



2 Greno House
School Lane
Grenoside, Sheffield S35 8QU



HISTORY OF GRENO HOUSE

The site now known as Greno House was historically called “Tillyoldfield.”

The original building was constructed in 1786 for Joseph Fawley, a wealthy tanner, in a Georgian style using local stone.

In 1820, it was purchased by John Rider, Headteacher at Whitley Hall (then a school), for his son George Rider. At that time, it operated as a “School for Young Gentlemen,” accepting both boarding and day students on a fee-paying basis.

Following George Rider’s death, from around 1880 to 1928, the house became the residence of various wealthy families. During this period, the estate was enhanced with recreational features, including a tennis court and a bowling green. The property also included a Coach House and Stable Block, and the existing driveway led to a building that formerly served as a school for “Grenosiders,” now known as the Reading Room.

Later, Williams, a local coal-owner, faced financial difficulties following the miners’ strike and sold the property in 1928 to a local builder. In 1931, the builder transformed the house into five separate family homes, marking a significant change in its use and structure.

INTRODUCTION

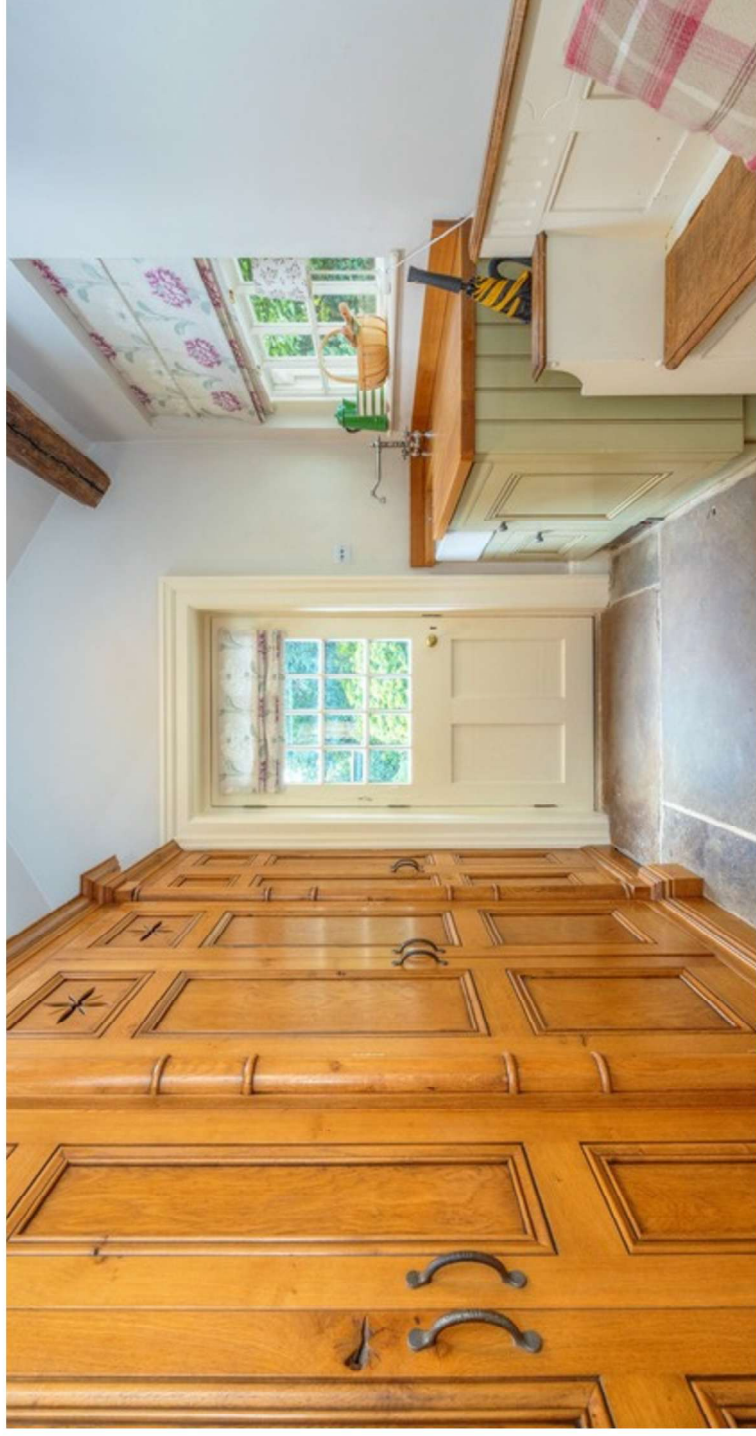
2 Greno House – Formerly West Greno House

Set in an idyllic and peaceful location down a private drive, 2 Greno House forms part of the historic 18th-century Greno House. This stunning four-bedroom family residence has been sympathetically upgraded to an exceptionally high standard, seamlessly blending modern comforts with historic charm.

The property retains many original architectural features, including high ceilings, elegant sash windows, period fireplaces, exposed oak beams, and beautiful stone walls. Its spacious and character-filled interiors provide a truly unique living experience.

Every room flows effortlessly, combining traditional elegance with modern comfort, creating a home that is as inviting as it is impressive.

An internal inspection is highly recommended to fully appreciate the quality, character, and attention to detail this exceptional home offers.



KEY FEATURES

- Tucked away at the end of a private drive, this idyllic and peaceful setting forms part of the historic 18th Century Greno House, a residence rich in character and heritage
- Nestled in a conservation area and sympathetically modernised to an exceptional standard by the current owners
- Retaining its historic charm with impressive high ceilings, traditional sash windows, period fireplaces, exposed beams, and exposed stone walls
- Generous accommodation spread across four floors, totalling approximately 3,281 sq ft
- Four double bedrooms and two bathrooms
- Offered for sale with a completed chain
- An exceptional opportunity to own a piece of history in this most desirable location
- Generous off-road parking for up to three vehicles, with the opportunity to create further parking plus potential to purchase a substantial detached garage
- Superb vaulted cellar currently designed as a cinema room with generous natural lighting through beautiful original mullioned window
- Generous south-facing front garden, bathed in sunlight and offering an inviting entrance to the property



GROUND FLOOR

Step through the welcoming entrance vestibule, complete with a thoughtfully designed utility area with David Martin units, into a bright and airy open entrance hall with original oak beams and stone flagged floor.

The elegant dining room features a stunning marble fireplace with a log burner, set against rich oak flooring—perfect for intimate dinners or entertaining guests.

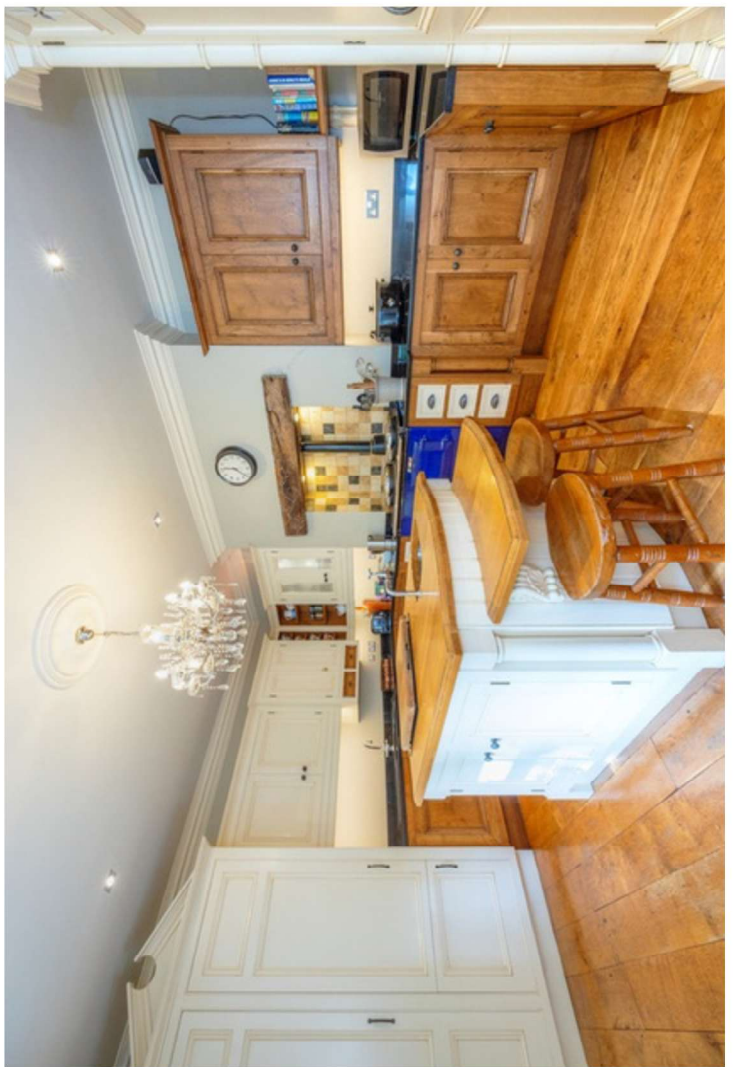
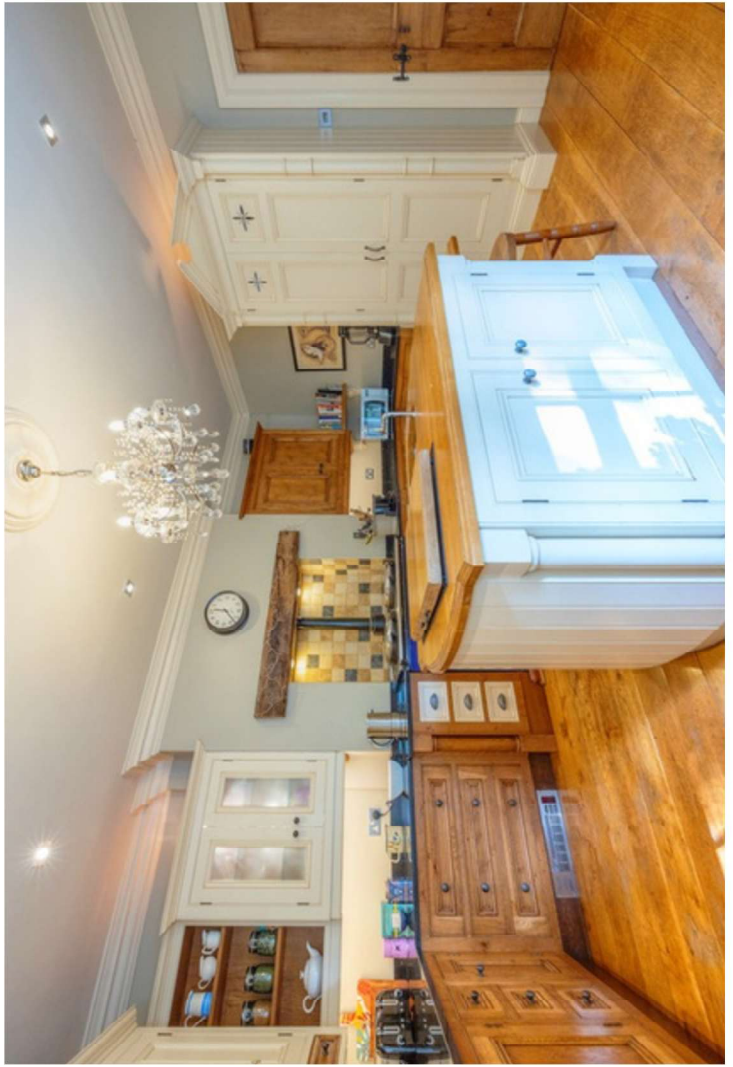
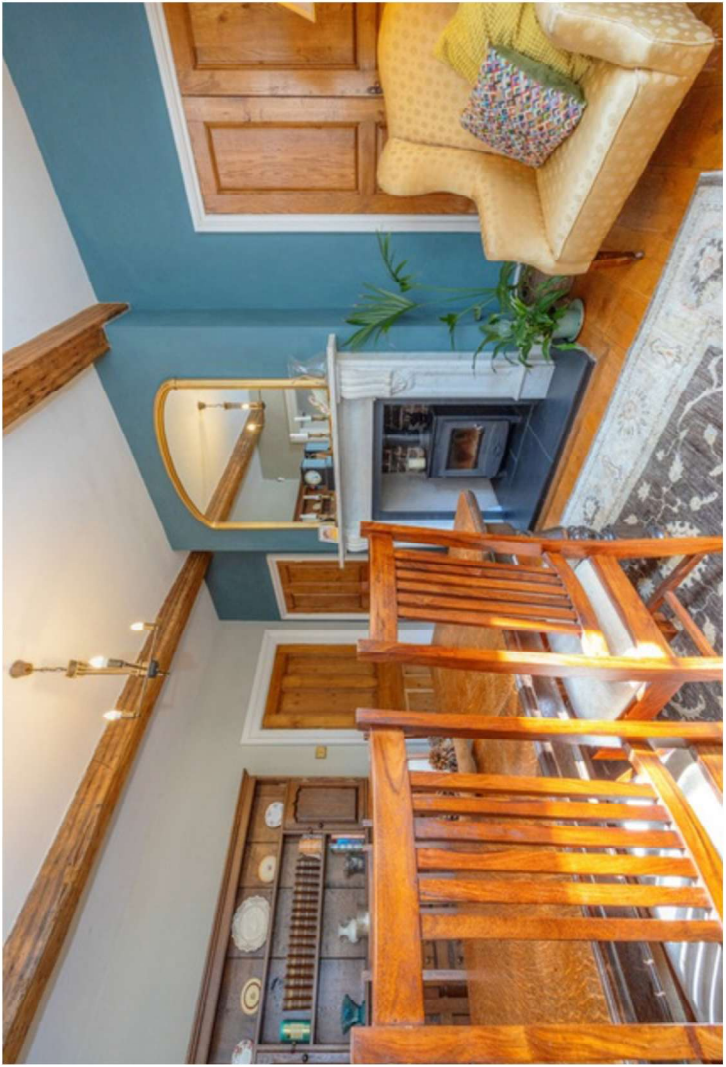
The heart of the home, the breakfast kitchen, is a masterpiece of craftsmanship. Fitted with bespoke David Martin units in luxurious Pippy oak and hand-painted finishes, it also boasts a gas Aga, a central island, and generous space for casual dining and socializing.

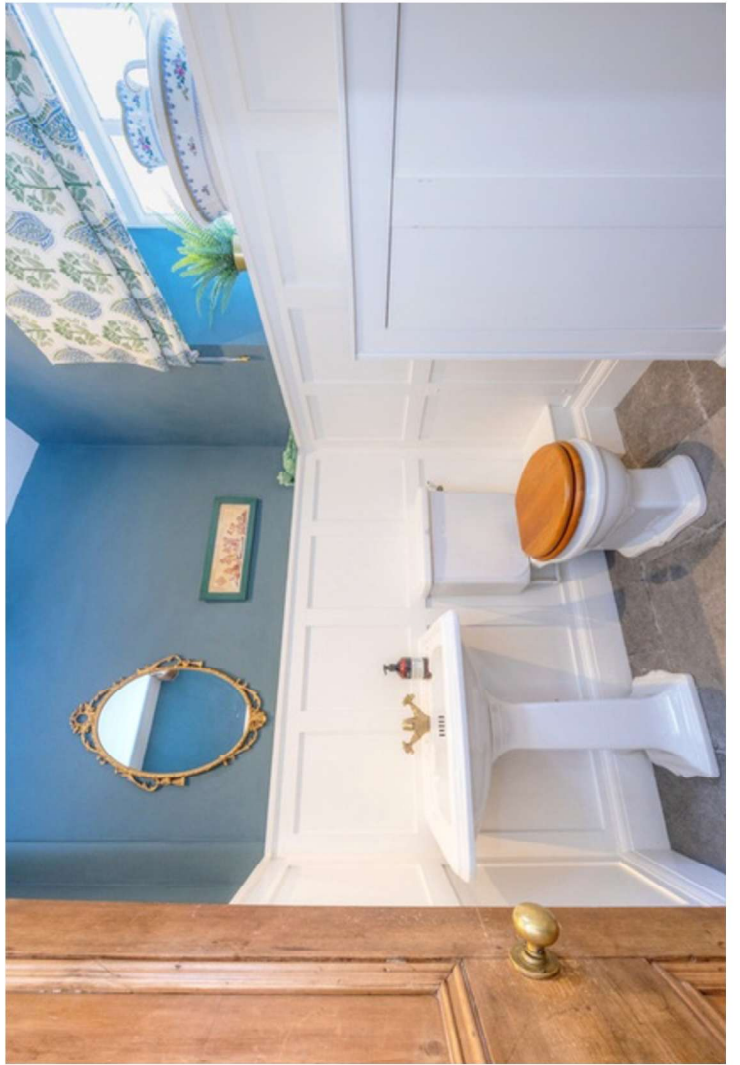
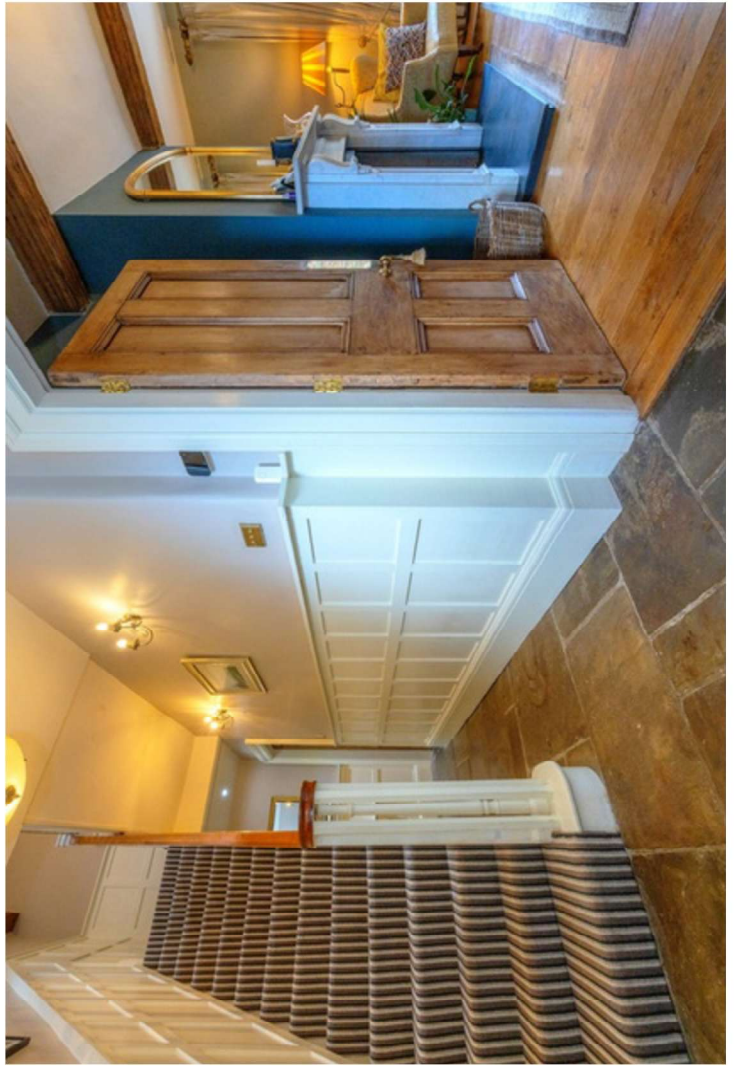
A stone-flagged inner reception hall, again with original oak beams, provides a sense of understated grandeur, while a convenient cloakroom with wash hand basin and W.C. adds practicality without compromising style.

The expansive sitting room is a true sanctuary, showcasing a marble fireplace with an open fire and a magnificent bay window framing serene views of the beautifully landscaped front grounds.





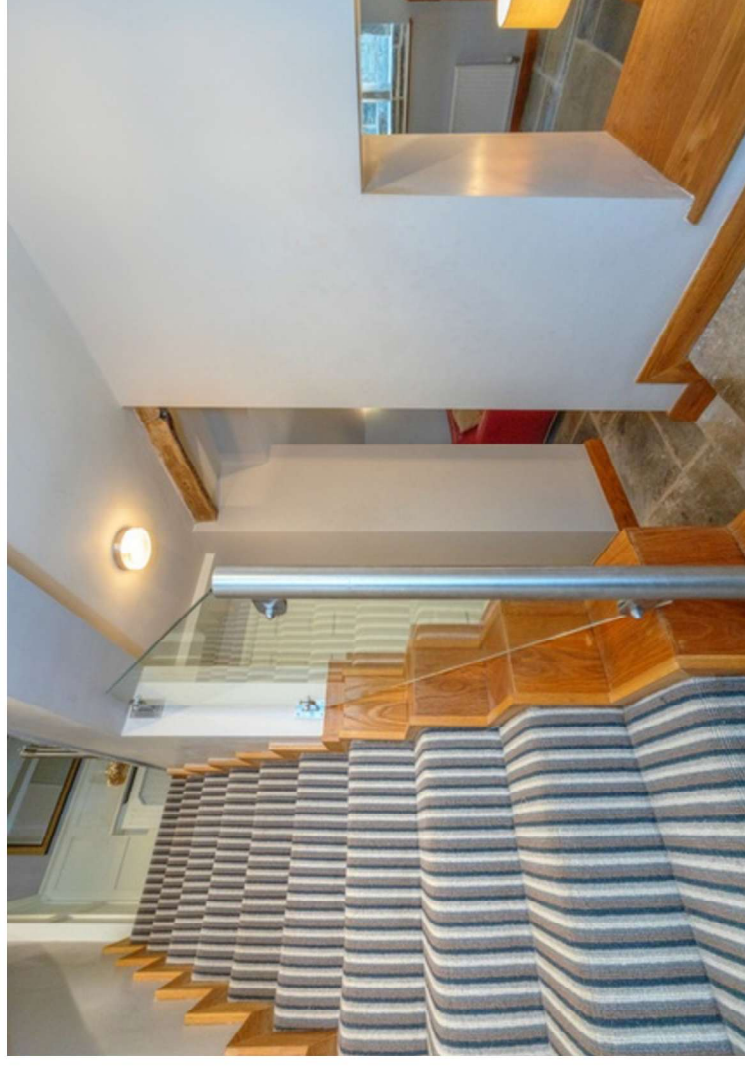
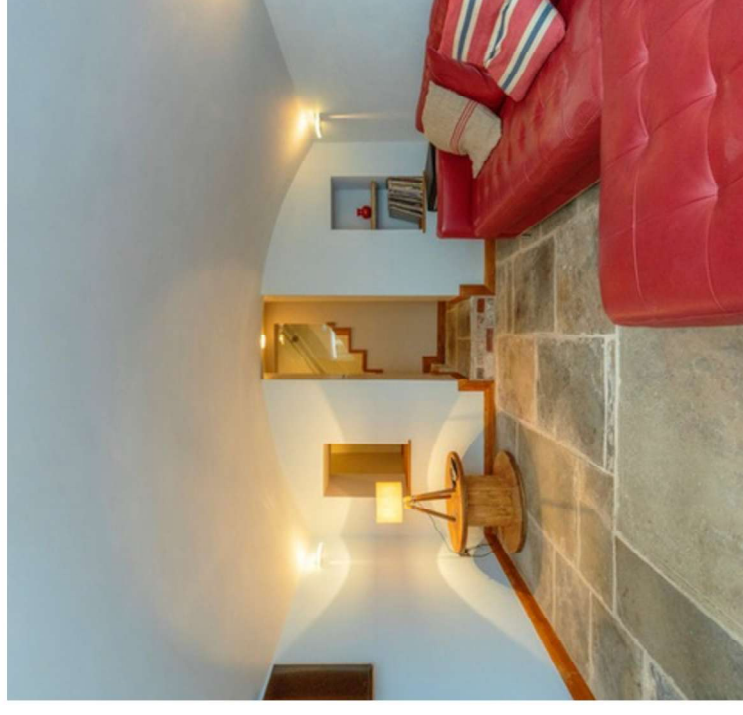






LOWER GROUND FLOOR

Glazed and stainless steel balustrades and stone steps lead down to a stunning original cellar, featuring an arched vaulted family room currently used as a cinema room. An original stone mullioned glazed window and recessed well flood the space with natural light, creating a striking and versatile lower-level retreat.



FIRST FLOOR

On the first floor, a large panelled landing with exposed original oak beams and an original stone wall sets the tone for the bedrooms.

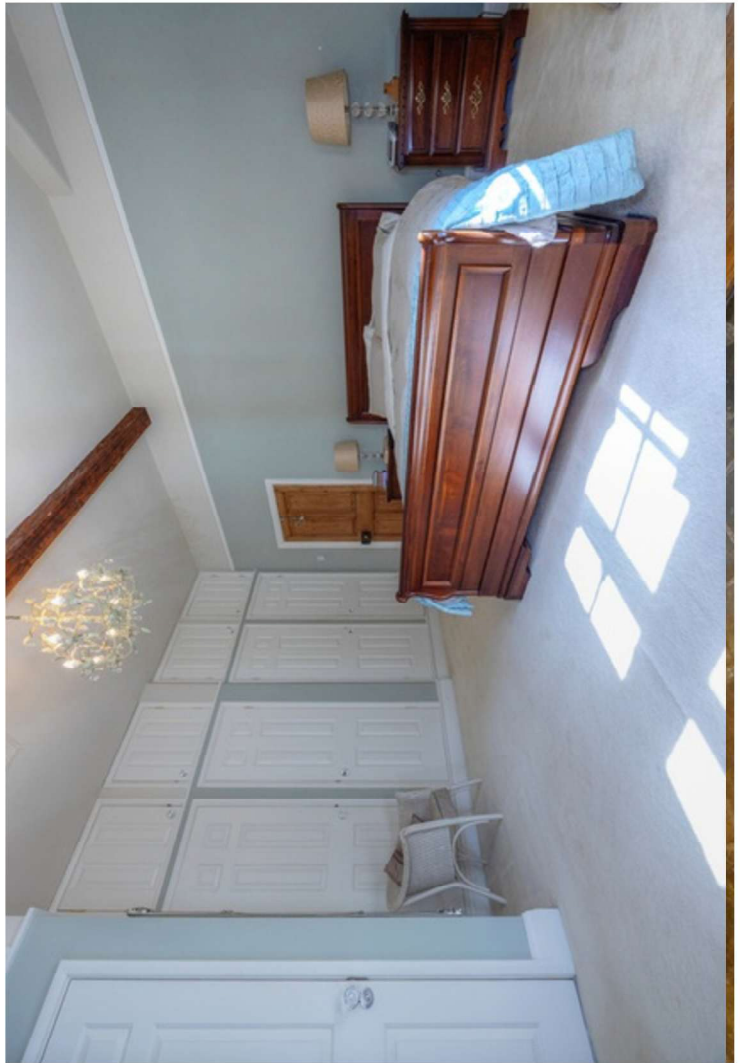
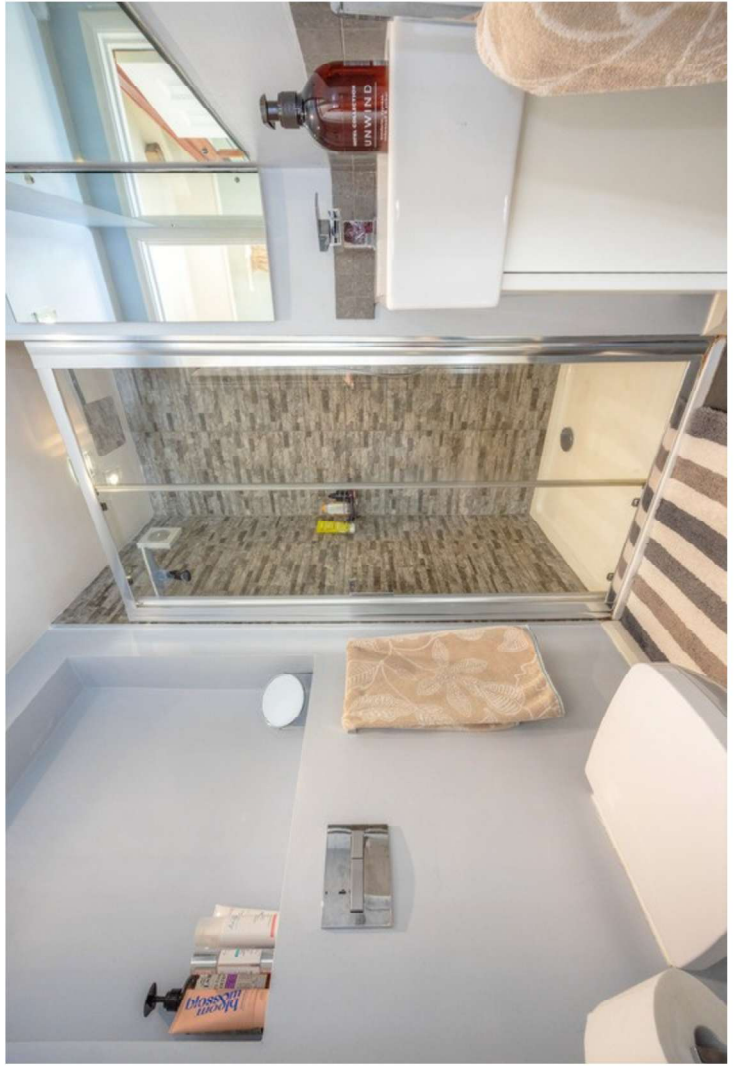
The master suite boasts extensive built-in wardrobes and a beautifully appointed ensuite shower room, complete with modern fixtures and a refined finish for a touch of everyday luxury.

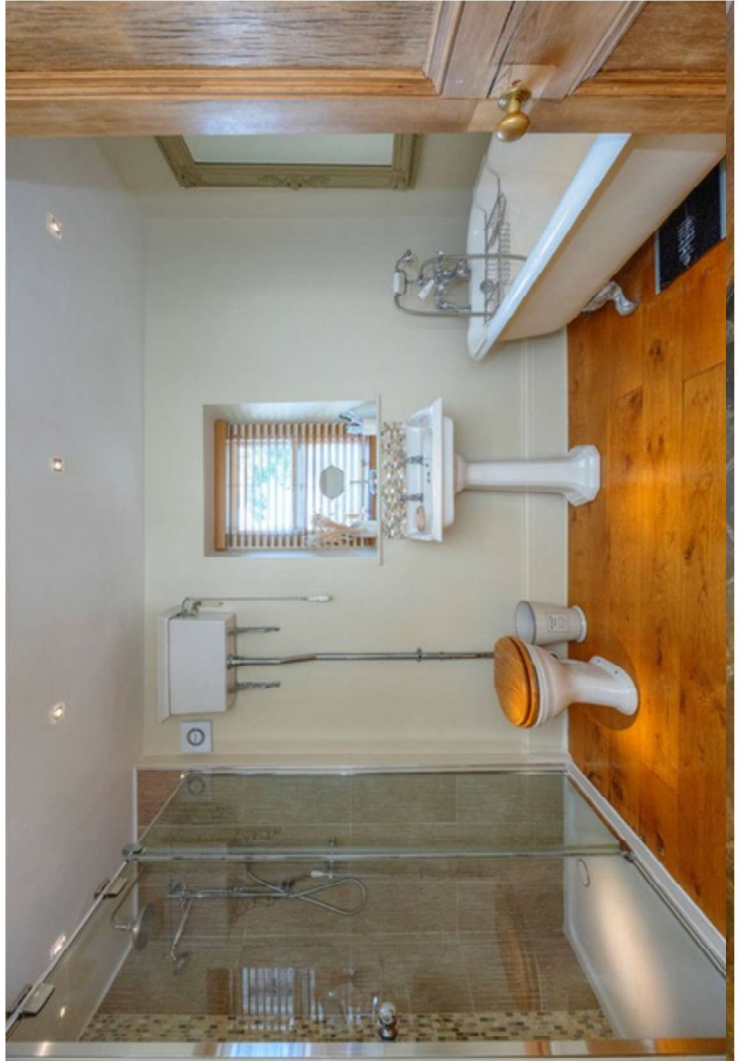
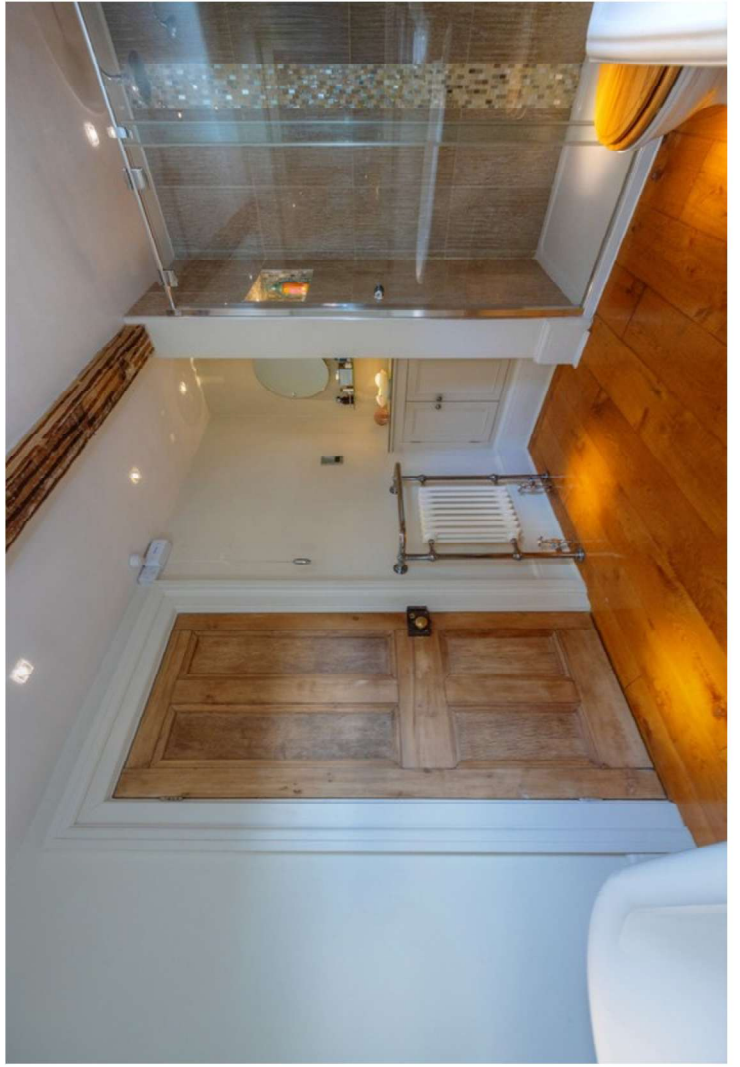
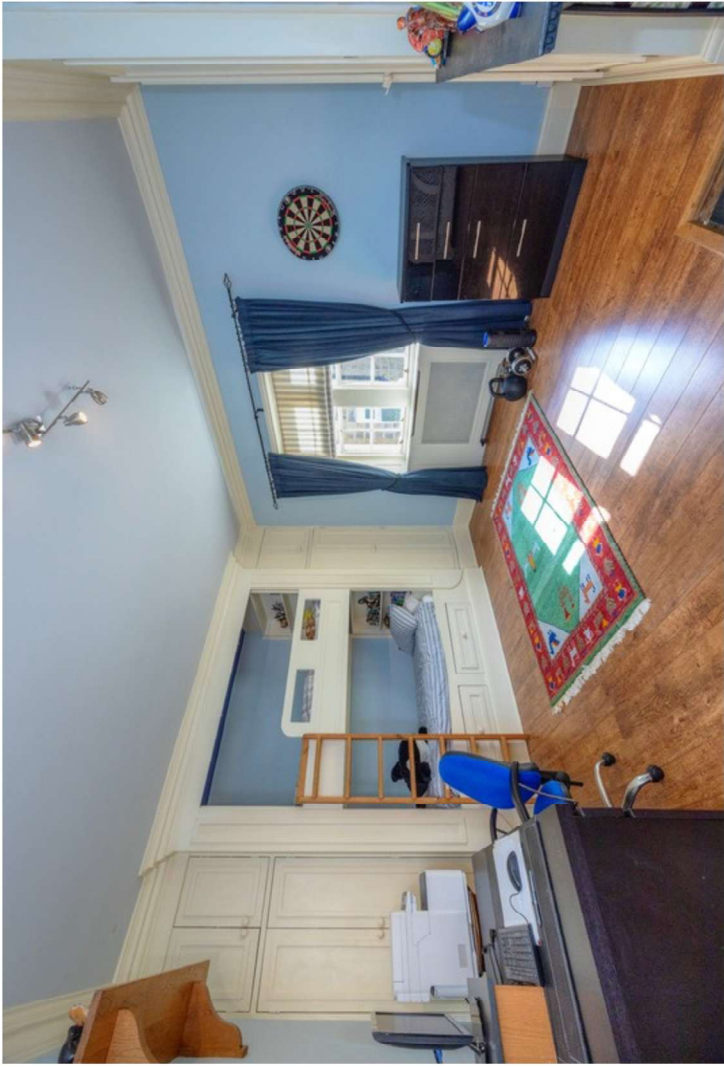
Bedroom two captures the home's heritage through its original sash windows, which flood the generous double space with soft, natural light.

Designed with both comfort and functionality in mind, bedroom three includes clever cabin beds and plenty of storage to keep the space clutter-free.

The family bathroom is a statement in elegance, complete with a feature cast iron bath and high-flush W.C.







SECOND FLOOR

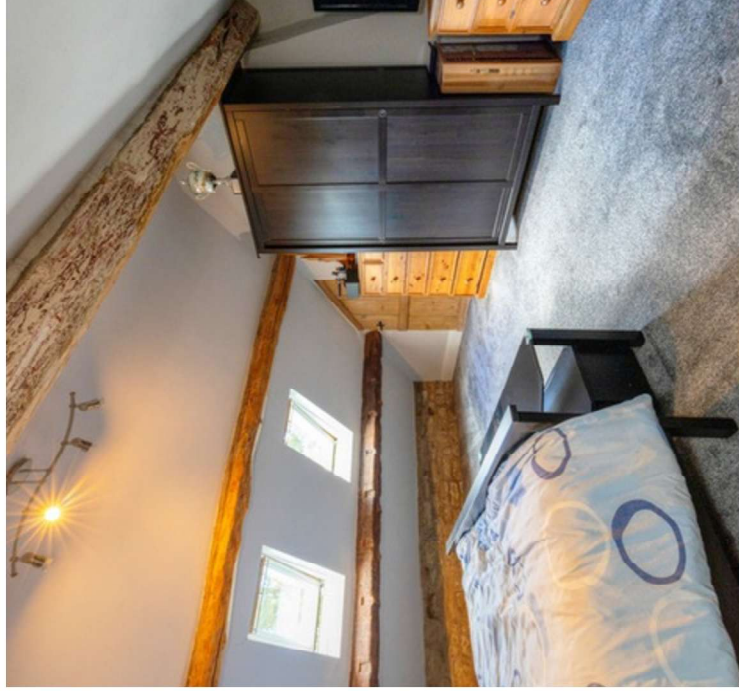
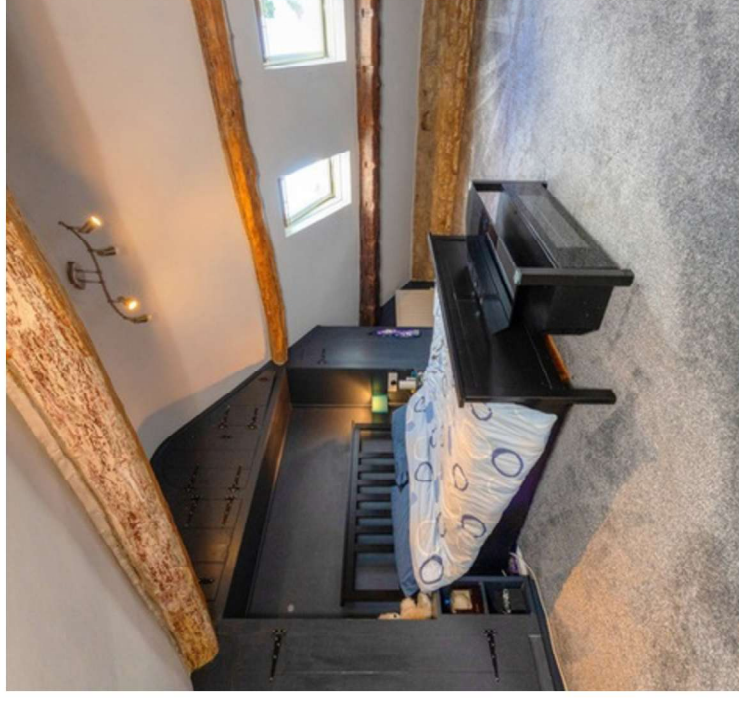
The second floor offers a remarkably spacious and versatile area, brimming with natural light, character and original exposed oak beams. Historically serving as the servants' quarters, this space is now divided into two distinct areas: one currently used as a bedroom and the other as a large, open-plan study.

The generously proportioned bedroom features a vaulted ceiling with exposed beams and multiple Velux rooflights, creating an airy and light-filled retreat.

A large open-plan study area, framed by striking exposed king post truss beams, provides an inspiring workspace or creative hub.

This area has previously been used as both a play area and a study, highlighting its flexibility to suit a wide range of family needs.

Additionally, a practical storage roof area ensures functionality without compromising space, making the second floor a highly adaptable and valuable part of the home.



EXTERIOR

Outside, the property benefits from an attractive southerly facing landscaped front garden, featuring a stone-flagged entertaining terrace, manicured lawn, floral borders, and a useful garden store.

A wide driveway provides ample parking for three vehicles, with a shed and a log store plus an additional area that could be extended for parking if desired for at least another three vehicles.

A separate detached building serves as a home office or studio with its own WC.

A courtyard to the rear of the property allows convenient access for maintenance purposes.

A generous detached stone-built double garage (23'0 x 20'6) is situated opposite the property and forms a particularly valuable feature of the sale. Substantially constructed and offering excellent proportions, the garage provides versatile space suitable for secure parking, workshop use, hobby space, or extensive storage. Its size and detached position also lend themselves well to a variety of practical or recreational uses, appealing to buyers who require additional functional space beyond the main dwelling.

In addition to the garage, the property benefits from a significant area of adjoining land, which enhances its overall appeal. The land extends to the left and rear of the garage, together with a larger area to the right, creating a flexible outdoor space. This generous plot offers excellent potential for a range of uses, whether for keen gardeners wishing to cultivate plants, fruit and vegetables, families seeking safe outdoor space for children to play, or those looking to create a landscaped garden, seating areas, or further recreational space.

The combination of the substantial garage and the adjoining land provides a rare and highly desirable opportunity, offering both practical utility and lifestyle potential to a buyer.





SELLERS INSIGHT

How long have you lived at Greno House ?

We have lived at Greno House for approximately 30 years.

What do you love most about the location?

We love that Grenoside Village is perfectly situated, offering extensive and beautiful woodland walks with truly spectacular views. The city centre and a range of supermarkets are conveniently close by, while the village itself boasts several charming shops and welcoming public houses. Throughout the year, Grenoside hosts a variety of community events, including the Grenoside Gala, the Greno Chase, the Christmas Panto and regular productions at the vibrant community centre — there's always something to get involved with!

What is the best feature of the property?

2. Greno House is tucked away behind lovely mature trees and hedges, set back from the road, so you get loads of privacy. Inside, the rooms are big and bright, but they still have that warm, cosy feel that makes it instantly feel like home.

Which is your favourite room in the property?

The living room, particularly during the winter months with the beautiful open fire.

What will you most miss about the property?

Everything! Particularly the garden which has a fantastic array of woodland birds that visit the garden daily.

How would you best describe Greno House?

The perfect family home! It has truly been a privilege to call this house our home for almost three decades. We raised our children, celebrated milestones and built countless memories here surrounded by warmth and history. Now that our children are grown up, the house has become far too large for just the two of us. It is time for another family to make it their own and we hope the next owners will find as much joy and comfort here as we have.



LOCATION

Nestled on the northern edge of Sheffield, Grenoside offers the perfect blend of village charm and city convenience. Just a short drive from the stunning landscapes of the Peak District, this welcoming community provides the best of both worlds.

Community and Lifestyle: Grenoside is a safe, family-friendly area with excellent primary schools, abundant green spaces, and a strong sense of community. The village hosts various events throughout the year, fostering a close-knit atmosphere.

Outdoor Activities: For outdoor enthusiasts, the surrounding countryside is a true delight. The picturesque landscapes of Bradfield, with rolling green hills, scenic reservoirs, and peaceful walking trails, are right on your doorstep. Additionally, Greno Woods, an ancient woodland rich in wildlife, offers opportunities for hiking, cycling, and picnicking.

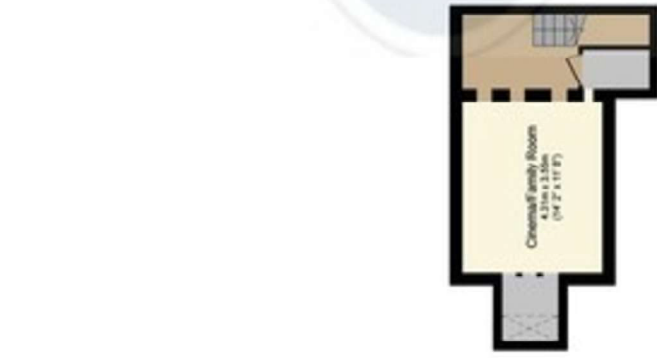
Local Amenities: Grenoside features an excellent local primary school, traditional pubs, and inviting restaurants, while nearby shopping facilities ensure everything you need is within easy reach.

Proximity to Sheffield: All of this comes with the added benefit of Sheffield's vibrant city centre just 6.5 miles away—close enough to enjoy its amenities, yet far enough to preserve the tranquility of village life.

Directions to Greno House:

At the junction of School Lane and Penistone Road, pass through the two large stone gate posts and continue up the lane for approximately 100 metres. 2 Greno House is on the right-hand side, opposite the stone detached double garage with parking in front of and land to the side.





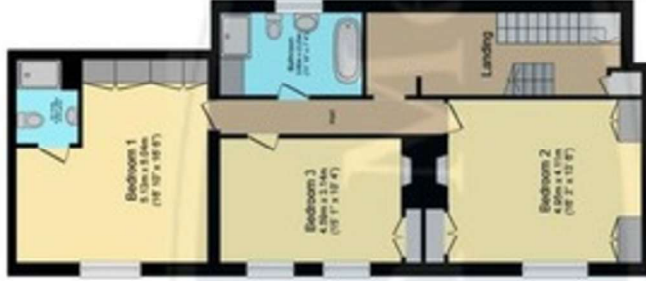
Cellar

Floor area 27.9 sq.m. (300 sq.ft.)



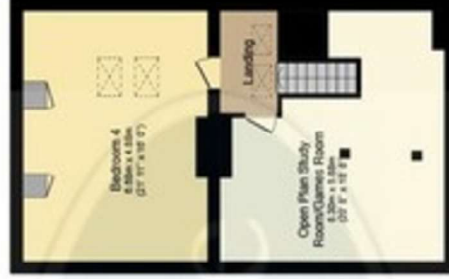
Ground Floor

Floor area 98.2 sq.m. (1,057 sq.ft.)



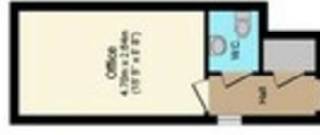
First Floor

Floor area 92.8 sq.m. (999 sq.ft.)



Second Floor

Floor area 67.2 sq.m. (723 sq.ft.)



Office

Floor area 18.8 sq.m. (202 sq.ft.)

Total floor area: 304.8 sq.m. (3,281 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



For further information
please telephone 0114 268 3241

James Mee - james.mee@saxtonmee.co.uk
or Louise Downs - louise.downs@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS; Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.