



Shaw Farm, 25 Haugh Lane

Ecclesall, Sheffield S11 9SA



SHAW FARM

25 Haugh Lane

Situated on an exceptional half-acre corner plot, Shaw Farm is a beautifully appointed five-bedroom, Grade II listed stone-built detached residence believed to date from the early 18th century. Sympathetically restored and extensively upgraded, the property effortlessly combines period character with stylish contemporary living.

Extending to approximately 3,960 sq ft, this outstanding family home offers generous and versatile accommodation, including five bedrooms, four luxurious bathrooms and three impressive reception rooms. Original features have been carefully preserved, while high-quality modern finishes and a Control4 Smart Home system provide exceptional comfort and convenience throughout.

Ideally positioned in the highly sought-after Ecclesall area, the property is within easy reach of excellent schools, independent shops, cafés, restaurants and pubs. Sheffield city centre is just a short drive away, while the Peak District National Park is also easily accessible.

The property is offered with vacant possession and no onward chain.



KEY FEATURES

- Stunning Grade II Listed Family Home
- Fantastic Half Acre Corner Plot
- 5 Bedrooms / 4 Bathrooms
- Sympathetically upgraded to a High Specification
- Great catchment area for Schools
- Large main Sitting Room with Garden access
- Superb large Living Kitchen
- Karl Benz German units and Miele Appliances
- Large Double Garage / Gym
- Master Bedroom with Ensuite, Dressing Room and Bathroom



GROUND FLOOR

A substantial oak entrance door opens into an entrance porch leading to an impressive reception hall, featuring a bespoke oak staircase. A separate study/snug provides an ideal home office or quiet sitting room, while the attached double garage has been professionally fitted as a high-specification gym.

The elegant sitting room is generously proportioned and features double oak doors opening onto the rear terrace. A striking dual-aspect fireplace creates a visual connection with the spectacular open-plan living kitchen.

The bespoke Karl Benz kitchen is beautifully designed with quartz worktops, a central island, Quooker boiling water tap and a comprehensive range of integrated Miele appliances. The adjoining dining and family areas create an outstanding entertaining space with direct access to the landscaped gardens.

Additional ground floor accommodation includes a utility room, cloakroom, bedroom five with secondary staircase to a first floor luxury shower room. Magnificent family room with vaulted ceiling, exposed king-post trusses, feature mezzanine and bespoke aluminium staircase.













FIRST FLOOR

The principal suite offers luxurious accommodation with a beautifully fitted bespoke dressing room and an exceptional en-suite bathroom featuring a freestanding Clearwater bath, walk-in shower enclosure with steam room function.

Bedroom two benefits from its own luxury en-suite shower room, while bedrooms three and four are served by a stylish family bathroom complete with freestanding Clearwater bath and separate walk-in shower.















EXTERIOR

Electric gates open onto a sweeping block-paved driveway providing extensive parking and access to the attached double garage.

The professionally landscaped gardens have been thoughtfully designed with stone terraces, ornamental planting, feature lighting and a decorative pond. To the rear, a large stone entertaining terrace is accessed directly from both the sitting room and living kitchen, creating a superb setting for outdoor dining and family gatherings.

Offering a rare combination of historic charm, contemporary luxury and an outstanding location, Shaw Farm represents a truly exceptional family home ready for immediate occupation.









LOCATION

Occupying an enviable position within one of Sheffield's most exclusive residential enclaves, this exceptional home is set in the heart of Ecclesall – an address widely regarded as one of the city's most prestigious. Defined by its elegant tree-lined avenues, substantial period and contemporary homes, and an unrivalled balance of tranquillity and convenience, Ecclesall continues to be one of Sheffield's most coveted places to live.

Surrounded by some of the region's most beautiful natural landscapes, the property enjoys immediate access to the ancient woodland of Ecclesall Woods, the picturesque Porter Valley and Whiteley Woods, while the dramatic scenery of the Peak District National Park lies just moments away, offering an exceptional outdoor lifestyle.

Long favoured by discerning families and professionals alike, Ecclesall is renowned for its outstanding educational provision, with highly regarded schools including Dobcroft and Silverdale, together with a number of Sheffield's leading independent schools, all within easy reach. The vibrant cafés, acclaimed restaurants, stylish bars and independent boutiques of Ecclesall Road further enhance the area's enduring appeal, providing an exceptional choice of dining, shopping and leisure experiences.

Despite its peaceful, leafy surroundings, Ecclesall remains exceptionally well connected. Sheffield city centre, the railway station with regular direct services to London, and the M1 motorway network are all readily accessible, ensuring effortless travel for both business and leisure.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3527 ft²

327.3 m²

Reduced headroom

55 ft²

5.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For further information
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