



Limb Brook House, 483 Whirlowdale Road
Whirlow, Sheffield S11 9NH



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A GRAND HOME ON A GLORIOUS SOUTH FACING PLOT — WITH EVEN GREATER POTENTIAL

On a fantastic south facing plot of approximately 0.65 acre, at the top of the exclusive Whirlowdale Road, a substantial five bedroom, three bathroom detached family residence with extensive, beautifully landscaped south facing garden and approximately 4419sqft of accommodation.

The very flexible, versatile large living accommodation lends itself, if a purchaser wishes, to alter and substantially extend to the rear and a large loft conversion. Detailed plans have been drawn up by the current owner for the above subject to planning.

Great location for amenities of Dore and Ecclesall. Outdoor attractions in the area such as the Limb Brook Trail (accessible from the bottom of the garden), Ecclesall Woods, Whirlowbrook Hall and Whirlow Hall Farm. Excellent local schools, state and private are close at hand. Good transport links including train via Dore and Totley station with links to Sheffield and Manchester and beyond. Walking distance to the open countryside of the Peak District National Park.





Key Features

- Fantastic South Facing Plot of approximately 0.65 Acre
- Top of Whirlowdale Road, One of Sheffield's Most Exclusive Locations
- Flexible Accommodation Ideal to Remodel and Substantially Extend
- Plans Drawn Up to Extend including Loft Conversion
- Five Bedrooms / Three Bathrooms
- Approximately 4419 sqft of Accommodation
- Lovely Landscaped Private Rear Garden
- Paddock Let on Grazing License
- Excellent School Catchment Area





Ground Floor

Large entrance hall, cloakroom, large sitting room with feature fireplace and opening through to garden room with air conditioning unit and looking over and leading out onto the extensive patio and stunning south facing rear garden.

Inner hallway, formal dining room, ideal for entertaining and with lovely views over the terrace and garden, study and inner hallway.

The hub of the home is the living kitchen, the kitchen area being extensively fitted out with comprehensive range of high quality range of built-in units and appliances and with adjacent dining area. Utility room, lobby giving access to integral double garage with electric door and large storage area. Secondary staircase to first floor.

Basement

Storage cellar and wine cellar.







First Floor

Large landing with access to a very large loft space with excellent potential for conversion to additional bedrooms and bathrooms.

Fantastic master bedroom suite with spectacular views over the long south facing garden and down to Ecclesall Woods, well fitted separate dressing room and large en suite bathroom, Double bedroom two with access to balcony and glorious views, double bedroom three with fitted furniture, double bedroom four with Jack and Jill en suite with full suite and double bedroom five. Family bathroom with full suite and separate shower cubicle.

Games/snooker room, being a great large versatile room with secondary staircase leading to the lower ground floor lobby. French windows leading out onto a balcony with glorious views down the long south facing garden.





Exterior

Two impressive sets of wrought iron electric gates give access to a large block paved in-and-out driveway with parking for several cars and attractive landscaped front garden area. To the rear, stone flagged terrace with stunning aspect over the long south facing beautifully landscaped garden with extensive lawned areas and very well stocked borders with a central water fountain. Lower down the garden is an orchard and vegetable beds and mature fruit trees and at the bottom of the garden is a stable yard with three stables. Pedestrian gate gives access to Ecclesall Woods and further access to an adjoining paddock which is currently rented on a Grazing License for £150 per month.









Basement

Floor area
35.8 sq.m.
(385 sq.ft.)

Ground Floor

Floor area 200.9 sq.m. (2,162 sq.ft.)

First Floor

Floor area 173.9 sq.m. (1,872 sq.ft.)

Total floor area: 410.5 sq.m. (4,419 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



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