

TYLECOTE



BLENHEIM





A BEAUTIFUL
RESIDENCE FILLED
WITH CHARACTER
& LOCATED IN
RANMOOR

TYLECOTE PRESENTS A RARE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE, STONE-BUILT VICTORIAN RESIDENCE, LOCATED IN THE HIGHLY DESIRABLE AREA OF RANMOOR AND BOASTING SEVEN/EIGHT BEDROOMS.

Substantial accommodation spans an impressive 4,961 square feet across three floors and the property stands in a desirable, elevated position within approximately half an acre of magnificent, manicured grounds.





FORMAL DINING ROOM

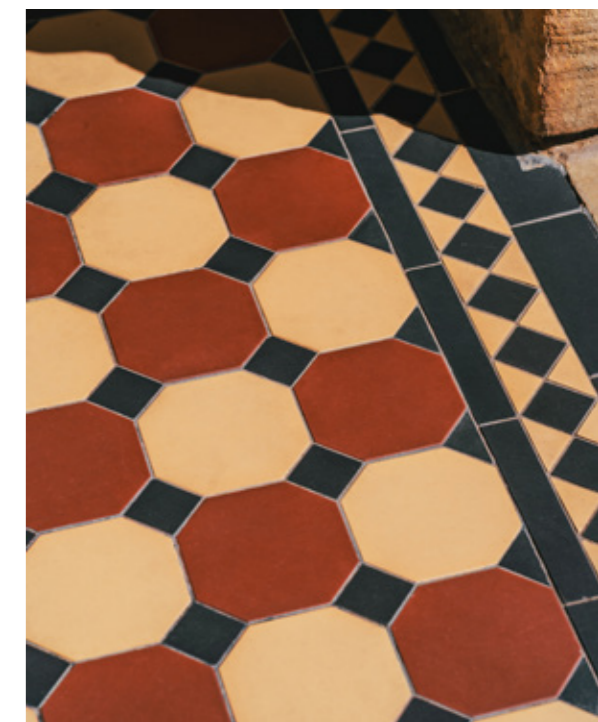
Wrought iron electric gates set between stone finial pillars welcome you into this outstanding family residence, with a sweeping driveway leading up to the stunning front elevation.

Constructed in 1880 by James Dixon, a prominent Sheffield Silversmith who invented silver electroplating and later had the prestigious post of Master Cutler. Tylecote retains an abundance of character typical of a Victorian dwelling, from high coved ceilings to large windows, all adding to the property's capacious nature.

A grand entrance hall and adjoining inner hallway connect the main living areas, including four generously proportioned reception rooms. The formal lounge, with its south-facing bay window and beautiful cast iron fireplace, offers a wonderful place to relax, whilst the formal dining room is ideal for occasional hosting. An open plan dining kitchen incorporates a dining area, extensive cabinetry with granite surfaces and a central island. There is also a useful utility room and a well-proportioned WC with storage.

Occupying the first floor are four sizeable bedrooms. The master bedroom suite is exceptionally spacious and incorporates a luxurious dressing room with a comprehensive range of high-quality fitted furniture, a walk-in wardrobe and an en-suite bathroom. The second bedroom has the benefit of an en-suite bathroom and bedroom 3 has jack-and-jill access to the large family bathroom.

The second floor presents a blank canvas for a purchaser to adapt to their requirements. Comprising three spacious bedrooms and an additional single bedroom, there is over 1,000 sq.ft. of space that could be utilised in a variety of ways. There is also a basement level which totals approximately 797 square foot.





Enveloping the home are beautifully landscaped grounds. Lush lawns and well-stocked established borders create lovely surroundings year-round. The front and left hand side elevations of the property benefit from south-east to south-west orientations, and multiple seating terraces provide ample opportunity for enjoyment of the advantageous aspects. The sweeping driveway and turning circle to the front accommodate parking for several vehicles, as well as a quadruple garage.

Tylecote is located in the highly desirable area of Ranmoor with convenient access to local amenities including public houses and shops. More amenities can be found very close by in Fulwood and Broomhill, comprising supermarkets, restaurants and cafes. There is highly regarded independent and state schooling available within the surrounding areas, and Sheffield's private and NHS hospitals are reachable within a short drive. A variety of outdoor spaces can be enjoyed locally, such as Endcliffe Park, Bingham Park, and for sport lovers, there is Hallamshire Golf Club and Fulwood Sports Club. The Peak District is also reachable within a short journey.

The property briefly comprises of on the ground floor: Entrance hall, formal lounge, office, WC, storage cupboard, inner hallway, formal dining room, lounge, dining kitchen, utility room and under-stairs storage cupboard.

On the first floor: Landing, master dressing room, master walk-in wardrobe, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite bathroom, bedroom 3, family bathroom, bedroom 4 and storage cupboard.

On the second floor: Landing, bedroom 5, bedroom 6, bedroom 7, bedroom 8 and storage cupboard.

Basement level: Cellar hallway, cellar 1, cellar 2, cellar 3 and cellar 4.

Outbuildings: Quadruple garage, potting shed and gardeners WC.

GROUND FLOOR

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

Entrance Hall

Extending a warm welcome to the home, the entrance hall has a coved ceiling, pendant light point, picture rail, central heating radiator, deep skirtings and an inset mat well. A built-in storage cupboard has a cloaks hanging rail. An opening leads to an inner hallway. Timber doors open to the formal lounge, office, WC, storage cupboard and dining kitchen.

Formal Lounge

18'0 x 15'5 (5.48m x 4.70m)

A delightful reception room with a front facing timber glazed window and a side facing timber glazed bay window, both with fitted shutters and filling the room with natural light. The ceiling has coving and decorative mouldings, and there is a pendant light point, picture rail, wall mounted light points, central heating radiator, deep skirtings and oak herringbone flooring. The focal point of the room is the cast iron fireplace with a marble mantel/surround and a slate hearth.

Office

13'10 x 13'4 (4.22m x 4.07m)

Currently utilised as an office and having a front facing timber double glazed window with fitted shutters, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, telephone point and deep skirtings. The focal point of the room is the decorative fireplace with a marble mantel and a tiled surround.

WC

Having a coved ceiling, pendant light point, extractor fan and a central heating radiator. A built-in cupboard includes shelving and shoe racks. A suite in white comprises a high cistern WC and a pedestal wash hand basin with Belgravia traditional gold taps and a tiled splash back.

Storage Cupboard

Having a flush light point and fitted shelving.

From the entrance hall, an opening gives access to the:

Inner Hallway

Having a coved ceiling, wall mounted light points, central heating radiators and deep skirtings. Timber doors open to the formal dining room, lounge and dining kitchen.

Formal Dining Room

15'5 x 14'11 (4.70m x 4.54m)

A grand dining room with a side facing timber glazed window and matching panels, coved ceiling, decorative ceiling rose, picture rail, central heating radiator, deep skirtings and original timber flooring. The focal point of the room is the cast iron fireplace with a timber mantel and a tiled surround/hearth.

Lounge

17'9 x 15'6 (5.42m x 4.72m)

A generously proportioned reception room featuring a coffered ceiling with coving, pendant light points, picture rail, central heating radiator, TV/aerial cabling and deep skirtings. Double timber doors with double glazed panels and matching side/above panels open to the left side of the property.



ENTRANCE HALL



ENTRANCE HALL



FORMAL LOUNGE



FORMAL LOUNGE



FORMAL LOUNGE



FORMAL DINING ROOM



FORMAL DINING ROOM



LOUNGE



WC



ENTRANCE HALL/INNER HALLWAY



OFFICE

GROUND FLOOR CONTINUED & BASEMENT LEVEL

Dining Kitchen

28'0 x 20'10 (8.53m x 6.36m)

A spacious open plan dining kitchen with ample space for cooking and dining with family.

Kitchen

A well-appointed kitchen with a rear facing timber double glazed window, recessed lighting, central heating radiator and plinth heaters. A feature archway contains glazed shelving and fitted cabinetry with drawers, a wine rack and cupboards. A range of fitted base/wall and drawer units incorporate granite work surfaces, tiled splash backs, under-counter lighting and an inset Franke 1.5 bowl stainless steel sink with a Franke chrome mixer tap and an instant hot and cold filtered water tap. Part of the work surface extends to provide space for three chairs. A central island includes additional storage and a granite work surface. The appliances include an AEG four-ring induction hob with an extractor fan above, a double Neff fan assisted oven with a grill above, a Neff microwave, a Bosch dishwasher and an under-counter fridge. Timber doors open to the utility room and staircase to the basement level. A timber door with glazed panels and matching side/above panels opens to the rear enclosed kitchen garden. A wide opening leads into the dining area.

Dining Area

Having a side facing timber double glazed window with fitted shutters, pendant light points and a central heating radiator. A timber door opens to the entrance hall.

Utility Room

Having a coved ceiling, flush light point, central heating radiator and deep skirtings. A range of fitted base units incorporate a work surface, an integrated freezer and an inset 1.0 bowl stainless steel sink with a separate drainer and a Grohe chrome mixer tap. Beneath the work surface is space/provision for a washing machine and a tumble dryer. The utility room houses the Vaillant boiler. A heavy timber door opens to the rear of the property.

From the kitchen, a timber door opens to a stone staircase with a flush light point, which leads down to the:

Basement Level

Cellar Hallway

Having a flush light point, slab shelving and openings/ timber doors give access to cellars 1, 3 and 4.

Cellar 1

12'4 x 9'2 (3.77m x 2.80m)

Having a flush light point, a stone slab table, stone flagged flooring and housing the fuse board. A timber door opens to cellar 2.

Cellar 2

12'4 x 6'7 (3.77m x 2.00m)

With stone flagged flooring.

Cellar 3

13'9 x 12'4 (4.20m x 3.77m)

Having stone flagged flooring.

Cellar 4

17'1 x 15'1 (5.20m x 4.60m)

Having stone flagged flooring.

Ground Floor Continued

From the entrance hall, steps lead down to an extension of the hallway, which has a front facing timber glazed panel with fitted shutters and a timber door opening to the under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Having fitted shelving.



DINING KITCHEN



DINING KITCHEN



KITCHEN



KITCHEN



DINING AREA

FIRST FLOOR

From the entrance hall, a staircase with oak newel posts, oak hand rails and balustrading rises to the first floor.

Landing

Having a front facing timber double glazed panel with fitted shutters, coved ceiling, pendant light point and a central heating radiator. Timber doors open to the master bedroom suite, bedroom 2, bedroom 3, bedroom 4, family bathroom and storage cupboard.

Master Bedroom Suite

A wonderfully appointed master suite, which boasts a sizeable bedroom, a large fully fitted dressing room, a walk-in wardrobe and an en-suite bathroom.

Master Dressing Room

16'0 x 15'9 (4.87m x 4.79m)

An impressive dressing room with a side facing timber double glazed panel with fitted shelving, coved ceiling, pendant light point, recessed lighting, central heating radiator and a plinth heater. A comprehensive range of fitted furniture incorporates short/long hanging, shelving and drawers. Timber doors open to the master walk-in wardrobe and master bedroom.

Master Walk-in Wardrobe

Having a coved ceiling, flush light points and housing the Worcester boiler. There is a range of fitted furniture, incorporating shelving and drawers.

Master Bedroom

18'8 x 15'9 (5.68m x 4.80m)

A beautiful master bedroom with a side facing timber double glazed panel, coved ceiling, pendant light point and central heating radiator. Two built-in wardrobes set within recessed archways contain long hanging and shelving. The focal point of the room is the decorative fireplace with a marble mantel and a tiled surround/hearth. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having rear and side facing timber double glazed obscured windows, extractor fan, coved ceiling, flush light points, recessed light point, partially tiled walls, central heating radiator and tiled flooring. A Sanitan suite in white comprises a low-level WC and a pedestal wash hand basin with Sanitan traditional chrome taps. Also having a panelled bath with a Sanitan chrome mixer tap. A shower enclosure incorporates with a fitted shower and a glazed screen/door. A timber door opens to a storage cupboard with fitted shelving.

Bedroom 2

19'3 x 18'8 (5.87m x 5.70m)

A bright bedroom suite with front and side facing timber double glazed panels, with views across Ranmoor and towards Trippet Wood from the front aspect. The ceiling has coving and there is a pendant light point and central heating radiators. A timber door with obscured glazed panels opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

Having a front facing stained glass obscured window, coved ceiling, flush light point and a central heating radiator. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. A panelled bath includes mosaic tiled walls, a chrome mixer tap and a fitted shower.

Bedroom 3

19'0 x 14'1 (5.79m x 4.28m)

Another double bedroom with a side facing timber double glazed panel, coved ceiling, pendant light point and a central heating radiator. The focal point of the room is the decorative fireplace with a timber mantel and a tiled surround/hearth. An opening provides jack-and-jill access to the family bathroom.



FIRST FLOOR LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER DRESSING ROOM



BEDROOM 2



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM

FIRST FLOOR CONTINUED & SECOND FLOOR

Family Bathroom

A large family bathroom with a rear facing timber double glazed obscured window, coved ceiling, pendant light point, partially tiled walls and tiled flooring with electric under floor heating. A Sanitan suite in white comprises a low-level WC, a bidet with a chrome mixer tap and two pedestal wash hand basins with chrome mixer taps. A freestanding roll top bath includes a chrome mixer tap and a hand shower facility.

Bedroom 4

14'8 x 14'1 (4.46m x 4.30m)

Having a side facing timber double glazed panel, coved ceiling, pendant light point and a central heating radiator.

Storage Cupboard

Having a flush light point and fitted shelving.

From the first floor landing, the staircase continues to the second floor, where there is a timber door with a glazed panel and matching side/above panels that opens to the second floor landing.

Second Floor

Landing

Having front facing timber double glazed windows, pendant light point and access can be gained to bedroom 5, bedroom 6, bedroom 7, bedroom 8 and a storage cupboard. A ceiling hatch provides access to a loft space.

Bedroom 5

16'10 x 14'1 (5.12m x 4.30m)

Having a side facing timber double glazed window, pendant light point and access can be gained to the eaves.

Bedroom 6

16'1 x 10'6 (4.89m x 3.20m)

Having a side facing timber double glazed window, Velux roof windows and a pendant light point.

Bedroom 7

16'1 x 13'9 (4.89m x 4.20m)

Having a side facing timber double glazed window and pendant light points.

Bedroom 8

13'11 x 8'10 (4.25m x 2.70m)

Having a Velux roof window and a pendant light point.

Storage Cupboard

Having a pendant light point.



BEDROOM 6



BEDROOM 7

EXTERIOR & GARDENS

Stunning gardens envelope Tylecote, offering beautiful outdoor spaces with various seating areas.

From Gladstone Road, wrought iron intercom operated electric gates, set between stone pillars topped with finials, open to Tylecote. A sweeping gravelled driveway leads up to the front of the property where there is parking for multiple vehicles. An immaculately maintained lawned garden also sits to the front, containing established borders with ornamental topiary shrubs and flowers. Stone steps rise to a covered entrance porch with a timber frame, glazed panels, exterior lighting, tiled floor and access to the main entrance door.

The gravelled driveway continues to the right side of the property, providing further parking and having exterior lighting, mature trees, box hedging, an external power point and a water tap. Access can be gained to the quadruple garage. A timber pedestrian gate opens to the rear of the property.

Quadruple Garage

39'4 x 19'8 (12.00m x 6.00m)

Having two Hörmann up-and-over electric doors, a side facing UPVC double glazed window, light, power and a composite personnel entrance door.

From the driveway at the front, an archway carved into mature hedging provides access to the left side of the property. A beautiful, manicured garden is mainly laid to lawn and boasts neatly planted borders with topiary shrubs and various seating areas. A decked terrace overlooks the lawn and a circular stone flagged patio sits alongside the house with a raised timber sleeper bed containing a scented rose garden. Stone steps rise from the garden to a further stone flagged patio that wraps partially around to the rear and has exterior lighting, external power points and

provides access to the lounge. To one corner of the garden is a gravelled area with a timber-built potting shed.

Potting Shed

Having double timber doors with glazed panels and a fitted shelf.

Also from the garden, stone steps rise to a sheltered stone flagged seating terrace with a stepping stone path beneath mature trees, which leads to a stone flagged area at the rear of the home with a raised circular stone planter. Access can be gained to the continuation of the rear via a timber pedestrian gate.

To the rear of the property, a stepping stone path meanders through a gravelled area with mature trees and a raised stone circular planter with ornamental topiary shrubs. A stone flagged path with exterior lighting and a water tap provides access to the dining kitchen, utility room and a gardeners WC.

Gardeners WC

Having a flush light point, rear facing timber glazed obscured window and tiled flooring. A suite comprises a low-level WC and a Sanitan pedestal wash hand basin with traditional Sanitan chrome taps and a Redring instant hot water tap.

The boundary of Tylecote is fully enclosed by established hedging and stone/brick walling, adding privacy and security to this fabulous family home.









QUADRUPLE GARAGE



GROUND FLOOR

Approximate Floor Area:
2146 SQ.FT. (199.4 SQ.M)

Total Approximate Floor Area:
5825 SQ.FT. (541.2 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1807 SQ.FT. (167.9 SQ.M)



SECOND FLOOR

Approximate Floor Area:
1075 SQ.FT. (99.9 SQ.M)



BASEMENT LEVEL & GARAGE

Basement Level Approximate Floor Area:
797 SQ.FT. (74.0 SQ.M)

Quadruple Garage Approximate Floor Area:
775 SQ.FT. (72.0 SQ.M)



BEDROOMS 7/8	BATHROOMS 3
LIVING ROOMS 4	SQFT (EXCLUDING GARAGE) 5,825
TENURE Freehold	COUNCIL TAX G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		73
55-68	D	57	
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 and Flood Risk

There are historic covenants on the original title. There are no easements or wayleaves. The flood risk is very low.

Tree Preservation Orders

There are TPOs on the two trees either side of the gate posts.

Conservation Area

The property is located in the Ranmoor 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.

TYLECOTE

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Sheffield, South Yorkshire, S10 3GT

Offers in the Region
of £2,000,000

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

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