



HOUSE STYLE
Stone built detached house

RECEPTION ROOMS
3

BEDROOMS
3

EPC RATING
D

NO VENDOR CHAIN

ARCHITECTURALLY STRIKING DETACHED LODGE – OFFERING ACCOMMODATION OF GREAT CHARACTER – PROVIDES ADJACENT FORMAL GARDENS PLUS WOODLAND OF APPROX HALF AN ACRE – SUITED TO BOTH THE FAMILY PURCHASER AND DOWNSIZER ALIKE – WITHIN EASY REACH OF DENBY DALE VILLAGE CENTRE AND ITS VARIED FACILITIES – IDEALLY PLACED FOR COMMUTING TO MAJOR WEST AND SOUTH YORKSHIRE CENTRES

DESCRIPTION: Without doubt, one of the most visually striking and therefore recognisable residential properties in Denby Dale, Rockwood Lodge is presented to a striking castellated design with featured turret and will have no doubt been the envy of many people passing, over the years. It provides accommodation of considerable character whilst the adjacent formal gardens are complemented by a substantial mature wood set at a higher level behind the property, extending to approximately half an acre. Benefitting from both gas fired central heating and sealed unit double glazing, the property certainly offers scope for general updating and re-appointment to the successful purchaser's own requirements and currently extends to Side Entrance Hall, Lounge, Dining Room,

£400,000

Zoopa.co.uk



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PrimeLocation

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Property Details

Study/Snug giving access to useful store, generous Kitchen with integrated appliances, Rear Hall/Utility, Cloakroom/WC, Three First Floor Bedrooms, part-tiled Bathroom with four-piece suite, Car Parking Apron to side with further Driveway in front of the property, this leading to a DETACHED SINGLE GARAGE and being set into the side formal gardens. Steps to the rear then rise up to the established woodland.



GROUND FLOOR

SIDE ENTRANCE HALL

Having two Velux Skylight windows providing natural light, this entrance area exhibits machined oak flooring, there is also pine panelling to the ceiling and one wall and a radiator.

LOUNGE

14' 10" x 14' 10" (Maximum in each direction) (4.52m x 4.52m) This well proportioned, cosy and welcoming principal reception room displays as a focal point, a stone fireplace and chimney breast with inset gas fire. There are feature beams to the ceiling, a fitted delft rack, corner cupboard which is set within the feature turret to the property and access in turn is then provided through to the following ground floor accommodation.



DINING ROOM

13' 11" x 10' 2" (4.24m x 3.1m) Displaying pine flooring throughout, this room exhibits two wall light points, there is a double panel radiator, French doors which give access to the front facing Conservatory and access is also offered to the adjoining Snug/Study.



SNUG/STUDY

10' 11" x 7' 7" (3.33m x 2.31m) Once again having timber flooring, there is a double panel radiator, two Velux Skylight windows and access in turn is then provided to an adjoining, useful SHELVED STORE having internal measurements of 8'1" x 3'10".

CONSERVATORY

11' 0" x 4' 10" (3.35m x 1.47m) Having tiling to the floor and front-facing double glazed French doors which offer access to the driveway and front garden.



KITCHEN

14' 4" x 12' 6" (4.37m x 3.81m) Providing a generous range of base and eye level cupboards complemented by a good expanse of worktop surfaces which in turn contain an inset one and a half bowl ceramic sink. There are a number of ceiling downlighters, ceramic tiling to the splashback surrounds, a floor mounted Worcester Heatflow gas fired central heating boiler, and the sale will include the dishwasher, integrated Bosch oven, grill and four-ring ceramic hob with extractor canopy over.

REAR ENTRANCE/UTILITY

14' 8" (4.47m) Providing base and eye level storage cupboards, there is quarry tiling to the floor, a double panel radiator and the automatic washing machine to one end of the room will be included. A side facing stable door in turn gives access to the rear of the property.



CLOAKROOM/WC

Providing a two-piece suite in white comprising of a concealed flush WC, vanity wash hand basin and there is a light tunnel providing natural light.



BEDROOM ONE

13' 10" x 10' 11" (4.22m x 3.33m) Having windows to both the front and side elevations, this well proportioned principal bedroom provides a range of fitted wardrobes to one wall and a door concealing access to the upper part of the turret. There are also three wall light points within the room, a radiator and a walk-in bulkhead store which once again has a single panel radiator.



BEDROOM TWO

14' 7" x 7' 2" (4.44m x 2.18m) This front-facing bedroom provides a radiator and also a range of high level storage cupboards with central bed recess below.



BEDROOM THREE

12' 11" x 7' 6" (3.94m x 2.29m) Once again having a front-facing window and single panel radiator.



BATHROOM

9' 10" x 6' 9" (3m x 2.06m) This well proportioned bathroom displays half-height tiling to the walls and provides a four-piece suite in white comprising of a double ended bath, separate tiled shower cubicle with thermostatic shower, vanity wash hand basin with cupboard beneath and low flush WC. There is oak effect laminate flooring, a heated chrome towel rail and a number of ceiling downlighters.

LANDING

The landing provides two wall light points, single panel radiator and also a rear facing window.



OUTSIDE

The main tarmacadam driveway entrance from Barnsley Road is in the ownership of and leads up to Rockwood House and as such must be kept unobstructed at all times. To the left-hand side of Rockwood Lodge there is a designated triangular parking apron, whilst further parking is set to the stone set driveway in front of the property. This being accessed by twin timber gates. The driveway then leads across the front of the property to a DETACHED STONE BUILT GARAGE which has twin timber entrance doors. The property exhibits traditional formal gardens to the front and side elevation, including an enclosed area to the rear of the garage where there is a lean to timber store and a further timber garden shed. To the rear of the gardens, steps then rise up to the PRIVATE WOODLAND which extends to approximately half an acre and offers the incoming purchaser numerous possibilities.



SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.



DOUBLE GLAZING

The property benefits from sealed unit double glazing.



TENURE

We understand the property to be Freehold.

DIRECTIONS

From our Denby Dale office proceed up Wakefield Road and at the junction with Wakefield Road and Barnsley Road, the entrance to Rockwood Lodge will be found on the right-hand side.



VIEWINGS

WE WOULD ASK ALL VIEWERS TO RESPECT THE PRIVATE DRIVEWAY TO ROCKWOOD HOUSE, PLEASE PARK ON THE DESIGNATED SIDE PARKING AREA TO ROCKWOOD LODGE OR ALTERNATIVELY PLEASE PARK ACROSS THE ROAD (ON BARNSELEY ROAD) AND WALK UP TO THE PROPERTY.



IB/JL

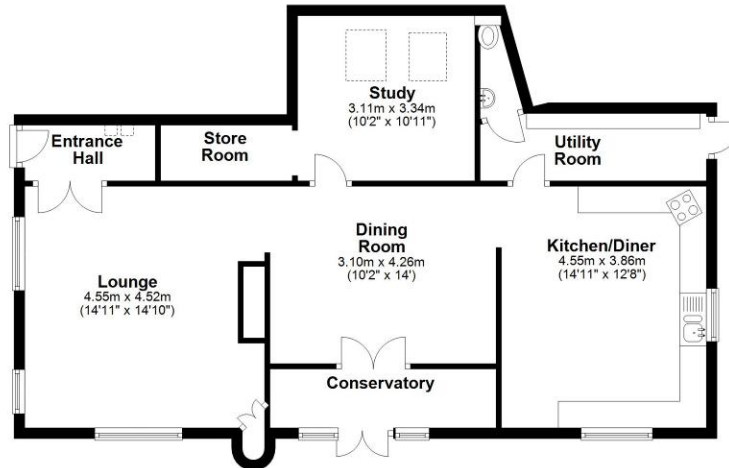
PROPERTY DETAILS PREPARED 30 APRIL -
BROCHURE NOT YET VERIFIED BY VENDOR





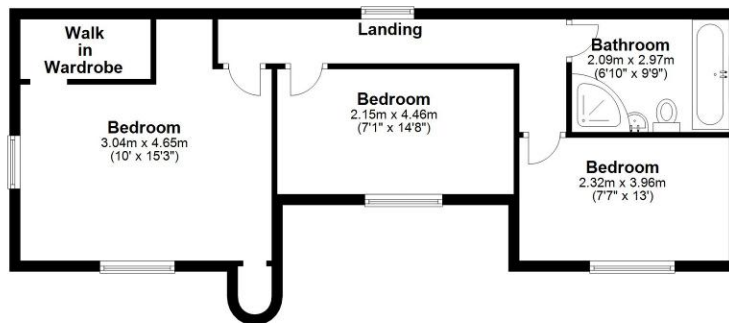
Ground Floor

Approx. 80.5 sq. metres (866.0 sq. feet)



First Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk

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