



Beech Dene Brookhouse Hill, Fulwood, Sheffield, S10 3TE



Beech Dene Brookhouse Hill

Fulwood

Guide Price

£925,000

GUIDE PRICE £925,000-£950,000

A rare and exciting opportunity has arisen to acquire Beech Dene, a stunning four/five bedroom/two bathroom, Grade II listed stone built property nestled in a quiet backwater position beside Forge Dam in the Mayfield Valley.

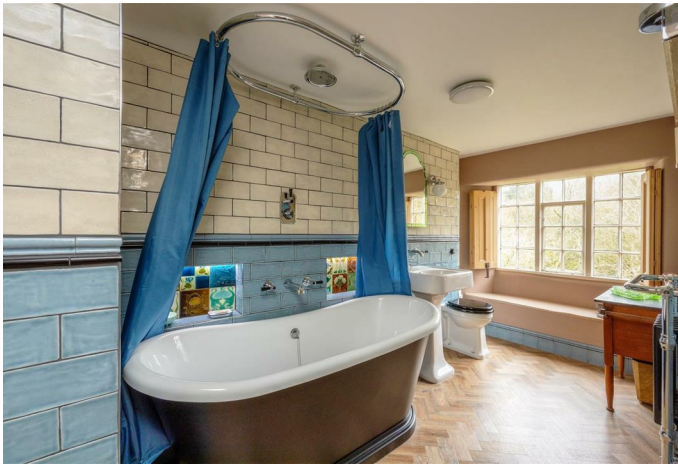
Beech Dene was formerly a Button Mill, built in 1792 and then converted into three dwellings in the 20th Century. The accommodation, which is bursting with character and charm, briefly comprises; A welcoming entrance lobby. A large, country-style fitted kitchen having a range of units, space for a fridge, dishwasher and Aga with exposed beams and a traditional tiled floor. Off the kitchen is a useful utility room with downstairs W.C and a delightful sun lounge/conservatory leading onto the garden. Formal dining room with central open fire. Large family lounge with a charming fireplace and staircase rising to the first floor. To the lower ground floor is a separate study, which could be used as a further reception room, with original stone flag floor and fireplace. On the first floor are three good sized double bedrooms and two recently fitted, modern and stylish bathrooms. Located on the second floor are two further bedrooms, accessed via their own staircases and having Velux roof lights.

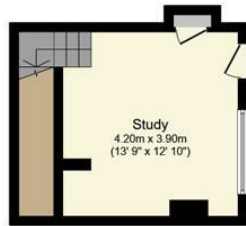
Externally, Beech Dene enjoys vast gardens to all aspects extending to 0.5 Acres, encompassing a long private driveway and double garage, a large lawn with a plethora of established planting, shrubs and mature hedging to the borders. Indian stone patio. Summer house/garden studio ideal for those who work from home.

The property is well positioned for easy access to amenities including shops and transport links in Fulwood Village, excellent local schools and a short distance from the Universities, Hospitals and central Sheffield. Beautiful country walks can be found on the door step in the Mayfield Valley, with Forge Dam cafe located just a two minute walk away, ideal for those who enjoy spending time in the outdoors.



- Stunning Grade II Listed Period Property
- Beautiful Gardens And Private Driveway Extending To 0.5 Acres
- Immaculately Presented Interior
- A Private And Secluded Location In The Mayfield Valley
- Two Brand New Bathrooms With Stylish Fittings
- Ideal Family Home With Five Bedrooms
- Large Double Garage And Off Street Parking
- EPC Rating E/Council Tax: Band F
- Freehold
- Viewing Via Banner Cross Office





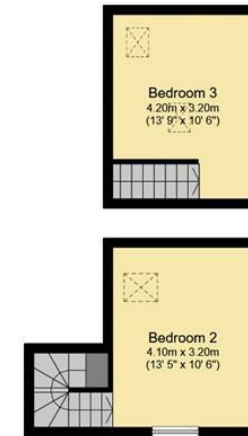
Ground Floor
Floor area 21.3 m² (230 sq.ft.)



First Floor
Floor area 110.7 m² (1,191 sq.ft.)



Second Floor
Floor area 73.2 m² (788 sq.ft.)



Attic Floor
Floor area 29.6 m² (319 sq.ft.)

TOTAL: 234.8 m² (2,528 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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