



**HOUSE
STYLE**
Detached
Cottage

**RECEPTION
ROOMS**
2

BEDROOMS
4

EPC RATING
D

POTENTIAL FOR CATTERY/KENNELS/SMALLHOLDING (STP) - UNIQUE FORMER GATEHOUSE LODGE OOZING CHARACTER - GRAZING LAND OF 1 ACRE APPROX - INCLUDES MENAGE AND GARAGE/STABLE BLOCK - HUGE POTENTIAL FOR WORK FROM HOME PURCHASER - CONVENIENT FOR DAILY COMMUTING (M1 2.5 MILES) - WITHIN CATCHMENT OF HIGHLY REGARDED SCHOOLS

The many options provided by this gorgeous character detached lodge mean it will appeal to a wide range of purchasers. Generous enclosed private gardens and a further 1 acre approx of grazing land will interest anyone looking for a Cattery/Kennels opportunity (STP), whilst the start up smallholder should also take a closer look. Also included is a high quality garage/stable block, easily converted to provide an impressive work from home hub. With gas heating, wood grain effect uPVC double glazing, secure boundaries with electrically operated driveway gate with extensive CCTV facilities, the accommodation extends to Dining Hall, Kitchen, Inner Hall, Lounge, Four Bedrooms with Ensuite Bathroom to Bedroom One, Family Shower Room, large Utility/Boot Room. Outside there are enclosed formal gardens, a large sun terrace with access to the extensive and secure yard where there is a substantial stable block and adjacent grazing land/manège. Beautiful views over the adjacent Noblethorpe Parkland are also enjoyed.

Offers in the region of £600,000

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Butcher Residential Limited, Penistone Office: 2 Crown House, Shrewsbury Road, Penistone, S36 6DY

Tel: 01226 767766 Fax: 01226 765950

www.butcherez.co.uk

Property Details



GROUND FLOOR

DINING HALL 12' 2" x 11' 10" (3.71m x 3.61m) The front-facing entrance door opens into this most welcoming Reception room, stone flagged flooring throughout evidencing its historic nature. There is cornice and a rose to the ceiling, a slate fireplace with inset Gazco gas fired range and further single panel radiator.

KITCHEN 12' 2" x 11' 9" Maximum in each direction) (3.71m x 3.58m) Providing an extensive range of oak fronted units to base and eye level, including a generous expanse of Corian worktop surfaces with inset stainless steel sink unit. There are further glass-fronted display cabinets, ceramic tiling to the splashback surrounds, laminate flooring, numerous ceiling downlighters and the sale will include the free-standing Leisures Classic Range-style Cooker, Larder Fridge, Freezer and Dishwasher. A trap door also provides access to a useful cellar which contains a further Fridge/Freezer and wine rack.

LOUNGE 22' 0" x 11' 5" (6.71m x 3.48m) A Principal Reception Room of outstanding proportions, the lounge being positioned to the rear elevation where a double glazed personal door gives access to the sun terrace. The room displays laminate flooring throughout, there is cornice to the ceiling, two double panel radiators and built-in display shelving with storage cupboards beneath.

INNER HALLWAY Having coving to the ceiling, two

light tunnels provide excellent levels of natural light and access is provided to the following accommodation.



BEDROOM ONE 11' 6" x 14' 7" (3.51m x 4.44m)
Having windows to two elevations, this Principal Bedroom displays pine floor boarding throughout, there are two wall light points and a double panel radiator.



ENSUITE BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m)
Providing a three piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. There is a radiator/towel rail, extractor fan and ceiling downlighters.



BEDROOM TWO 12' 4" x 10' 11" (3.76m x 3.33m) A rear-facing double bedroom with coving to the ceiling, feature corner fireplace and double panel radiator.

BEDROOM THREE 10' 9" x 11' 2" (3.28m x 3.4m) A front-facing double bedroom having coving to the ceiling and heated by a double panel radiator.



SNUG/BEDROOM FOUR 11' 10" x 8' 3" (3.61m x 2.51m) Having a feature miniature fireplace with inset electric fire. There is coving to the ceiling and a radiator.



SHOWER ROOM 5' 8" x 6' 11" (1.73m x 2.11m) Re-fitted in recent times to a most attractive standard, displaying full height tiling to the walls with further tiling to the floor and providing a generous wet room style shower area with thermostatic shower, vanity wash hand basin and concealed flush WC. There are ceiling downlighters, an extractor fan, towel rail and fitted mirror with integrated lighting.



UTILITY/BOOT ROOM 10' 0" x 11' 5" (3.05m x 3.48m) A very versatile and useful room designed for the storage of outdoor clothing and footwear, riding equipment, etc. and also lending itself to use as a dog/grooming room there being a very generous raised platform, designed with this in mind. There are also generous base and eye level storage cupboards, a good expanse of worktop surface containing a double drain sink, plumbing facilities for an automatic washing machine and a heated towel rail.



OUTSIDE Driving through the original stone entrance pillars, one is immediately met by a most attractive, stone-set driveway, wide electrically operated Entrance Gates opening to provide access to the impressive site, where a very long driveway rises gently up to the stableyard, positioned towards the upper part of the site. This area displays the



STABLE BLOCK which enjoys light and water supplies and also extensive CCTV security.

Facilities provided within the stable block:

Implement/food store - 17'1"

Tack Room - 11'2" x 5'9"

Stable 1 - 11'2" x 9'7"

Stable 2 - 15'9" x 1'4"

Stable 3 - 9'3" x 11'4"



There are formal gardens surrounding Red Lodge, including an enclosed lawn to the carriageway elevation, whilst to the rear is an extensive sun terrace which also provides brick built kennels and an electrically operated sun canopy offering shelter from the overhead sun. Excluding the formal gardens, the rest of the site extends to 0.92 of an acre or thereabouts and includes a larger field, two smaller paddocks, a former manège which has been allowed to grass over in recent times but easily attended to. There is extensive parking and turning within the stable yard area enabling larger equestrian vehicles to comfortably enter the site.



SERVICES All mains are laid to the property.

HEATING A gas fired central system is installed.

DOUBLE GLAZING The property benefits from wood grain effect uPVC sealed unit double glazing.

TENURE We understand the property to be Freehold.

DIRECTIONS From our Penistone office, leave





Bridge End by turning right at the traffic lights on to Barnsley Road, proceed up the hill in the direction of Hoylandswaine. Pass Hoylandswaine, down the hill into Silkstone and shortly before the petrol station on the right-hand side Red Lodge will be found on the left-hand side.

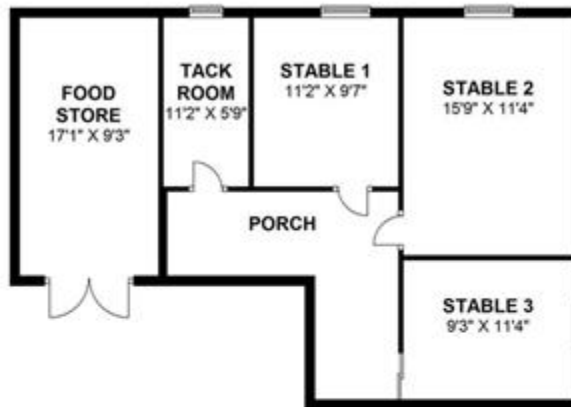
VIEWING PROCEDURE Please kindly note all viewings must be arranged via our office.

IB/JL PROPERTY DETAILS PREPARED 7 APRIL - NOT YET VERIFIED BY VENDOR





GROUND FLOOR
APPROX. 2212.0 SQ. FEET



TOTAL AREA: APPROX. 2212.0 SQ. FEET

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using The Mobile Agent.

**For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at [penistone@ butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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