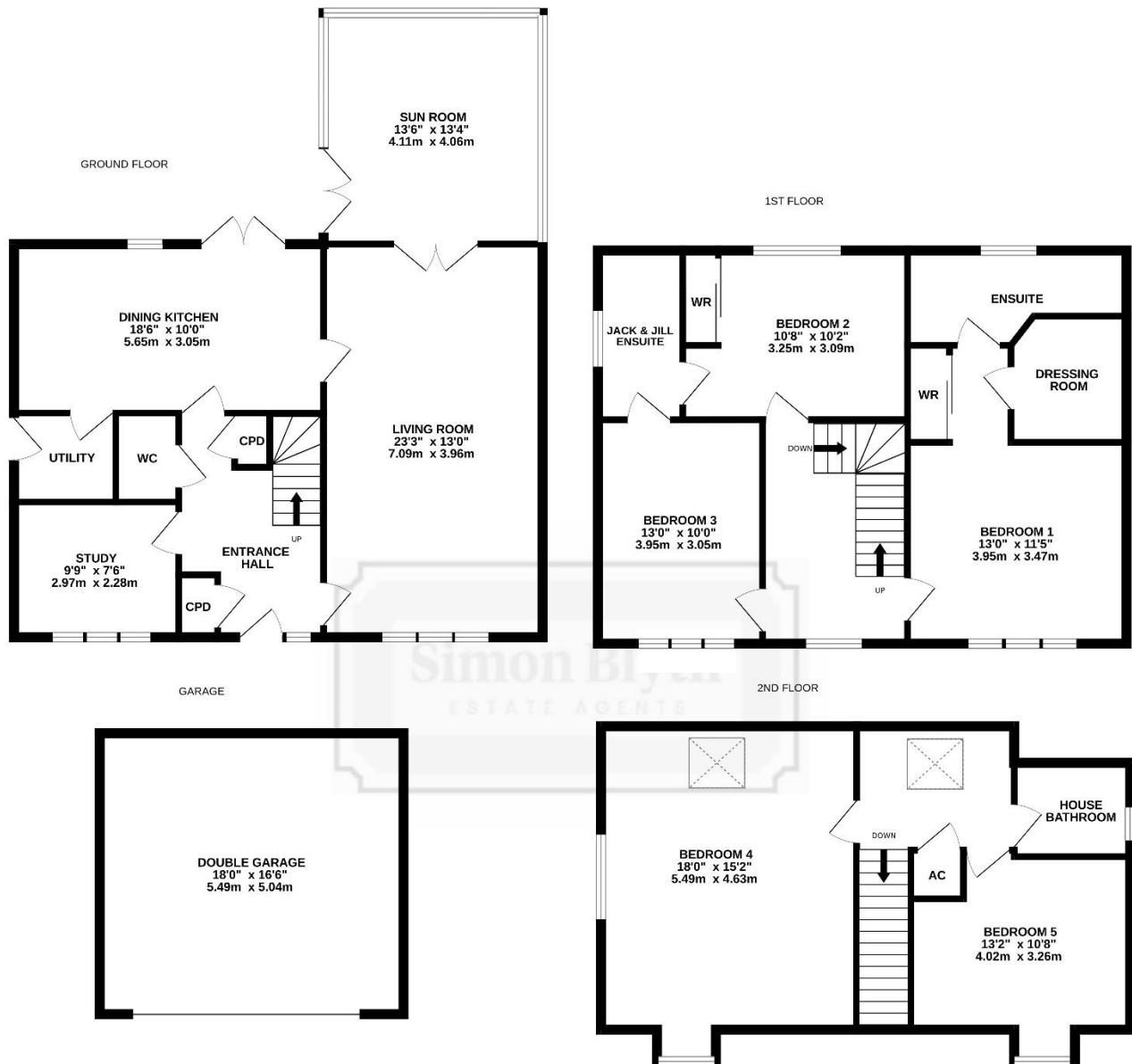


**Simon Blyth**

ESTATE AGENTS



**LAKESIDE VIEW, PENISTONE, SHEFFIELD**



LAKESIDE VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## PROPERTY DESCRIPTION

### \*PART EXCHANGE CONSIDERED\*.

A SUBSTANTIAL FIVE DOUBLE BEDROOM DETACHED FAMILY HOME OCCUPYING A SUPERB END CORNER PLOT, ENJOYING PANORAMIC, OPEN VIEWS OVER SCOUT DIKE RESERVOIR, ADJOINING FIELDS, AND THE SURROUNDING COUNTRYSIDE. SITUATED IN AN IDYLLIC SEMI-RURAL SETTING ON A QUIET CUL-DE-SAC OF JUST A HANDFUL OF EXECUTIVE HOMES. This beautifully appointed detached residence offers a wealth of spacious and versatile living accommodation arranged over three floors, ideally suited to modern family life. The setting is truly special—backing directly onto the reservoir with uninterrupted views and a wonderful sense of peace and privacy. The well-balanced layout comprises, to the ground floor: entrance hall, downstairs W.C., dining kitchen, separate utility room, large formal living room, home office/study, and an impressive conservatory taking full advantage of the rear aspect. To the first floor, there is a generous principal suite complete with dressing area, dressing room and en-suite bathroom, along with two further double bedrooms connected by a Jack and Jill en-suite shower room. The second floor offers a spacious landing area—ideal for study use—leading to two additional double bedrooms and a well-appointed house bathroom. Externally, the property stands behind a lawned garden, while a double-width block-paved driveway leads to a detached double garage. Of particular note, this home enjoys the most extensive driveway within the development, offering off-street parking for multiple vehicles. To the rear, there is a beautifully landscaped and private garden backing directly onto the reservoir, with a variety of seating areas including a raised deck, flagged terrace, lawned section, and mature planting. The garden enjoys direct gated access to the waterside and is a haven for local wildlife. This is a rare opportunity to acquire a substantial home in a prime, peaceful location with breathtaking views. The property must be viewed to be fully appreciated.

Offers in region of £675,000

## ENTRANCE HALLWAY

Accessed via a composite door with decorative obscured glazing and matching side panel. The entrance hall offers a spacious and warm welcome and leads to a staircase rising to the first floor. Finished with wood-effect laminate flooring, central heating radiator, ceiling light, and coving to the ceiling. There is a useful under-stairs storage along with a separate cloaks cupboard. Here we gain access to the following rooms,



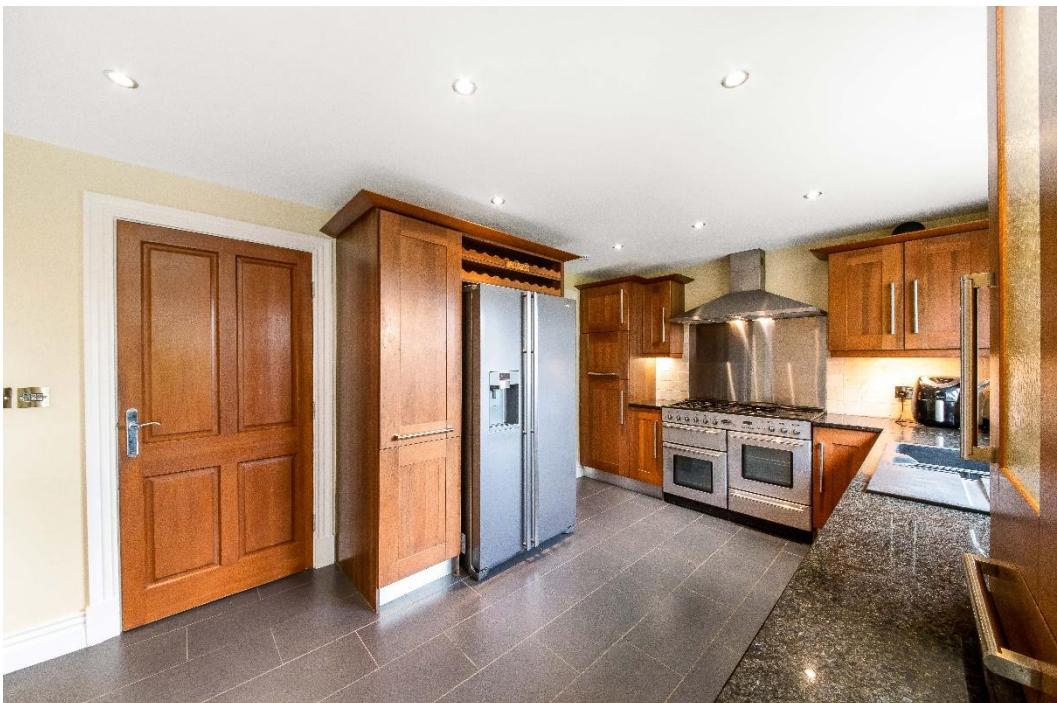
## LIVING ROOM

A generous and elegant principal reception room featuring a contemporary wood-burning stove as the main focal point. Benefiting from natural light gained via three stone-mullioned front-facing windows and twin French doors opening into the conservatory. Finished with solid oak flooring, coving to the ceiling, inset ceiling spotlights and two central heating radiators.



## BREAKFAST KITCHEN

A sociable and well-planned space enjoying far-reaching views over the reservoir. Fitted with a comprehensive range of wall and base wood shaker-style units with granite worktops and tiled splashbacks. Appliances include an integrated Bosch dishwasher, space for range cooker, stainless steel extractor over, space for American freestanding fridge, freezer, and a 1.5 bowl composite sink with mixer tap. Inset ceiling spotlights and under cupboard lighting provide a modern finish. There is a matching breakfast style bar with granite worktop providing seating dining space and further storage units underneath. Twin French doors give access to rear garden.



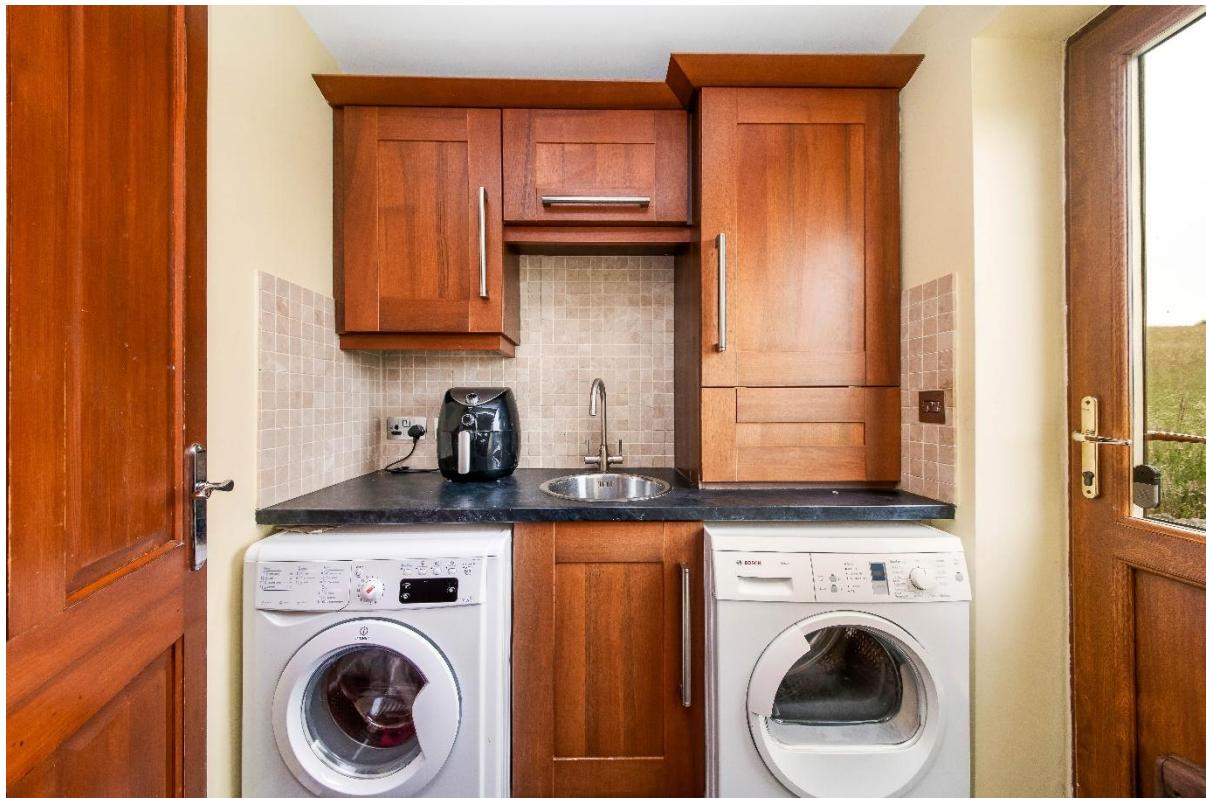
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Lakeside View, Penistone, S36 7EX



## UTILITY

Fitted with matching base and wall units, laminate worktops, stainless steel sink with chrome mixer tap, and plumbing for washing machine with additional appliance space. There is ceiling light, central heating radiator, and composite door with obscured glazing to the side elevation. The utility room also houses a wall mounted Worcester combi-boiler.



## CONSERVATORY

An excellent extension to the living accommodation, offering year-round usability due to its efficient and hot and cold air-conditioning unit. This stunning room enjoys panoramic views over the garden and reservoir beyond under a pitched roof, with wood effect laminate flooring, uPVC glazing to three elevations, Twin French doors opening outside, and ample space for dining or lounge furniture.



## STUDY

Front-facing and ideal for home working, this versatile reception space is currently used as a study. Featuring three mullioned uPVC triple glazed windows, coving to the ceiling, Amtico flooring, ceiling light, and central heating radiator.



## DOWNSTAIRS W.C

Comprising a white two-piece suite in the form of low flush W.C. and handwash basin sitting within vanity unit with chrome mixer tap over. Complete with extractor fan, ceiling light, central heating radiator and Karndean flooring.



## FIRST FLOOR LANDING

With spindle balustrade, central heating radiator, ceiling light, twin front-facing mullioned windows, and stairs rising to the second floor.



## BEDROOM ONE

A spacious and stylish double bedroom with three front-facing uPVC triple glazed windows, central heating radiator, ceiling light, and access to a dressing area with built-in wardrobe and leading through to: The walk in dresser, A well-proportioned dressing room providing excellent storage and dressing area space with ceiling light and hanging space. It also leads to en-suite which is a Fitted with a four-piece white suite comprising low flush W.C., pedestal basin, bath with shower attachment, and separate shower enclosure with mains-fed chrome mixer shower. Inset ceiling spotlights, chrome heated towel rail, extractor fan, tiled walls, and obscured uPVC double glazed window to rear.



Lakeside View, Penistone, S36 7EX



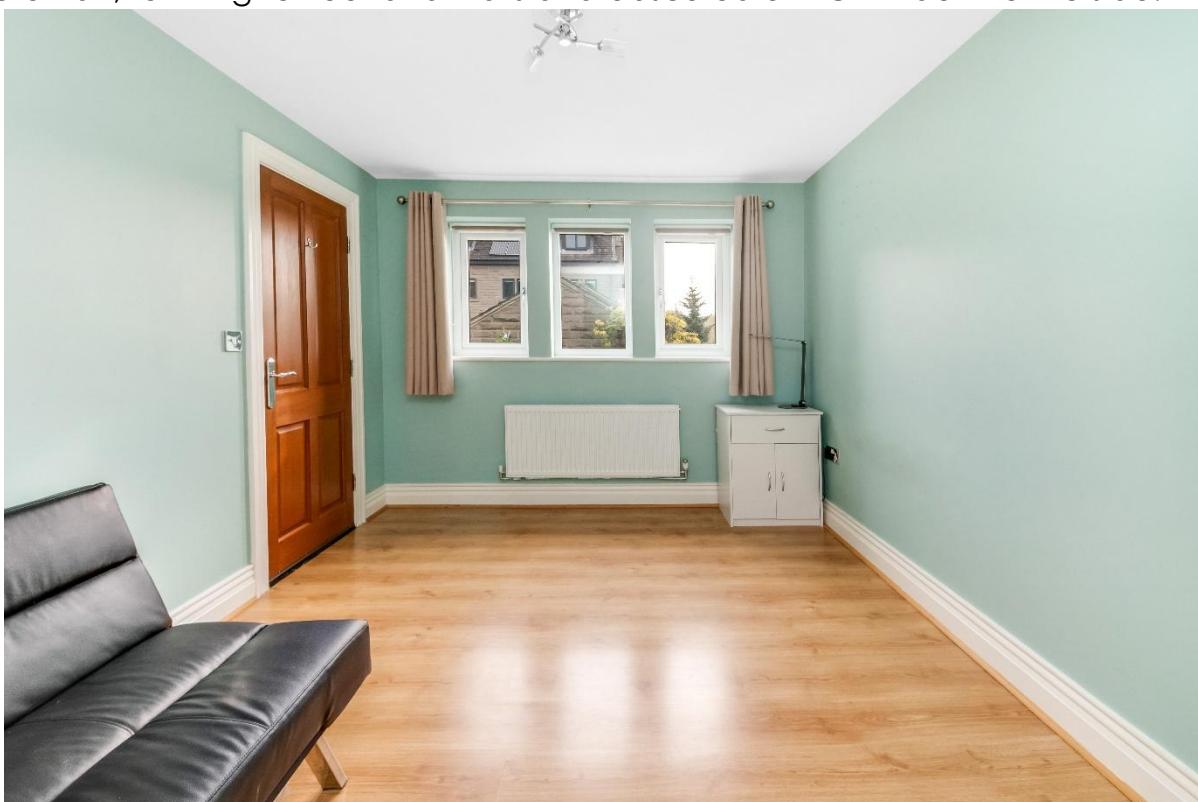
### **BEDROOM TWO**

Rear-facing double room with built-in wardrobes, central heating radiator, ceiling light, wood effect laminate flooring and uPVC double glazed window enjoying reservoir views. A door gives access to connected to the Jack and Jill shower room.



### BEDROOM THREE

Another excellent double bedroom with three uPVC triple glazed front-facing mullioned windows, central heating radiator, ceiling light, wood effect laminate flooring and direct access to the Jack and Jill en-suite. Serving bedrooms two and three, this well-appointed shower room comprises low flush W.C., pedestal basin with chrome mixer tap, and corner shower enclosure with mains-fed mixer shower. Inset spotlights, chrome towel radiator, extractor fan, full tiling to floor and walls and obscured uPVC window to the side.



## SECOND FLOOR LANDING

A spacious and light-filled landing with study potential. Skylight window to rear, ceiling light, central heating radiator, and airing cupboard housing hot water tank.



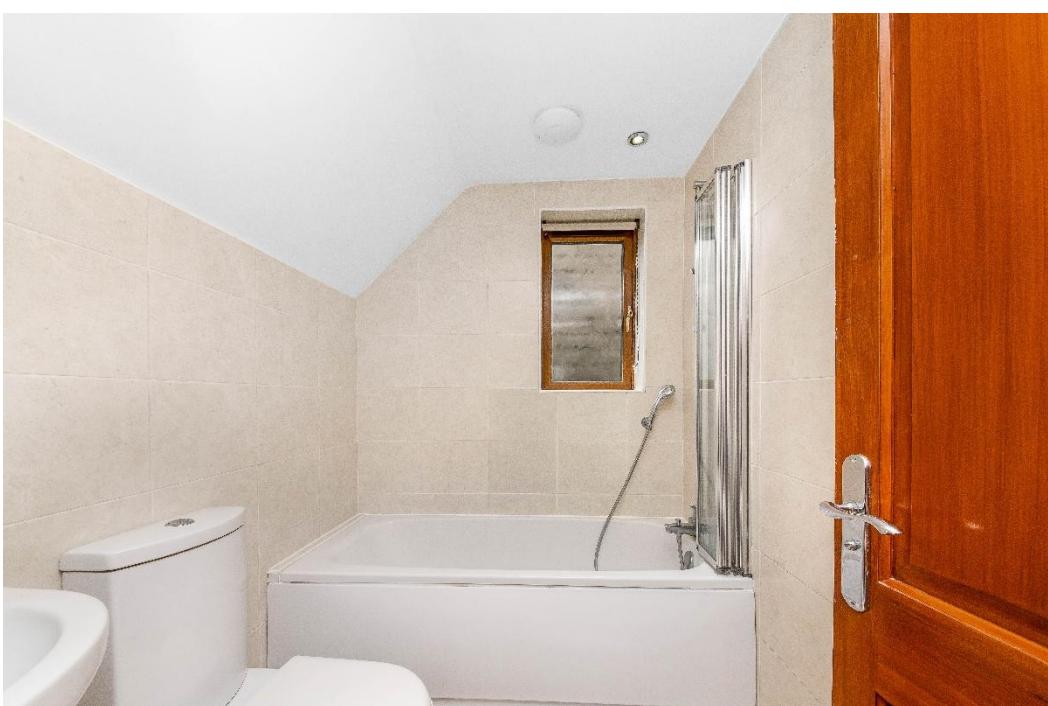
## BEDROOM FOUR

A particularly generous double bedroom that could serve a variety of uses including further reception space. Fabulous natural light gained from three elevations, via uPVC triple glazed window to front, skylight to rear, uPVC triple glazed window to side, inset ceiling spotlights, and two central heating radiators.



## HOUSE BATHROOM

Fitted with a three-piece suite comprising low flush W.C., pedestal basin with chrome mixer tap, and panelled bath with mixer tap and shower attachment. There are inset ceiling spotlights, extractor fan, fully tiled walls and floor, chrome heated/towel radiator, and obscured uPVC double glazed window to the side.



## OUTSIDE

The property occupies a desirable end corner position on a quiet cul-de-sac, enjoying panoramic views across Scout Dike Reservoir, open fields, and the countryside beyond. To the front, there is a neatly maintained lawned garden with gravel beds containing various plants and shrubs. A generous double-width block-paved driveway leads to a detached double garage with remote-controlled door, providing off-street parking for up to five vehicles. Notably, this property boasts the most spacious driveway among the homes within this exclusive semi-rural development. To the rear lies a beautifully landscaped and private garden, backing directly onto Scout Dike Reservoir and offering a tranquil setting rich in wildlife. The garden features multiple seating areas, including a raised deck immediately behind the home—accessed via twin French doors from both the dining kitchen and the conservatory. There is a level lawn with gravel beds, mature planting, hardstanding for a shed, and an additional flagged patio area at the far end of the garden, providing a peaceful spot for alfresco dining or relaxation. The garden is enclosed by a combination of fencing and dry stone walling and benefits from direct gated access to the reservoir beyond.



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## **ADDITIONAL INFORMATION**

EPC rating – E-50

Property tenure – Freehold

Council tax band – F

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

## **MAILING LIST**

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## **MORTGAGE ADVICE**

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## **Lakeside View, Penistone, S36 7EX**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

# Simon Blyth

ESTATE AGENTS

## MAIN CONTACTS

T: 01226 762400

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Penistone@simonblyth.co.uk](mailto:Penistone@simonblyth.co.uk)

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**[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)**

Wakefield

01924 361631

Huddersfield

01484 651878

Holmfirth

01484 689689

Kirkburton

01484 603399

Penistone

01226 762400

Sheffield

01143 216 590

Barnsley

01226 731730

Pontefract

01977 800259