



Breamore House | Dog Kennel Hill | Kiveton Park Station | S26 6NG

Welcome to Breamore House, standing on the edge of open countryside is this Five Bedroom Detached, superbly spacious family home. Still within easy reach of local amenities and transport links Breamore House is a safe and secure home, designed for families to spend quality time together or entertaining loved ones.

Over the years the current owners have extended and renovated this property to an extremely high standard, with no expense spared this is a perfect family home.

Guide Price £800,000 to £850,000

- Executive Family Home
- Renovated to an extremely high standard
- Open Plan Living
- Breathtaking Countryside Views
- Five Bedroom Detached
- Gated off road parking



Your New Home

Standing proud, sliding electric gates allow access on to the resin driveway with ample parking space for multiple vehicles.

As you enter you are immediately welcomed by an impressive open plan Entrance Hall beaming with natural light with oak and glass banister, sitting area with Log Burner, Bar area, WC and Cloakroom/Utility as well as a front facing play room with fitted cupboards which could easily be a cinema or games room.

Flowing through to a large modern, fitted Kitchen with island and integrated appliances including; Neff Double Oven, Fridge, Freezer, two Dishwashers, rubbish disposal and instant hot water tap, Dining Area with log burner, wooden beams and bi-folding doors opening onto the patio area. This kitchen truly has it all and is certainly the hub of the house.

Continuing through into the formal Lounge with tulip wood

panelled media wall with hidden storage cupboards and electric fire, underfloor heating, air conditioning unit, electronic blinds with bi-folding doors opening onto the rear patio area. The room and lighting are all controlled via the ALEXA mobile app.

Underfloor heating occupies the whole of the downstairs space.

To the upstairs you will find, two good sized double Bedrooms with fitted wardrobes and beautiful views across the front and rear.

Laundry Room with plumbing for the washing machine and separate dryer with cupboard and worktop space, one of the many features this home has to offer!

Clothes and accessories are neatly displayed in the large Dressing Room with its abundance of hanging and shelf space with a roomy En-Suite Shower room with double vanity wash

basin, walk in shower and WC.

A modern, freestanding bath invites you to take a soak at the end of a busy day. Marble floor to ceiling tiles with chandelier centre piece, wash basin and WC complete the suite.

Further side facing Bedroom.

Along the galleried landing you will be memorised by the breath-taking views as you enter the Master Suite with floor to ceiling windows which overlook the garden, to open countryside and beyond. The Master Bedroom is just remarkable, Media wall with integrated electric fire, lights controlled via the ALEXA mobile app, En-Suite Shower Room with vanity wash basin and WC, walk-in-wardrobe and mezzanine above which is currently being used as an office but does have plumbing for a freestanding bath!

To the front of the property are composite plastic and steel fencing with electronic gates providing access to the resin

driveway with an electrical port.

To the side is gated access to provide access into the garden.

To the rear is a large patio area in Indian stone with built in seating area, Log Burner, Monolith Egg BBQ, two Pizza Ovens and Hot Tub.

There are built in Dusk till Dawn lights around the property and continuing down the length of the garden along with plug sockets including around the patio and entertaining area. Within the entertaining area is an outdoor TV, pull-down screen, built in fridge with sink and preparing area.

Something for the little ones, you will find a sand pit, trampoline, bike stores and beautiful fruit trees.

To the top of the garden is a stunning decking area with lighting and Summer House which is currently being used as a gym, with separate Wi-Fi connection, electrics and air

conditioning unit with a further storage cupboard.

The current vendors have an electric / robotic lawn mower which is currently programmed to cut the grass every 30 minutes!

The full heating system was replaced in 2019 along with all electrics to the property.

Close to local amenities, train station, transport links and schools this family home is in a prime location.

Viewing is highly recommended to fully appreciate what this beautiful home has to offer.

Viewings are strictly by appointment only.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment only

Contact Details

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Breamore House
Dog Kennel Hill
Kiveton Park Station
SHEFFIELD
S26 6NG

Energy rating

D

Valid until
10 May 2027

Certificate number
0303-2876-7944-9223-9951

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Property type

Detached house

Total floor area

134 square metres