



Rock House, 86 Twentywell Lane, Sheffield, S17 4QE

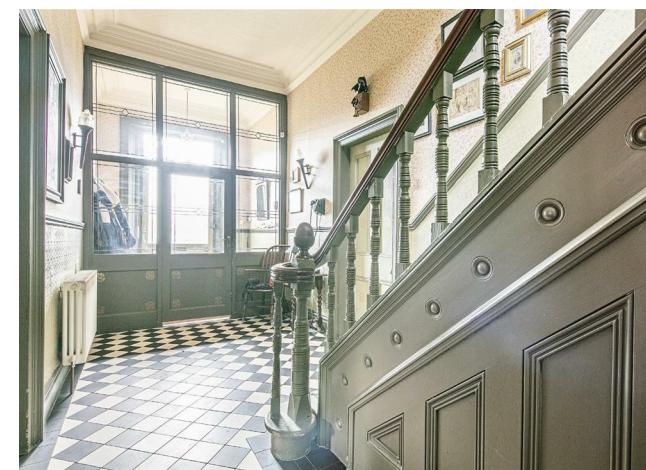
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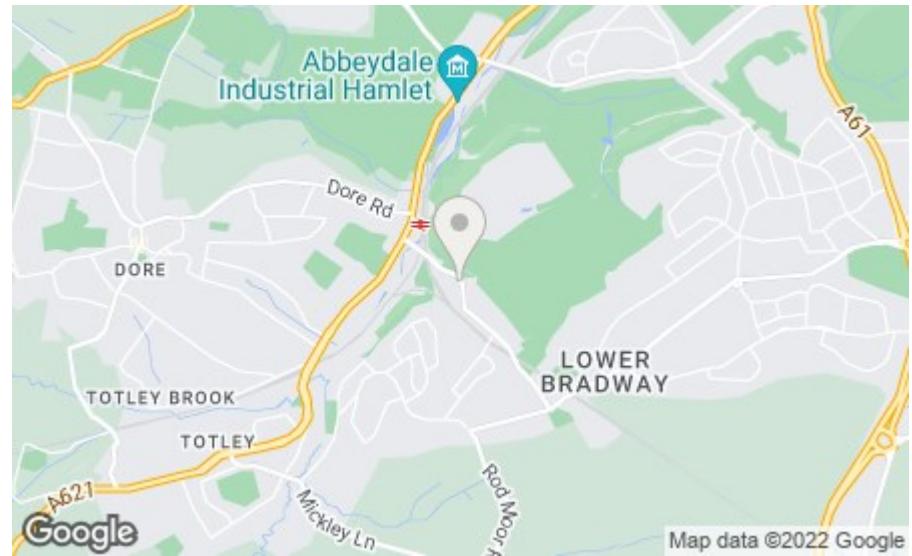
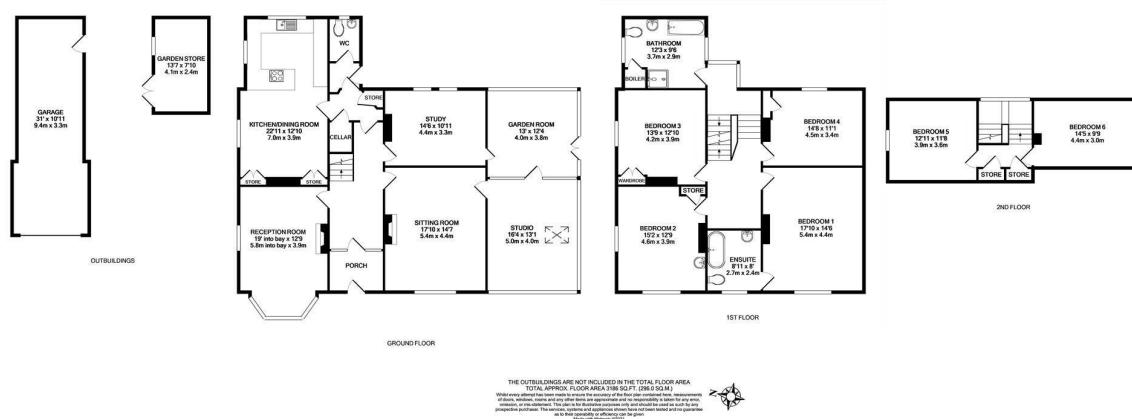
## Description

Occupying a superb position on this gently sloping woodland bank and commanding a fine, westerly outlook over the Poynton Woods valley towards the top of Houndkirk Moor that sits proudly above Sheffield. Rock House is a particularly fine, detached Victorian villa which offers a superb range of tastefully decorated and versatile accommodation that is perfect for the family market and laid out over 3 floors. The property has retained much of its original charm and character including moulded coving to lofty ceilings, generous proportions, sash windows on the front elevation and pretty fireplaces in many of the rooms. These period features are complemented by the more modern fittings that have been added in recent years including a bespoke kitchen by Kitchen Creations and both the luxurious bathrooms. The location, on the fringe of Dore is also extremely convenient for the local train station, first class schooling, golf enthusiasts and scenic walks in the surrounding countryside.

- Six double bedrooms including four large doubles on the first floor.
- Two luxurious bathrooms (one ensuite) with period style fittings framed by elegant tiling.
- Drawing room with an open fireplace and a lovely sitting room with an additional fire and bay window
- Extended garden room/orangery split into two parts and providing additional reception space.
- Study/dining room providing versatility in its use.
- Bespoke, open plan breakfast kitchen with original crockery cupboards.
- Two bathrooms finished in a period style with quality fittings and a separate ground floor W.C.
- Modern gas central heating and majority timber double glazing.
- Mature gardens on all sides with extensive deck, superb Indian stone terrace and two outbuildings.
- Gated off road parking and detached tandem double garage.







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