



Balholm

479 Whirlowdale Road, Whirlow
Sheffield S11 9NH



BALHOLM

479 Whirlowdale Road



QUITE SIMPLY, ONE OF SHEFFIELD'S FINEST HOMES.

Undoubtedly one of the most impressive properties in South West Sheffield, and the finest I have had the honour to bring to market in over 40 years as an Estate Agent.



BALHOLM

An exceptional and truly breathtaking family residence, beautifully positioned at the pinnacle of the prestigious Whirlowdale Road. Set within one and a quarter acres of professionally designed, south-facing grounds—crafted by Chelsea Award-winning garden designer Lee Bestall—this home offers an extraordinary lifestyle both inside and out.

‘Balholm’ is the quintessential dream family home—lovingly and thoughtfully extended and upgraded by the current owners over the years, with no expense spared. The result is a luxurious and contemporary living space that harmoniously blends elegant original features with state-of-the-art design and comfort.





KEY FEATURES

- Early Vacant Possession and No Chain
- Six Bedrooms and Four Bathrooms
- 6,689sqft of Accommodation
- Stunning 1¼ Acre Grounds Designed and Landscaped by Award Winning Garden Designer Lee Bestall
- Breathtaking Bespoke Roundhouse Designed Kitchen
- Range of Miele Appliances and Sub Zero Fridge and Freezer
- Vale Orangery and Ultra Modern Contemporary Garden Room off the Living Kitchen
- Lovely Flowing Reception Rooms
- In House Sonos Entertainment System
- Imposing “In and Out” Driveway with Electric Gates



GROUND FLOOR

Upon entrance through the impressive entrance door into the Entrance vestibule leading to the inviting Reception Area. Stunning aspect through the French windows to the rear onto the south facing entertaining terrace and down the magnificent long landscaped south facing garden.

Lovely flowing designed ground floor accommodation, the heart of which being the breathtaking Living Kitchen with bespoke Award Winning Designed Roundhouse Kitchen with Calcutta Stone Worksurfaces and Leathered African Fusion Quartzite. High End Miele range of appliances and including Sub Zero fridge and freezer. Opening into a stunning glazed modern contemporary Garden Room, perfect for everyday dining and taking full advantage of the south facing grounds. Crittall glazed wall with opening central doors into a Family Room ideal for relaxing and watching TV.

Dining Room with bespoke Library Area to one side and two way multi-fuel fire opening through to the Reception Hall. Generously proportioned Sitting Room with multi-fuel fire and opening into the bespoke Vale Orangery with access to garden and with stunning views. Bespoke Fitted Study, Inner Lobby and Cloakroom and Secondary Staircase to First Floor.









FIRST FLOOR

Large Galleried Landing with Oak Staircase and feature original sealed unit leaded stain glazed windows.

Large Master Bedroom Suite, a stunning room with deep bay window. Bespoke En Suite Fitted Dressing Room and Large Luxury En Suite Bathroom. Bedroom Suite Two with En Suite Shower Room. Further Bedroom and an Additional Bedroom/Gym. Luxury Family Bathroom to complete this level.



SECOND FLOOR

Two Further Bedrooms, one of very generous proportions that could be divided into two and further Luxury Bathroom. Large Landing.



LOWER LEVEL

Laundry/Utility Room and Boiler Room.







EXTERIOR

Impressive double entrance with wrought iron security entrance gates leading onto an "In and Out" driveway and tastefully landscaped front garden.

To the rear, large stone flagged entertaining terrace, leading down to a formal garden with central feature and herbaceous borders and further broad stone steps leading down to an extensive lawned area. Further lower garden area with rose border, wild flower area and large entertaining pavilion. At the bottom of the garden pathway leading into the woods and down to the stream. Set in one and a quarter acres of meticulously, professionally designed and landscaped south facing grounds by Chelsea Award Winning Garden Designer Lee Bestall.

ADDITIONAL FEATURES

Sonos entertainment system. Hardwired smoke and fire detectors. Security system and cameras.











LOCATION

The property is situated on this exclusive prestigious road, at the top, on the left hand side in the South West suburb of Whirlow. Well placed for the amenities of Dore and Ecclesall and many local attractions including Limb Brook Trail, Ecclesall Woods, Whirlowbrook Hall and Whirlow Hall Farm. Nearby sports clubs and golf clubs. Excellent local schools, both state and private, are close at hand, as are good transport links including train via Dore and Totley station with direct access to Sheffield, Manchester and beyond. Walking distance to open countryside and the Peak District National Park.

Sheffield Train Station is approximate 3.8 miles providing a fast service to London St Pancras.



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Basement
Floor area 39.9
sq.m. (430 sq.ft.)



Ground Floor
Floor area 248.3 sq.m. (2,672 sq.ft.)

Basement: 39.9 sq.m (430 sq. ft.) Ground Floor : 248.3 sq.m. (2,672 sq. ft.) First Floor : 204.8 sq.
m. (2,204 sq. ft.) Second Floor : 88.5 sq.m. (953 sq. ft.) Total floor area: 621.4 sq.m. (6,689 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



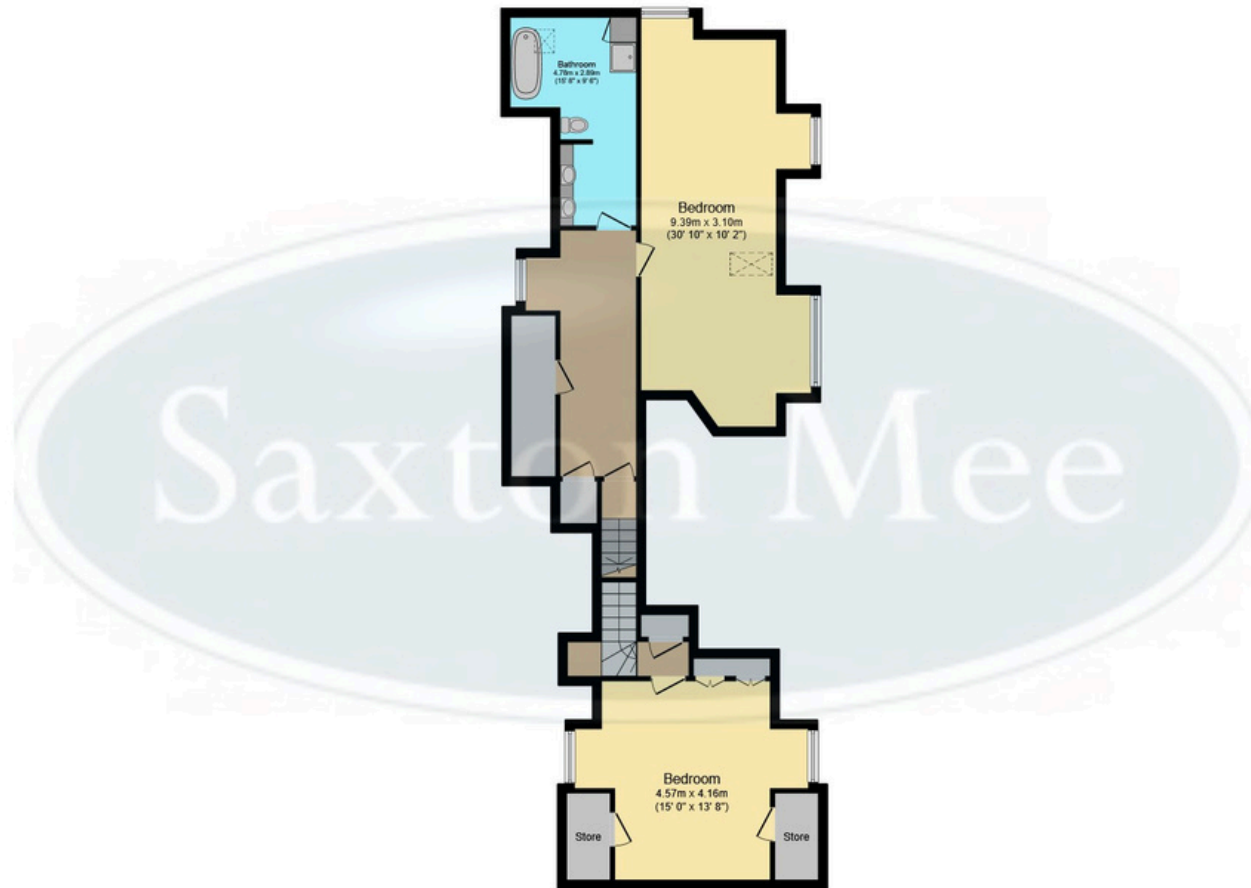
First Floor

Floor area 204.8 sq.m. (2,205 sq.ft.)

Basement: 39.9 sq.m (430 sq. ft.) Ground Floor : 248.3 sq.m. (2,672 sq. ft.) First Floor : 204.8 sq.m. (2,204 sq. ft.) Second Floor : 88.5 sq.m. (953 sq. ft.) Total floor area: 621.4 sq.m. (6,689 sq.ft.)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	87 B
39-54	E		
21-38	F		
1-20	G		



Second Floor

Floor area 88.5 sq.m. (952 sq.ft.)

Basement: 39.9 sq.m (430 sq. ft.) Ground Floor : 248.3 sq.m. (2,672 sq. ft.) First Floor : 204.8 sq. m. (2,204 sq. ft.) Second Floor : 88.5 sq.m. (953 sq. ft.) Total floor area: 621.4 sq.m. (6,689 sq.ft.)

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For further information or
to arrange a viewing please call or email

James Mee on 07775 998 200 / james.mee@saxtonmee.co.uk
or Louise Downs on 07792 562 910 / louise.downs@saxtonmee.co.uk

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