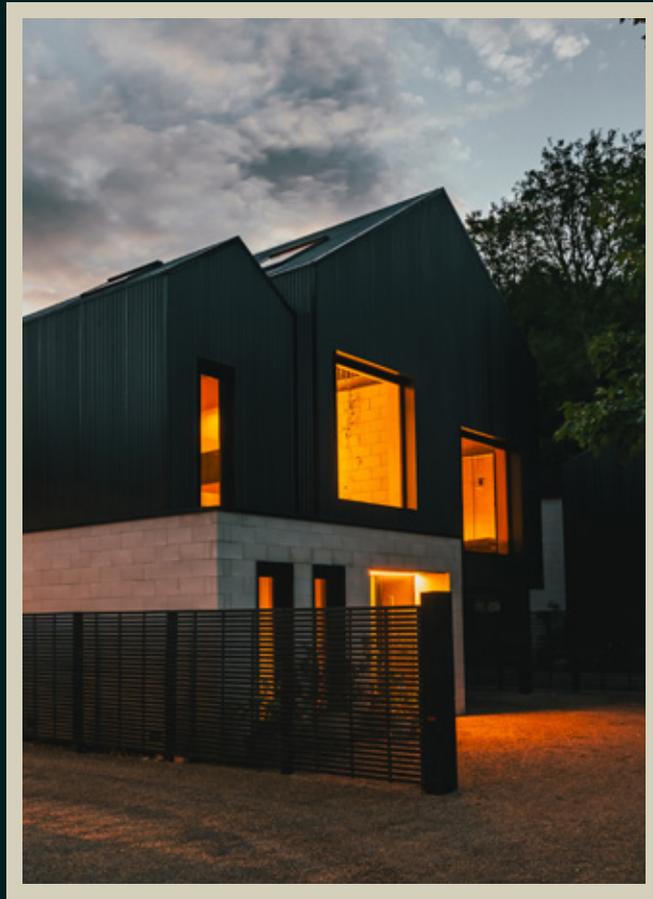


14A CHURCH STREET



BLenheim





AN EXCEPTIONAL EXAMPLE OF STYLISH, CONTEMPORARY DESIGN

A TRUE TRIUMPH OF INDUSTRIAL DESIGN.

14A Church Street presents a rare opportunity to acquire a spectacular five bedroomed detached residence on the historical site of Oughtibridge's former corn mill.





Thoughtful layout planning and selective material choices have enabled effortless living throughout the property, with a focus on accommodating modern family lifestyles.

This magnificent home was consciously constructed in 2018 with a sympathetic nod to the sites' heritage through the clever use of timber clad walls and floors, steel frames, concrete block work, exposed copper piping and galvanised conduits. Energy efficiency was at the heart of the build too, allowing the owners to future-proof the dwelling, and therefore achieving a B90 rating with a ground source heat pump, high performance aluminium double glazing, low-energy lighting, zone controlled under floor heating and highly insulated walls, roof voids and floors. 14A Church Street was featured on Grand Designs and following its completion made the RIBA Yorkshire Regional Awards Shortlist 2019 and won 'Best Residential Development' at the 2018 Northern Design Awards.

The architecture of 14A Church Street is immediately striking; built on stilts and showcasing contemporary black corrugated steel cladding and an abundance of glazing that allows natural light to fill the home. Under-cover parking is provided for two vehicles and further provision within the gravelled driveway to the front. Firstly, you are welcomed by the entrance hall, which sits beneath a double-height ceiling and has a concrete staircase with steel balustrading that connects to the first floor. The ground floor houses a fabulous shower room and two double bedrooms, one having direct access through bi-folding doors to a gravelled courtyard.





Undoubtedly, the hub of the home is the living kitchen that enjoys beautiful views over the millpond. Light and airy with a split-level layout, one of the main features of the space is the floor-to-ceiling glazing incorporating sliding doors that open onto a pleasant outdoor terrace. The sleek kitchen was specially crafted by a local woodwork company, resulting in a one-of-a-kind design, and is superbly appointed with brushed stainless steel surfaces and a range of integrated Siemens appliances. Within the living/dining room, a Stuv log burner provides a cosy focal point for family nights in, and a staircase rises to a wonderful mezzanine lounge.

The master bedroom suite is a retreat of tranquility. A large picture window perfectly frames treescape views and a luxurious Duravit mineral cast bath sits to one side. There is also a walk-in shower and a separate WC. The remaining two bedrooms both contain mezzanine levels, offering excellent flexibility as a place for children to relax or to provide useful storage.

The property is situated with good access to the local amenities of Oughtibridge, including shops, restaurants, public houses, GP surgery, parks and 'outstanding' Ofsted-rated local schooling. Accessible within a short journey is the Fox Valley Shopping Park, Stocksbridge Bypass and the Peak District National Park. The M1 motorway network can be conveniently joined, allowing ease of travel up and down the country to major cities.

The property briefly comprises of on the ground floor: Entrance hall, utility/boiler cupboard, bedroom 4, shower room and bedroom 5.

On the first floor: Landing, master bedroom, master en-suite WC, bedroom 2, bedroom 2 mezzanine, family shower room, bedroom 3, bedroom 3 mezzanine, kitchen, living/dining room and mezzanine lounge.

GROUND FLOOR

An aluminium door with a double glazed side panel opens to the entrance hall.

Entrance Hall

Providing an impressive welcome and sitting beneath a double-height ceiling, the entrance hall has a feature suspended pendant light point, flush light points and a polished concrete floor with under floor heating. Two sets of double timber doors open to the utility/boiler cupboard. An under-stairs cupboard accommodates useful storage with shelving. Timber doors open to bedroom 4, shower room and bedroom 5.

Utility/Boiler Cupboard

Housing the ground source boiler, fuse board and having space/provision for a washing machine and a tumble dryer.

Bedroom 4

13'1 x 8'11 (4.00m x 2.72m)

A double bedroom with front facing aluminium 'tilt-and-turn' double glazed windows, pendant light point and plywood flooring with under floor heating. There is a walk-in wardrobe with a fitted hanging rail and a shelf above.

Shower Room

A rustically styled shower room with a side facing aluminium double glazed obscured window, flush and wall mounted light points, fitted vanity mirrors, towel rail and tiled flooring with under floor heating. A Duravit suite in white comprises a low-level WC and a wall mounted wash hand basin with hot and cold taps. To one corner, is a walk-in shower that is fully tiled and has a Duravit shower tray and a fitted copper rain head shower.

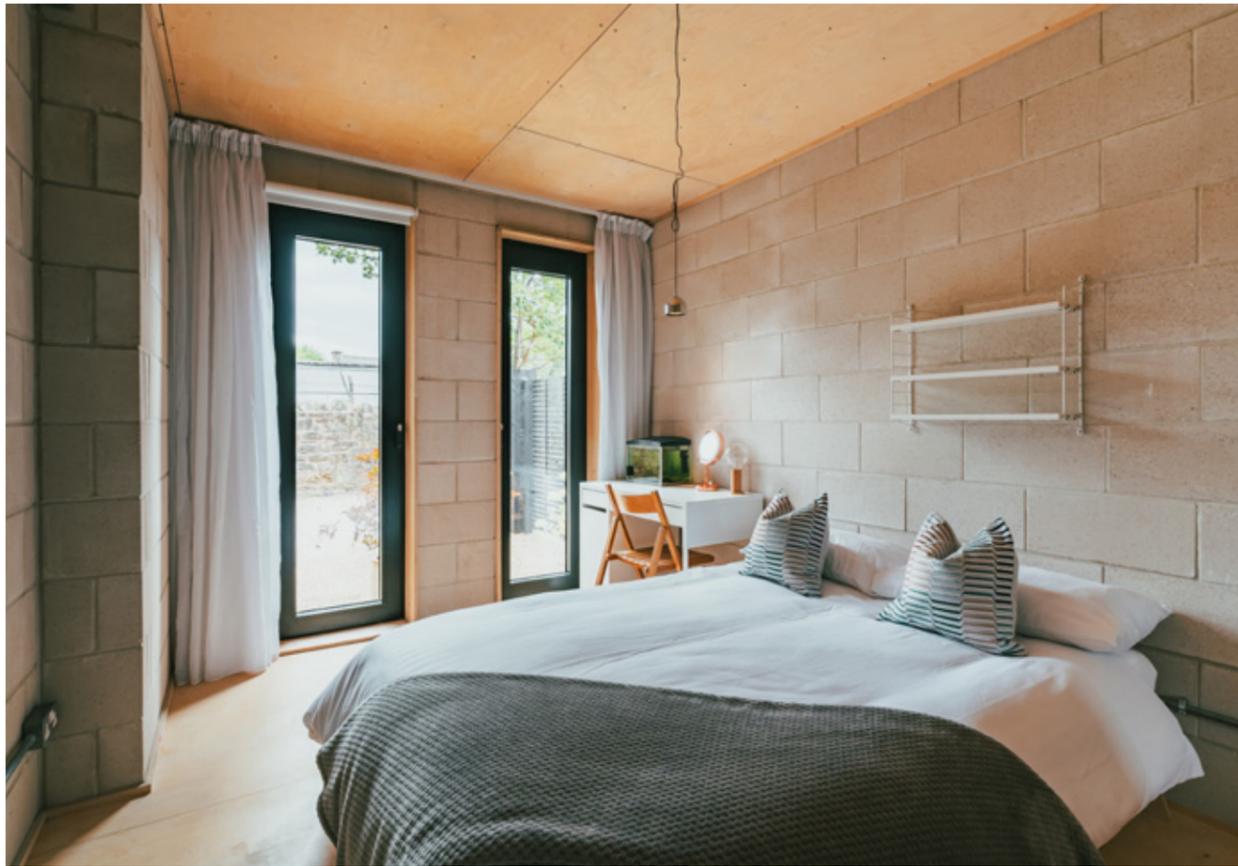
Bedroom 5

11'10 x 8'10 (3.60m x 2.70m)

Another double bedroom with a pendant light point and plywood flooring with under floor heating. Bi-folding aluminium doors with double glazed panels open to the gravelled courtyard.

From the entrance hall, a concrete staircase with a steel hand rail and balustrading rises to the first floor.





BEDROOM 4



GRAVELLED COURTYARD



BEDROOM 5



SHOWER ROOM



LIVING KITCHEN

Considerately designed to effortlessly cater to family lifestyles, creating free-flowing spaces that everyone can enjoy.

FIRST FLOOR

Landing

The landing has a front facing aluminium double glazed panel, flush light point and plywood flooring with under floor heating. Timber doors open to the master bedroom, bedroom 2, family shower room and bedroom 3. A wide set of steps rise to the kitchen.

Master Bedroom

15'2 x 13'5 (4.63m x 4.10m)

A generously proportioned master bedroom suite with a large front facing aluminium double glazed picture window, side facing aluminium 'tilt-and-turn' double glazed obscured window, pendant light point and plywood flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and pull-out shoe racks. The focal point of the room is the Duravit mineral cast bath with hot and cold taps. To one corner is a walk-in shower enclosure with a fitted copper rain head shower, a Duravit shower tray and a glazed screen. A timber door opens to the master en-suite WC.

Master En-Suite WC

Having flush and wall mounted light points and tiled flooring with under floor heating. A Duravit suite in white comprises a low-level WC and a wall mounted wash hand basin with hot and cold taps.

Bedroom 2

13'1 x 8'2 (4.00m x 2.48m)

A spacious double bedroom with a functional mezzanine above. Having a front facing aluminium 'tilt-and-turn' double glazed window, a Velux roof window with remote control opening, pendant light point and plywood flooring with under floor heating. There is a range of fitted furniture,

incorporating short hanging, shelving and drawers. A wooden ladder gives access to the bedroom 2 mezzanine.

Bedroom 2 Mezzanine

8'2 x 3'7 (2.48m x 1.10m)

Providing useful storage and having wooden slats overlooking the space below.

Family Shower Room

Another well-appointed shower room with a side facing aluminium double glazed obscured window, flush and wall mounted light points, towel rail and tiled flooring with under floor heating. There is a Duravit suite in white, which comprises a low-level WC and a wall mounted wash hand basin with hot and cold taps. To one wall is a walk-in shower enclosure with a fitted copper rain head shower, a Duravit shower tray and a glazed screen.

Bedroom 3

8'10 x 8'2 (2.68m x 2.48m)

Having a rear facing aluminium 'tilt-and-turn' double glazed window with a glazed Juliet balcony, Velux roof window with remote control opening, pendant light point and plywood flooring with under floor heating. A staircase with useful wardrobe storage beneath rises to the bedroom 3 mezzanine.

Bedroom 3 Mezzanine

8'2 x 7'5 (2.50m x 2.26m)

Having power and wooden slats overlooking the space below.



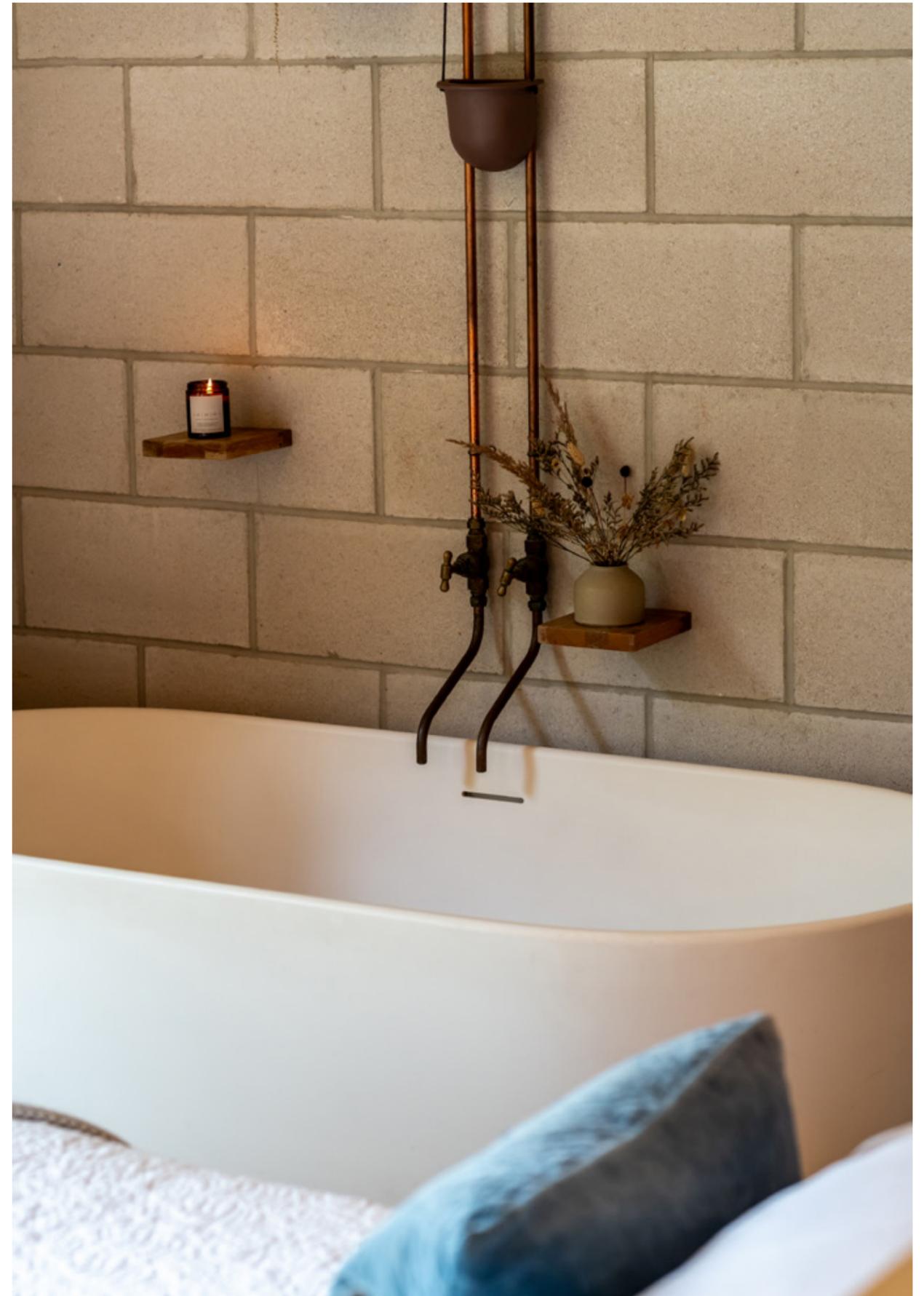
LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 3



FAMILY SHOWER ROOM



BEDROOM 2





LIVING/DINING ROOM



KITCHEN





LIVING/DINING ROOM

FIRST FLOOR CONTINUED

Located on the first floor is the heart of the home, the living kitchen. Perfect for enjoying time with family or hosting celebrations with guests, all whilst overlooking the millpond views.

Kitchen

23'0 x 9'6 (7.00m x 2.90m)

A bespoke kitchen that has a wonderful airy feel due to the open plan view of the living/dining room and views of greenery beyond. Having a side facing aluminium double glazed obscured window, suspended pendant light points and polished concrete flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a brushed stainless steel work surface and an inset KWC sink with a Franke brushed chrome mixer tap and a soap dispenser. The appliances are by Siemens and include an induction hob with a down-draft extractor, a fan assisted oven, a microwave, a warming drawer, a dishwasher, a full-height fridge and a full-height freezer.

From the kitchen, another set of wide steps rise to the:

Living/Dining Room

23'0 x 19'8 (7.00m x 6.00m)

A stunning reception space featuring an exposed steel frame, a large rear facing aluminium double glazed window, suspended pendant light points and polished concrete flooring with under floor heating. The focal point of the room is the Stuv log burner. Sliding Schüco aluminium doors with double glazed panels and matching apex panels above open to the rear decked terrace. A metal staircase with a steel hand rail and balustrading rises to the mezzanine lounge.

Mezzanine Lounge

19'8 x 15'7 (6.00m x 4.76m)

A tranquil loft-style retreat, perfect for relaxing. Having Velux roof windows (two of which have remote control opening) and plywood flooring.



LIVING/DINING ROOM



MEZZANINE LOUNGE

EXTERIOR

A rear decked terrace presents a peaceful spot to relax and the under-croft car port provides space to park multiple vehicles.

From Church Street, a gravelled access road owned by 14A (with rights of access given to neighbouring properties) leads to the 'Corn Yard'. A wide opening and a metal pedestrian gate provides access to 14A.

To the front, there is a gravelled driveway that provides parking for one vehicle and has LED lighting. Access can be gained to the main entrance door.

The driveway wraps around to the right side of the property where an under-croft car port provides additional parking for two/three vehicles and has LED lighting. Beyond the car port is the sunken, disused water wheel, which is fenced off. A gravelled path provides access to an opening in fencing which leads to a gravelled courtyard. A stone/timber bench seating area is located within the courtyard and there is a wall mounted light point and access can be gained to bedroom 5.

From the living/dining room on the first floor, sliding Schüco aluminium doors with double glazed panels open to the rear decked terrace.

Rear Decked Terrace

A wonderful outdoor space overlooking the mill pond with timber decking and exterior lighting.

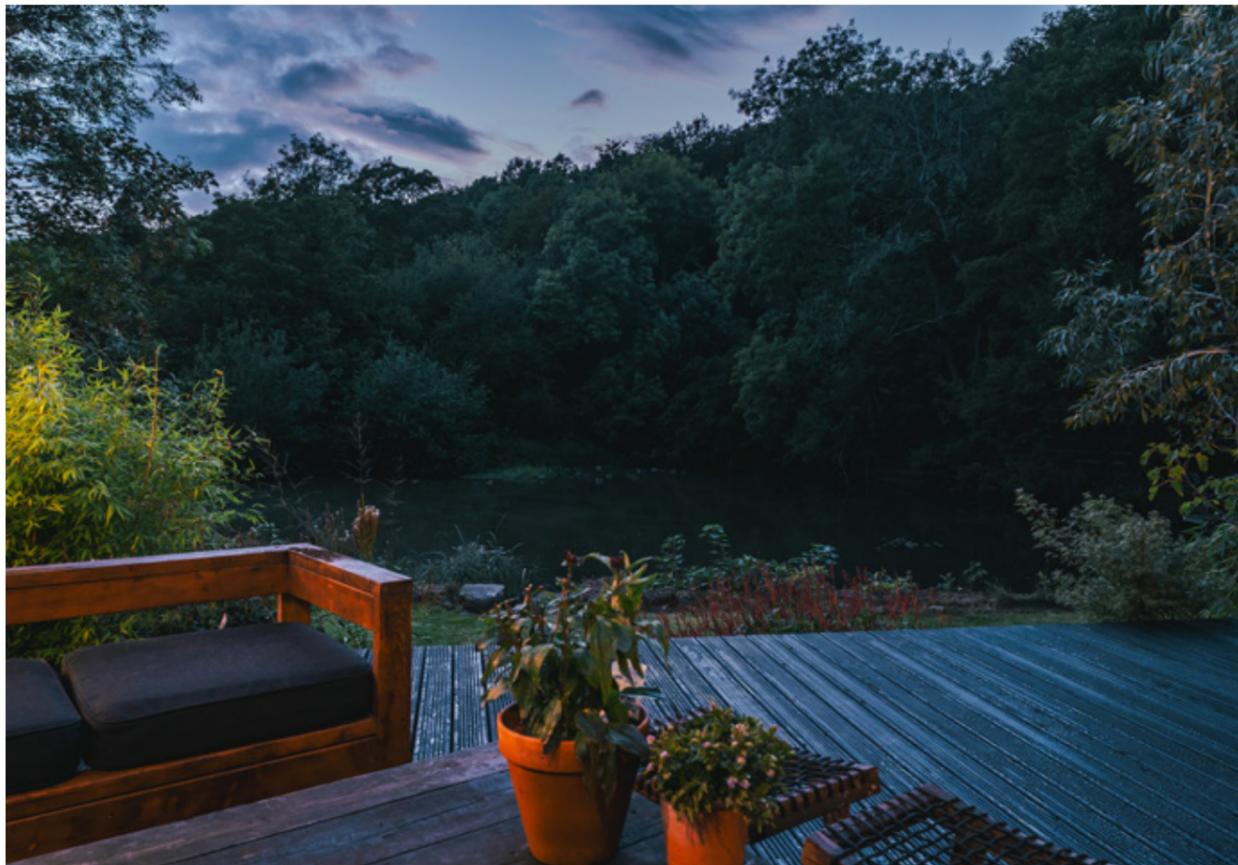
Steps lead down to a lawned garden that has an array of mature shrubs and trees. Stone steps provide access to a wooden jetty over the mill pond.











GROUND FLOOR

Approximate Floor Area:
490 SQ.FT. (45.4 SQ.M)
Total Approximate Floor Area:
2278 SQ.FT. (211.7 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1382 SQ.FT. (128.4 SQ.M)



MEZZANINES

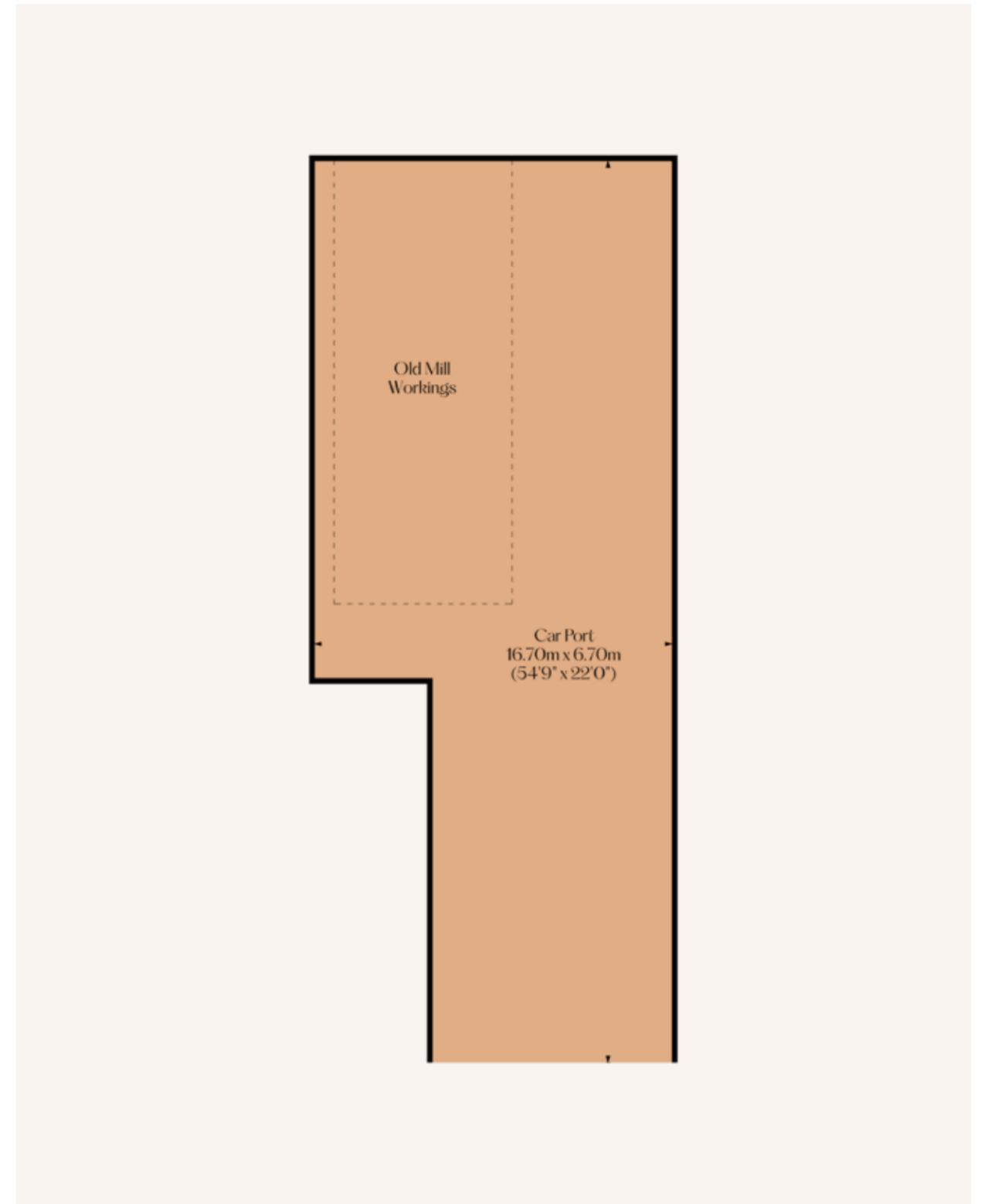
Bedroom Mezzanines Approximate Floor Area:
69 SQ.FT. (6.5 SQ.M)

Mezzanine Lounge Approximate Floor Area:
337 SQ.FT. (31.4 SQ.M)



CAR PORT

Approximate Floor Area:
1047 SQ.FT. (97.3 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 2	SQFT 2,278
TENURE Freehold	COUNCIL TAX E

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A	90	96
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
01-20	G		

Services

Mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is excellent.

Rights of Access & Shared Access

There is access across the driveway for 14B Church Street.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants relating to the property's Land and Mill pond. Details can be provided upon request. The flood risk is very low.

Other Information

The Mill Pond is partly owned by 14A, the other half is owned by 14B. Full details and a plan can be provided upon request.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

*IMAGE FOR ILLUSTRATION PURPOSES ONLY



14A CHURCH STREET

Oughtibridge, Sheffield, South
Yorkshire, S35 0FW

Offers in Excess of
£1,000,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk