

# THE OLD VICARAGE, DORE



BLenheim





BOASTING A  
PRIVATE SETTING  
WITHIN ONE OF  
SHEFFIELD'S MOST  
DESIRABLE AREAS

OCCUPYING A PRIVATE PLOT OF APPROXIMATELY THREE QUARTERS OF AN ACRE IN THE HEART OF DORE, THE OLD VICARAGE IS A FIVE BEDROOMED DETACHED RESIDENCE OF SUBSTANTIAL PROPORTIONS.

*Its versatile layout, impressive architecture and expansive landscaped grounds make this property a desirable offering in a highly sought-after location.*





## Traceable back to the 1840s, this former vicarage was the first in Dore to be constructed and was originally part of the Duke of Devonshire's Estate.

Today, it retains a wealth of period charm, including high ceilings and an attractive traditional front façade that is typical of a Georgian dwelling.

A grand entrance hall welcomes you into the home, and connects the main living areas. On the ground floor are five wonderful reception rooms, incorporating an exceptionally spacious drawing room with access to an outstanding bespoke orangery overlooking the gardens, a formal dining room, a useful study and a sitting room featuring a focal point brick chimney breast. Forming part of the open plan kitchen is the breakfast room, which presents a bright space to enjoy family meals. The kitchen is by Clive Christian and is well-appointed with granite work surfaces, a central island and a range of integrated appliances. A secondary entrance hall offers flexibility for potential self-contained accommodation and links to a utility room, WC, storage cupboard and a staircase, which rises to a fabulous games room/bar, WC and balcony on the first floor.

The first floor is home to five sizeable double bedrooms, three of which have the benefit of en-suites, as well as a large, modern family bathroom.

From Vicarage Lane, two gated entry points provide access to this lovely home. The main block paved driveway sweeps up to the front elevation and accommodates parking for several vehicles and has access to a garage and detached double garage. Located to one side of the property is a magnificent two-tier garden with a south-facing aspect, which wraps around to the rear and showcases lush lawns, pleasant seating areas, an ornamental garden and a superb garden room that is ideal for outdoor dining and entertaining.

The property is situated within walking distance to the amenities of Dore village, incorporating shops, cafes, public houses, restaurants and excellent local schooling. Also within walking distance is Dore train station, ideal for commuting to Manchester, Leeds and York. The edge of the Peak District National Park is within walking distance, as well as Blackamoor Nature Reserve, and a host of popular attractions and walking trails are a short drive away, such as the local villages of Hathersage, Castleton, Bakewell and Baslow.

**The property briefly comprises of on the ground floor:** Entrance hall, drawing room, orangery, cloakroom/WC, formal dining room, study, sitting room, kitchen, breakfast room, pantry, secondary entrance hall, utility room, cloaks cupboard and WC.

**On the first floor:** Landing, bedroom 5, bedroom 4, master bedroom, master en-suite bathroom, inner landing, family bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3 and bedroom 3 en-suite bathroom. Games room, WC and balcony.

**Basement level:** Cellar 1 and cellar 2.

**Outbuildings:** Garage, detached double garage and garden room.



# GROUND FLOOR

*A heavy timber entrance door with double glazed obscured panels and matching panels above opens to the entrance hall.*

## Entrance Hall

A large entrance hall with a coved ceiling, pendant light points, track lighting, central heating radiators and deep skirtings. Timber doors open to the kitchen, drawing room, cloakroom/WC and formal dining room. A timber door with double glazed obscured panels and matching side/above panels opens to the rear of the property.

## Drawing Room

35'11 x 13'9 (10.95m x 4.20m)

An exceptionally spacious reception room with front and rear facing timber double glazed windows, coved ceiling, pendant light points and recessed lighting. Also having wall mounted light points, picture rail, central heating radiators, TV/aerial points and audio input/output points. The focal point of the room is the coal effect gas fire with a timber mantel and a granite surround/hearth. Two sets of double timber doors with double glazed panels and matching panels above open to the orangery.

## Orangery

28'10 x 14'1 (8.80m x 4.30m)

An outstanding, bespoke orangery that overlooks the pleasant gardens and enjoys a south-facing orientation. Having front, side and rear facing timber double glazed windows, a double glazed roof lantern with opening windows, pendant light points, recessed lighting, TV/aerial point and tiled flooring with electric under floor heating. Two sets of double timber doors with double glazed panels open to the right side of the property.

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

## Cloakroom/WC

Having a rear facing timber double glazed obscured window, pendant light point and a central heating radiator. A vanity unit incorporates a marble work surface, an inset wash hand basin with a Hudson Reed gold mixer tap and storage

beneath. A timber door opens to the WC where there is a rear facing timber double glazed window, a pendant light point and a low-level WC.

## Formal Dining Room

19'1 x 14'4 (5.82m x 4.37m)

A spacious dining room with a rear facing timber double glazed bay window, a rear facing timber double glazed window, coved ceiling and a pendant light point. Also having a picture rail, wall mounted light point, a serving hatch into the kitchen, central heating radiators and deep skirtings. The focal point of the room is the coal effect gas fire (disconnected) with a timber mantel and a granite surround/hearth. A timber door opens to the study.

## Study

14'5 x 13'5 (4.40m x 4.08m)

Having a pendant light point, picture rail, wall mounted light points and a central heating radiator. The focal point of the room is the coal effect gas fire (disconnected) with a timber mantel and a granite surround/hearth. A timber door opens to the sitting room. Double timber doors with double glazed panels and matching panels above open to the rear of the property.

## Sitting Room

16'7 x 15'4 (5.06m x 4.67m)

Having recessed lighting, wall mounted light points, central heating radiators, TV/aerial points and audio input/output points. The focal point of the room is the brick chimney breast with a heavy oak mantel and a brick surround/hearth. A timber door opens to the breakfast room. Double timber doors with double glazed panels open to the left side of the property.



ENTRANCE HALL





DRAWING ROOM



STUDY



FORMAL DINING ROOM



SITTING ROOM

# GROUND FLOOR CONTINUED

From the entrance hall, two separate timber doors open to the:

## Kitchen

21'9 x 13'5 (6.63m x 4.10m)

A well-appointed kitchen with a front facing timber double glazed window and a fitted window seat beneath, coved ceiling, recessed lighting, central heating radiators and slate tiled flooring. A range of fitted base/wall and drawer units by Clive Christian incorporate granite work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl sink with a mixer tap. A central island provides additional storage and has a matching granite work surface that extends at both ends with space for four chairs, and an inset 1.0 bowl stainless steel sink with traditional taps and an Insinkerator waste disposal unit. Appliances include a De Dietrich gas hob with an extractor fan above, a De Dietrich fan assisted oven, a De Dietrich grill, a Bosch dishwasher, a Liebherr full-height fridge and a Liebherr full-height freezer. A wide opening leads into the breakfast room. Timber doors open to the entrance hall, secondary entrance hall and pantry.

## Breakfast Room

11'9 x 8'11 (3.58m x 2.72m)

Having a UPVC double glazed roof lantern with an opening window, a side facing timber double glazed internal window, pendant light point, recessed lighting, TV/aerial cabling and slate tiled flooring with under floor heating. A timber door opens to the sitting room.

## Pantry

Having shelving.

From the kitchen, a timber door opens to the:

## Secondary Entrance Hall

Offering potential for an alternative entrance to create self-contained living. Having a front facing timber double glazed window, recessed lighting and tiled flooring with under floor heating. Timber doors open to the utility room, cloaks cupboard and WC. A timber door with double glazed panels and matching side panels opens to the front of the property.

## Utility Room

Having an opening roof window, recessed lighting and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splash backs and an inset Franke 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Bosch double oven. There is space/provision for an under-counter appliance, a washing machine and a tumble dryer.

## Cloaks Cupboard

Having a recessed light point, cloaks hanging, a fitted shelf and tiled flooring.

## WC

Having a front facing timber double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and tiled flooring. A Roca suite comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

From the secondary entrance hall, a staircase with a timber hand rail and balustrading rises to the games room/bar on the first floor.



SITTING ROOM





KITCHEN



BREAKFAST ROOM



KITCHEN



BREAKFAST ROOM

# FIRST FLOOR & BASEMENT LEVEL

## Games Room/Bar

29'2 x 15'1 (8.89m x 4.59m)

An impressive room for entertaining family and friends. Having front and side facing timber double glazed windows, coved ceiling, recessed lighting, pendant light points, partially panelled walls, wall mounted light points, built-in speakers, TV/aerial point and under floor heating. There is also provision for a projector and drop-down projector screen. To one side of the room is a built-in bar with mirrors, glazed shelving, an inset sink with a tap, under-counter shelving and provision for a drinks fridge. A timber door opens to the WC. Double timber doors with double glazed panels and matching panels above open to the balcony. Access can be gained to a loft space.

## WC

Having a side facing timber double glazed obscured window, coved ceiling, recessed lighting, extractor fan, partially tiled walls and under floor heating. A suite in white comprises a low-level WC and a Sottini wall mounted wash hand basin with a chrome mixer tap. A built-in storage cupboard has shelving.

## Balcony

22'2 x 16'6 (6.75m x 5.04m)

Enclosed by heavy stone balustrades and having exterior lighting, a water tap and an external power point.

## Ground Floor Continued

From the entrance hall, a timber door opens to a stone staircase with a timber hand rail, which leads down to the:

## Basement Level

### Cellar 1

17'5 x 13'3 (5.32m x 4.03m)

Having light and stone flagged flooring. An opening gives access to cellar 2.

### Cellar 2

16'11 x 13'3 (5.15m x 4.03m)

Having light, stone flagged flooring and housing the two Keston boilers.



GAMES ROOM/BAR



GAMES ROOM/BAR

# FIRST FLOOR CONTINUED

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

## Landing

Having a front facing timber double glazed window, coved ceiling, pendant light point, wall mounted light points, central heating radiator and deep skirtings. Timber doors open to bedroom 5, bedroom 4, master bedroom and inner landing.

## Bedroom 5

13'8 x 11'9 (4.16m x 3.57m)

A well-proportioned bedroom with a front facing timber double glazed window, flush light points, picture rail and a central heating radiator. A range of fitted furniture incorporates long hanging, shelving, drawers, a desk and a vanity unit with an inset wash hand basin with a chrome mixer tap.

## Bedroom 4

17'5 x 13'11 (5.30m x 4.24m)

A large double bedroom with front and side facing timber double glazed windows, flush light points, central heating radiator and TV/aerial cabling. A range of fitted furniture incorporates short hanging, shelving, drawers and a desk.

## Master Bedroom

17'8 x 13'11 (5.38m x 4.24m)

A generously sized master suite with side and rear facing timber double glazed windows, pendant light point, recessed lighting and central heating radiators with decorative covers. A range of fitted furniture incorporates short/long hanging, shelving and two bedside tables. A timber door opens to the master en-suite bathroom.

## Master En-Suite Bathroom

Being fully tiled and having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail, two fitted vanity mirrors and electric under floor heating. A suite in white comprises a low-level WC and an NK Porcelanosa wall mounted wash hand basin with a chrome mixer tap. Also having an inset bath with a chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted shower, an additional hand shower facility, body jets, a recessed tiled shelf and a glazed screen.



LANDING



MASTER BEDROOM



BEDROOM 4



MASTER EN-SUITE BATHROOM



INNER LANDING

# FIRST FLOOR CONTINUED

From the landing, a timber door opens to the:

## Inner Landing

Having a front facing timber double glazed window, pendant light point, wall mounted light points and a central heating radiator. Timber doors open to the family bathroom, bedroom 2 and bedroom 3. Access can also be gained to the loft space.

## Family Bathroom

A modern family bathroom that is fully tiled and has a side facing timber double glazed obscured window, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail, fitted vanity mirror, shaver point and electric under floor heating. A suite in white comprises a wall mounted NK Porcelanosa WC and a wall mounted glass wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap, a fitted shower, a recessed tiled shelf and a glazed screen. Three timber doors open to a linen cupboard with shelving.

## Bedroom 2

17'5 x 10'6 (5.31m x 3.21m)

Another bedroom suite with rear facing timber double glazed windows, coved ceiling, flush light points and a central heating radiator. A range of fitted furniture incorporates short hanging, shelving, drawers and a desk. A timber door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, fitted vanity mirror, shaver point and electric under floor heating. An NK Porcelanosa suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a walk-in shower enclosure with a fitted shower, an additional hand shower facility, body jets, a recessed tiled shelf and a glazed screen.

## Bedroom 3

14'2 x 13'1 (4.33m x 4.00m)

Having a rear facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator. A range of fitted furniture incorporates short/long hanging and shelving. A timber door opens to the bedroom 3 en-suite bathroom.

## Bedroom 3 En-Suite Bathroom

Having a side facing timber double glazed obscured window, coved ceiling, recessed lighting, extractor fan, fully tiled walls, wall mounted light point with an integrated shaver point and under floor heating. A suite in white comprises a low-level WC and a Sottini pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3 EN-SUITE BATHROOM



FAMILY BATHROOM

# EXTERIOR & GARDENS

From Vicarage Lane, a timber gate opens to a block paved driveway that is flanked by a lawn, mature trees and mature shrubs. The driveway leads up to the front of the property where there is parking for several vehicles, exterior lighting, a water tap and provision for an electric car charging point. To one side of the driveway is a rockery with a water feature. Access can be gained to the main entrance door, secondary entrance hall and garage.

## Garage

17'5 x 14'9 (5.32m x 4.50m)

Having a side facing timber obscured glazed window, an up-and-over door, light and power. The garage houses the boiler.

A wide opening leads from the front of the property to the left side, where there is a stone flagged area in front of a detached double garage.

## Detached Double Garage

21'0 x 21'0 (6.40m x 6.40m)

Having two up-and-over doors, side facing timber glazed windows, light, power and a personnel entrance door.

The stone flagged area extends to a patio, with access to the sitting room. Stone steps rise to a garden that is mainly laid to lawn and enclosed by tall, established hedging.

From the stone flagged patio, a wrought iron gate within a stone wall opens to a gravelled path that leads round to the rear. The gravel extends to a timber gate, which opens to Vicarage Lane, serving as a secondary entry point to the property and allowing additional parking spaces.

To the rear of the property, an extensive tiered garden contains expanses of lawns. The first tier has exterior lighting, planted borders incorporating mature shrubs/trees and a stone flagged path that runs along the rear elevation where access can be gained to the entrance hall and study. Stone steps lead down to the second tier, which is enclosed by tall trees.

From the first tier, a stone flagged path leads down to a seating terrace within the garden that is located to the right side of the property. The terrace provides a pleasant spot to relax outdoors and has an ornamental garden with a wooden foot bridge and stone planters containing a selection of acer trees and roses. Access can be gained to the garden room.

## Garden Room

15'8 x 12'4 (4.78m x 3.76m)

A fantastic detached outbuilding that is ideal for entertaining. Having light, electric heaters, glazed windows, fitted benches and a sliding glazed access door. Externally, to one side is a covered seating area with exterior lighting and external power points.

The two-tiered garden continues to the right side of the property, benefitting from a south-facing aspect and being populated by mature trees and shrubbery. An opening within hedging leads back to the front driveway and a stone flagged patio on the first tier provides access to the orangery and has up-lighters and additional exterior lighting.









GARDEN ROOM





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# GROUND FLOOR

Approximate Floor Area:  
2720 SQ.FT. (252.7 SQ.M)

Total Approximate Floor Area (House Only):  
5833 SQ.FT. (541.9 SQ.M)



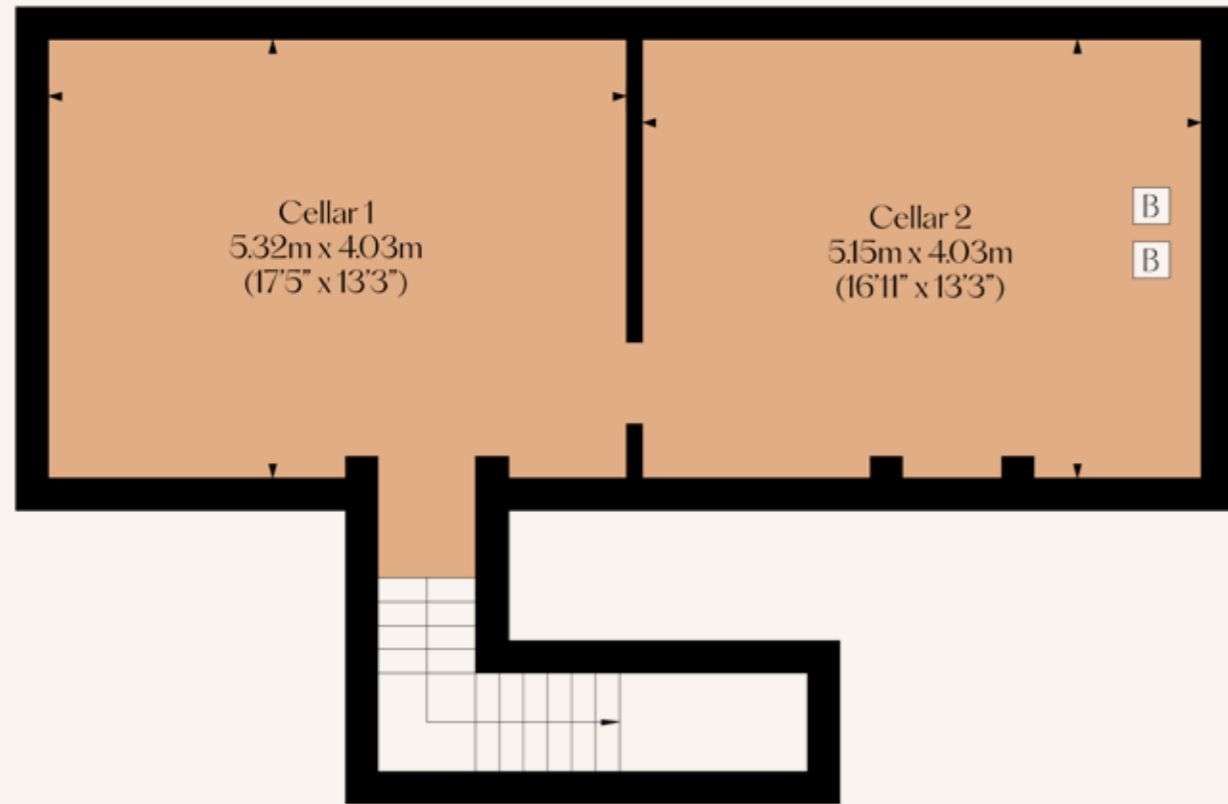
# FIRST FLOOR

Approximate Floor Area:  
2597 SQ.FT. (241.3 SQ.M)



# BASEMENT LEVEL

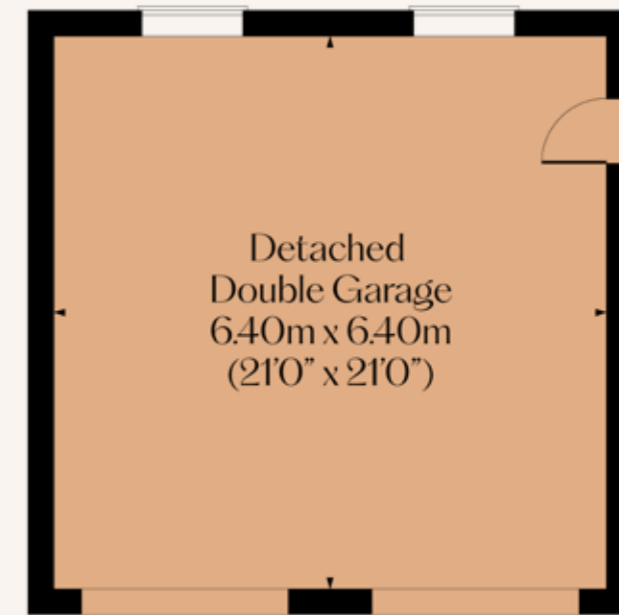
Approximate Floor Area:  
516 SQ.FT. (47.9 SQ.M)



# GARAGE & GARDEN ROOM

Total Garage & Detached Garage Approximate Floor Area:  
699 SQ.FT. (64.9 SQ.M)

Garden Room Approximate Floor Area:  
193 SQ.FT. (17.9 SQ.M)



BEDROOMS 5	BATHROOMS 4
LIVING ROOMS 6	SQFT 5,833
TENURE Freehold	COUNCIL TAX H

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	71	81
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Services

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

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

It is unknown if there are any covenants. There are no easements or wayleaves. The flood risk is very low.

## Conservation Area

The property is located within the Dore Conservation Area.

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 VICARAGE

Vicarage Lane, Dore, Sheffield,  
South Yorkshire, S17 3GX

Offers in Excess of  
£2,500,000

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

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