed to have visited the home during his reign.

The property is in need of modernisation, however, this can be seen as an opportunity to curate a wonderful home. The reception rooms are exceptionally spacious and filled with character. On the first floor are two double bedroom suites and two additional double bedrooms, with one having an original 15th-century vaulted ceiling. To the front of the property is a garden featuring mature trees, plants and a pond. To the rear is an outstanding garden, filled with a wide variety of plants and trees and there is a triple garage.

Housley Hall is located in Chapeltown where there are a variety of shops, a supermarket and public houses. It is located close to the M1 motorway network for journeys to Sheffield, Rotherham and Leeds. Chapeltown has a train station with direct links to Huddersfield, Leeds and Sheffield, allowing for journeys to further destinations.

**The property briefly comprises of on the ground floor:** Entrance hallway, kitchen, lounge, formal dining room, inner hallway, drawing room, secondary inner hallway, WC, storage cupboard and office.

**Basement Level:** Cellar 1 and Cellar 2.

**On the first floor:** Landing, bedroom 1, bedroom 1 en-suite shower room, bedroom 4 entrance, bedroom 4 en-suite shower room, bedroom 4, inner landing, bedroom 3, bedroom 2 and family bathroom.

**Outbuildings:** Store and triple garage.

# GROUND FLOOR & BASEMENT

*A heavy timber door opens to the entrance hallway.*

## Entrance Hallway

A historic entrance hallway with a rear facing timber glazed sash window, coved ceiling, wall mounted light points, central heating radiator and timber flooring. Timber doors with glazed panels open to the kitchen and the inner hallway, and a timber door opens to the formal dining room.

## Kitchen

17'9 x 11'8 (5.40m x 3.55m)

Having a rear facing timber glazed sash window, flush light points, exposed timber beams, wall mounted light point and stone tiled flooring. There is a work surface and the provision for appliances. A timber door opens to the lounge and formal dining room.

## Lounge

19'2 x 15'11 (5.84m x 4.85m)

A large lounge with side and front facing timber glazed windows, an exposed timber beam, wall mounted light points, central heating radiators and a TV/aerial point. The focal point of the room is the original fireplace with a stone surround, mantel and hearth.

## Formal Dining Room

14'10 x 10'10 (4.52m x 3.05m)

With a front facing timber glazed window, wall mounted light points, central heating radiator and stone tiled flooring. The focal point of the room is the original stone fireplace with a surround, mantel and hearth.

## Inner Hallway

Having a front facing timber glazed window, wall mounted light point, central heating radiator and timber flooring. Timber doors open to the cellar, drawing room and secondary inner hallway. A timber door opens to the rear garden.

## Basement Level

### Cellar 1

14'5 x 11'7 (4.39m x 3.53m)

### Cellar 2

14'5 x 11'3 (4.39m x 3.43m)

## Drawing Room

17'11 x 17'9 (5.45m x 5.40m)

With front facing timber glazed windows, a pendant light point, coved ceiling, central heating radiator and tiled flooring. The focal point of the room is the fireplace with a marble surround and hearth.

## Secondary Inner Hallway

Having a pendant light point. Timber doors open to the WC, storage cupboard and office.

## WC

With a rear facing timber glazed obscured window, pendant light point and a central heating radiator. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

## Office

11'1 x 10'7 (3.83m x 3.23m)

Having side facing timber glazed obscured windows, pendant light point and a central heating radiator. A timber door opens to the side of the property.



KITCHEN



LOUNGE



DRAWING ROOM

# FIRST FLOOR

## Landing

With front and rear facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, exposed timber beams and a central heating radiator. A timber door opens to bedroom 1, a timber door with glazed panels opens to the bedroom 4 entrance and an opening gives access to the inner landing.

## Bedroom 1

17'11 x 16'9 (5.46m x 5.11m)

A double bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points with decorative ceiling roses and central heating radiators. The focal point of the room is the stone fireplace. A timber door opens to the bedroom 1 en suite shower room.

## Bedroom 1 En-Suite Shower Room

Having recessed lighting, partially tiled walls and tiled flooring. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 4 Entrance

Having a wall mounted light point. A timber door opens to the bedroom 2 en suite shower room and bedroom 2.

## Bedroom 4 En-Suite Shower Room

Having a rear facing timber obscured glazed window, pendant light point, coved ceiling, central heating radiator and tiled flooring. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 4

11'2 x 10'3 (3.40m x 3.12m)

Another double bedroom with front facing timber glazed sash windows, coved ceiling, pendant light points with decorative ceiling roses and central heating radiators. The focal point of the room is the stone fireplace.

## Inner Landing

With rear facing timber glazed sash windows, coved ceiling, wall mounted light point, exposed timber beam and a central heating radiator. Timber doors open to bedroom 3, bedroom 2 and the family bathroom.

## Bedroom 3

15'11 x 14'8 (4.85m x 4.47m)

A further double bedroom with a front facing timber glazed window, exposed timber beams, wall mounted light points and a central heating radiator. The focal point of the room is the original fireplace with a timber surround.

## Bedroom 2

23'0 x 16'4 (7.01m x 4.98m)

A double bedroom with side and front facing timber glazed sash windows, exposed timber beams, pendant light points and central heating radiators. The focal point of the room is the fireplace with a stone surround. A timber door opens to the family bathroom.

## Family Bathroom

With a rear facing timber glazed obscured window, wall mounted light points, central heating radiators and timber flooring. A suite comprises a low-level WC and a wash hand basin with traditional chrome taps. There is a freestanding bath with traditional chrome taps and to one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.



INNER LANDING



LANDING



MASTER BEDROOM



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM



BEDROOM 2

# EXTERIOR & GARDENS

From Housley Lane, wrought iron vehicular gates open to a driveway, flanked by planters that has parking for three vehicles.

This continues to a stone flagged path where access can be gained to the kitchen and the garden store. There is a pond and an array of plants. Also to the front is a large garden mainly laid to lawn with plants, mature trees and hedging. Access can be gained to the formal entrance hallway.

A timber gate opens to the rear of the property, where there is a large stone flagged patio. Beyond the patio is a garden mainly laid to lawn with a variety of plants and mature trees.

Adjacent to the garden is a block paved drive for three vehicles and access can be gained to the triple garage.

## Triple Garage

19'5 x 18'0 (5.92m x 5.49m)

With lighting and power. A timber gate opens to the front of the property.

The rear is enclosed by mature hedging.









# GROUND & FIRST FLOORS

Total Approximate Floor Area (Including Outbuildings):  
4583 SQ.FT. (425.8 SQ.M)

Ground Floor Approximate Floor Area:  
1730 SQ.FT. (160.7 SQ.M)

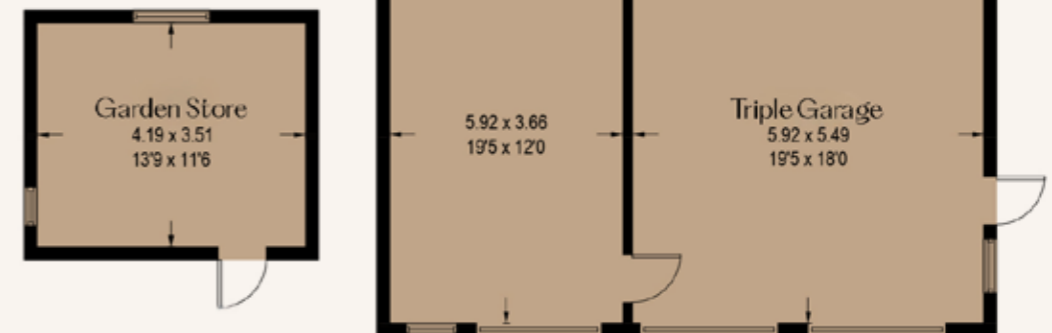
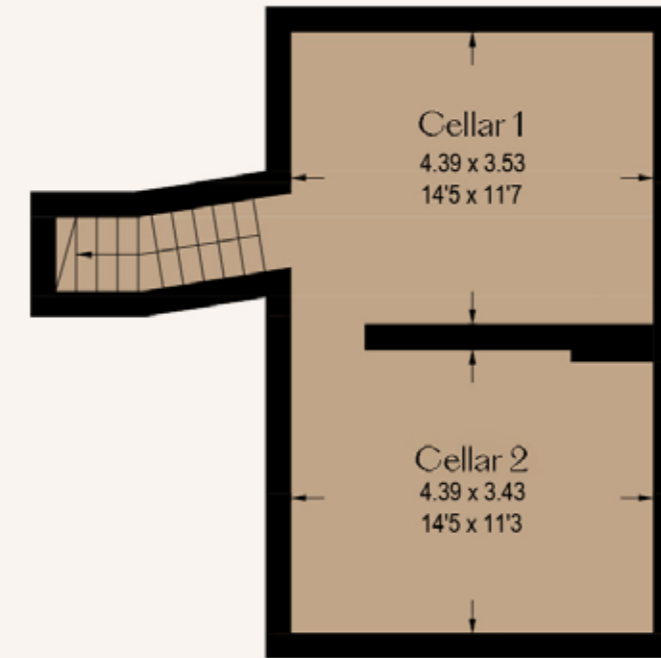
First Floor Approximate Floor Area:  
1731 SQ.FT. (160.8 SQ.M)



# BASEMENT/ OUTBUILDINGS

Cellar Approximate Floor Area:  
373 SQ.FT. (34.7 SQ.M)

Outbuildings Approximate Floor Area:  
749 SQ.FT. (69.6 SQ.M)



BEDROOMS <b>4</b>	BATHROOMS <b>3</b>
LIVING ROOMS <b>3</b>	SQFT (INCLUDING OUTBUILDINGS) <b>4,583</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>G</b>

## Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile phone signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & 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.

# HOUSLEY HALL

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Offers in the Region  
of £695,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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