



Clifton House, 32 Cavendish Road, Brincliffe, Sheffield, S11 9BH

Saxton Mee



# Clifton House, 32 Cavendish Brincliffe

Guide Price

## £1,400,000

GUIDE PRICE £1,400,000-£1,500,000

A most charming and impressive seven bedroom/two bathroom detached home occupying a large plot in excess of 0.5 acres with detached coach house and workshop.

Whilst in need of general updating throughout, the property offers a fantastic opportunity for the discerning purchaser to create their forever family home in this prestigious and most sought after location.

Briefly, the accommodation comprises: Entrance vestibule leading into the welcoming entrance hall with paneling to the walls. To the left is the front sitting room with stunning original features. Adjacent can be found the formal dining hall with bay window to the front and an external door. Beyond the end of the hallway is the main family lounge with built in Mahogany book case, central fireplace and surround. The inner vestibule accesses a downstairs W.C and a separate utility room housing the boiler. Rear entrance porch leading onto the courtyard. A spacious breakfasting kitchen having a range of wall, drawer and base units. Space for a gas cooker, fridge/freezer and dishwasher. Gas AGA (to be included in the sale). Vast cellars ideal for storage.

The beautiful original staircase gives access to a split level landing accessing the single bedroom and a recently updated shower room with separate W.C adjoining. Up a level, can be found four large double bedrooms and the main family bathroom with bath and overhead shower, wash hand basin, W.C and bidet. A further staircase rises to two further generous bedrooms and a store room on the second floor.

Outside a sweeping gated driveway gives access from Cavendish Road, there are vast grounds expanding to over 0.5 acres with a range of established trees, plants and shrubbery. To the rear of the property is a detached coach house ripe for conversion (subject to planning) with power and light. Beyond there is a further outbuilding, formally the billiard room, which is in need of restoration. Rear courtyard and side access.



- Excellent Family Home With Vast Potential
- Substantial Corner Plot Of Over 0.55 Acres
- Seven Generously Proportioned Bedrooms
- Separate Detached Coach House Ideal For Conversion (STPP)
- Extremely Rare Opportunity
- Prestigious Tree Lined Street
- First Class Schools Close By
- Tenure: Freehold
- EPC Rating: E / Council Tax: Band G
- Viewing Via Banner Cross Office









