







Beech House

71 Greenhill Main Road • Greenhill • S8 7RE

Guide Price £900,000 - £950,000.

A fabulous stone detached house, dating back 200 years, improved considerably in recent years to create a stunning family home with 0.5 acres of manicured south facing lawned gardens. Originally a house with a separate coach house, skillfully connected by a stunning extension, to create a contemporary heart of the home, complementing period features throughout. Accommodation on two floors, measuring an impressive 3,577 sq.ft, with a beautiful open plan living kitchen, 3 additional reception rooms, offering versatility, a conservatory, 4 double bedrooms, 2/3 bathrooms, and a home office. Ideally designed for family use and offering the option to have a relative living with you. Benefits from zoned gas central heating, some underfloor heating, partial double-glazing, a security alarm, security intercom, and electric double gates with a remote control. Set within beautiful south facing grounds with ample parking, a larger size garage, outbuildings, all within walking distance of Greenhill Village. Carpets included. Conservation Area. Freehold. On the ground floor, there is a reception hall in the old Coach House, making an immediate positive impression with ceiling beams, complementing a contemporary glass section to the ceiling, Farrow & Ball tones, a rolled top radiator, which are evident around the property, along with a tiled floor. There are three reception rooms plus a spacious open plan living kitchen with a family area, acting as a fourth reception area. The main lounge is a charming room with dual aspect windows overlooking the gardens and a focal fireplace with a coal effect gas fire. The dining room creates an exquisite room for entertainment with panel walls, a glass fronted display cabinet with lighting, a focal decorative stone and period fireplace, along with a garden outlook. The third reception room is in the old Coach House section of the property, off the main reception hall, offering versatility as a snug, a further home office, or a music room. It has an exposed stone wall, beams, and dual aspect windows. In addition to the three reception rooms mentioned, there is a conservatory, constructed with double-glazing, including a glass roof, with French doors onto a garden terrace. There is electric under-floor heating as well as skirting heating. The open plan living kitchen was constructed in 2017 to link the properties whilst creating a spectacular hub of the home, full of light with feature glazing, along with a galleried landing, enhancing the feel of space. There is a beautiful, high-end, German, Rotpunkt kitchen, in two-tone Charcoal and Grey, with bronze trims, and a Brazilian granite worktop. A larger size central island creates great space for socializing, as do bi-folding doors onto a private courtyard. The central island has a breakfast bar and a built-in table, with feature pendant lighting above. Included within the sale is a range of appliances to include a Franke sink with a boiling water tap, a hide and slide oven, a steam oven, a microwave oven, warming drawer, and induction hob with a down-draft extractor, dishwasher, and both a larger size built-in fridge and separate freezer. The adjoining family area has a continuation of the tiled flooring with underfloor heating, bespoke fitted cabinets, shelving, and provision for a wall-mounted TV. Off the kitchen is a utility room with provision for further appliances and a storeroom, housing the gas central heating boiler and hot water cylinder. An ultra-stylish cloakroom completes the ground floor accommodation. It has Herringbone Oak flooring, designer wallpaper, an exposed lime plastered wall, WC, and a bowl wash basin on a shelf. A floor hatch provides access to a cellar. On the first floor, the master bedroom is in the old Coach House. It is spacious with loads of character, having an open plan design into a study/home office, and a door into an en-suite with a freestanding bath with a shower attachment, a separate shower enclosure, wash basin, and WC. This and the snug below could really work for a buyer wanting a family member to live with them. The second bedroom is also a lovely, double room, above the main lounge, overlooking the gardens, with a refurbished, modern, fully tiled, en-suite shower room. There are an additional two double bedrooms, all well-presented, all with sunny, garden aspects. Completing the first floor accommodation is what was previously the bathroom. It currently has a WC, wash basin, in-trend décor, and styling, with the option to add a bath or shower if required. A ceiling hatch from the landing provides access to the loft. Outside, there is a gate with a security intercom, off Greenhill Main Road, into a private courtyard with natural York Stone and access to the living kitchen. The main access is off the same road through double, electric gates, onto a driveway for numerous vehicles. There is a larger size garage, outbuildings, and a potting shed. One outbuilding houses the sit-on lawnmower, which is available by separate negotiation. The gardens are a beautiful haven, extending to approximately 0.5 acres, with lawns on two sides, with a south facing aspect. There are various natural stone terraces, Wisteria, Honeysuckle, and Jasmine, mature trees, and well-stocked borders to provide seasonal colour. Beech House commands an enviable position, hid away, yet conveniently served by local shops and amenities in Greenhill, Meadowhead, and St James Park. There are local schools, recreational facilities, public transport, and access links to the motorway, train stations, city centre, hospitals, universities, and the Peak District. Council Tax Band G EPC Rating D





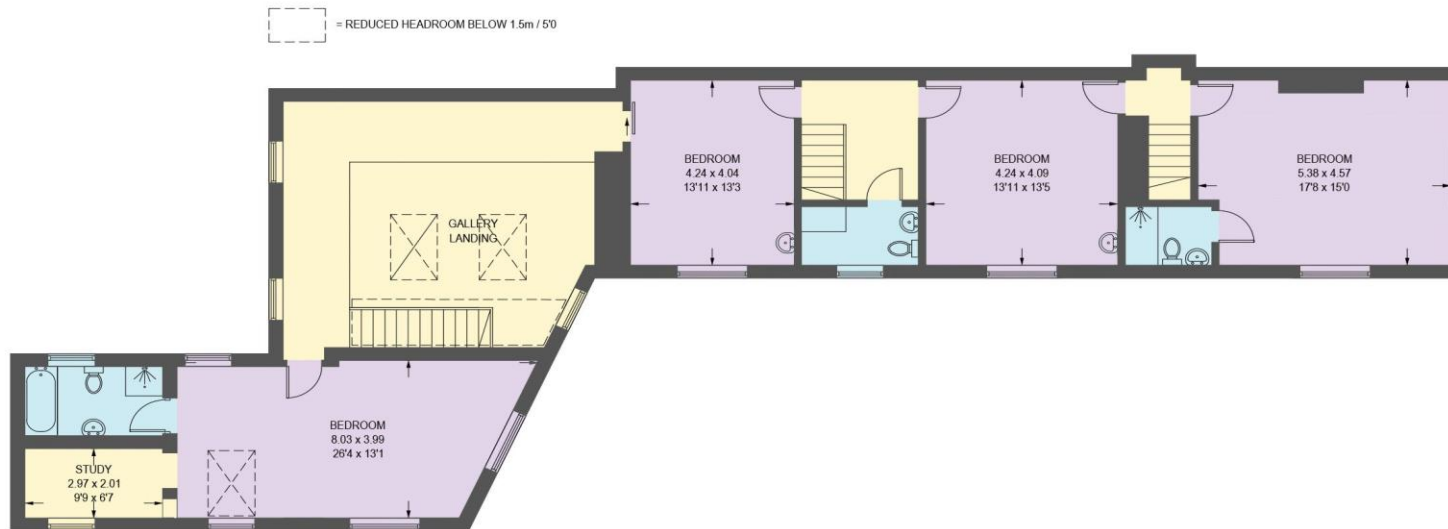
- Fabulous 200 Year Old Stone Detached House
- Stunning Extension to Link to Coach House
- Skillful Blend of Period & Contemporary Design
- 4 Double Bedrooms & 2/3 Bathrooms
- Feature Open Plan Living Kitchen
- High-End German Kitchen with Appliances
- 3/4 Reception Rooms & Conservatory
- 0.5 Acres of South facing Lawned Gardens
- Electric Gated Driveway, Garage, & Outbuildings
- Freehold



COACH HOUSE

71 GREENHILL MAIN ROAD

APPROXIMATE GROSS INTERNAL AREA = 332.3 SQ M / 3577 SQ FT



FIRST FLOOR
156.6 SQ M / 1686 SQ FT



GROUND FLOOR
175.7 SQ M / 1891 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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