

13 Beauchief Rise, Sheffield, S8 0EL

Saxton Mee

13 Beauchief Rise

Guide Price

£650,000

GUIDE PRICE: £650,000-£675,000
A truly spectacular and individual four-bedroom stone-built semi-detached home, offering a wonderful blend of character, space and versatility, with an impressive extended open-plan kitchen diner, a fantastic rear garden, separate occasional room and summer house/home office.

The accommodation begins with a welcoming entrance hallway with attractive bevelled glass doors leading into a beautiful dual-aspect living room, enjoying plenty of natural light and featuring a log burner set against an impressive solid stone mantel, creating a striking focal point. The kitchen, living and dining area to the rear is simply fantastic, with a stunning lantern window flooding the space with natural light and creating a brilliant social hub for everyday family life and entertaining. There's also a downstairs WC and convenient utility room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a family bathroom.

Outside, a driveway provides off-road parking to the front, whilst the rear garden is a real highlight, featuring a large paved seating area, ideal for summer entertaining, and a generous lawned garden with plenty of space to enjoy the outdoors. At the bottom of the garden is a separate summer house with electricity, making an ideal home office or creative space. There is also a brilliant additional occasional room, offering fantastic flexibility as a hobby room, home gym, bar, games room or man cave.

Situated in the ever-popular area of Beauchief, the property is ideally placed for an abundance of green spaces, including Millhouses Park, Ecclesall woods and Beauchief golf course, local amenities and desirable schools. Combining beautiful stone-built character with generous living space and exciting versatility, this is a genuinely special home that needs to be seen to be fully appreciated.

- Spectacular four-bedroom stone-built semi-detached home
- Extended open-plan kitchen diner with stunning lantern window and beautiful views of the garden and towards Beauchief Abbey
- Dual-aspect living room with log burner and solid stone mantel
- Attractive bevelled glass doors and character features
- Utility room and downstairs WC/shower room (currently housing a Sauna)
- Principal bedroom with en-suite
- Versatile separate occasional room, ideal for a gym, bar or hobby room-located under the rear patio
- Stunning garden with large patio seating area and lawn area and raised flower borders, with a Summerhouse/home office with electrics
- MUST BE VIEWED TO BE FULLY APPRECIATED












BRAMALL LANE

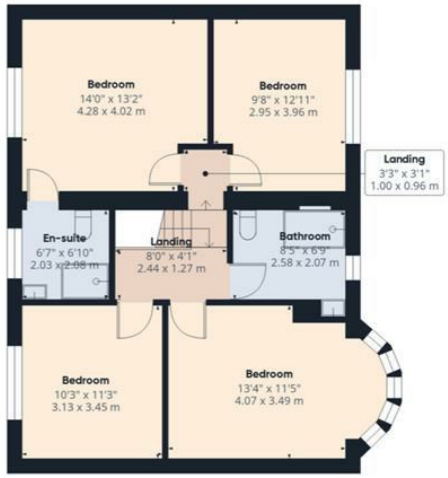








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

2106 ft²

195.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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