



Rightstone Lodge
72 Kiveton Lane, Todwick, Sheffield



A Substantial Five/Six Bedroomed Home
Occupying a Large Private Plot





Welcome to Rightstone Lodge

Rightstone Lodge is a most impressive five/six bed roomed residence set within a large private plot and offering ample spacious luxury accommodation over three floors.

Benefiting from an extensive master bedroom suite, a generously proportioned dining kitchen, formal dining room, lounge, orangery, swimming pool, sunroom and a generously proportioned private garden.

Situated close to open countryside and within good access to local amenities with a comprehensive range of shops, restaurants and public houses and also falling within the catchment area for Todwick Primary School and Wales High School.

Also having convenient public transport links and superb access to the M1 and M18 motorway networks. This superb family home also provides a short commute to nearby conurbations of Sheffield, Worksop, Nottingham and Leeds.

The property briefly comprises on the ground floor: Entrance hall, cloaks cupboards, lounge, formal dining room, WC, study, dining kitchen and orangery.

On the first floor: Landing, master bedroom suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 3 en-suite, bedroom 4 and bedroom 4 en-suite.

On the second floor: Landing, bedroom 5, bedroom 5 shower room, storage cupboard, games room, bedroom 6 and bedroom 6 shower room.

Exterior: Double garage/bar, storerooms, swimming pool and sunroom.

Ground Floor

A timber entrance door with obscured decorative panels and matching side panels opens to the:

Entrance Hall

30'7 x 20' (9.3m x 6.1m)

A grand entrance hall, which provides a most impressive welcome. Having recessed lighting, wall mounted light points, coved ceiling and central heating radiators. Doors open to the dining kitchen, lounge, formal dining room, orangery, study, WC, two cloaks cupboards and a storage cupboard.

Cloaks Cupboard 1

Having a front facing UPVC double glazed obscured panel, flush light point, central heating radiator and cloaks hanging.

Cloaks Cupboard 2

Having a front facing UPVC double glazed obscured panel and a central heating radiator.

Storage Cupboard

Another useful storage cupboard with a flush light point and fitted shelving.

WC

With decorative stained glass panels, coved ceiling, ceiling rose, pendant light point, extractor fan and having a suite, which comprises of an antique style high-level WC and a wash hand basin with traditional taps.

Study

16'5 x 12'10 (5.0m x 3.9m)

Having front facing UPVC double glazed windows, coved ceiling, ceiling rose, pendant light point, wall mounted light points and a central heating radiator.

Lounge

23'7 x 16'5 (7.2m x 5.0m)

An elegant formal lounge with a side facing UPVC double glazed window, coved ceiling, ceiling rose, pendant light point, wall mounted light points, air conditioning unit, central heating radiators and a TV/aerial point. The focal point of the room is the open fireplace with a sandstone mantel, surround and hearth. Sliding UPVC doors with double glazed panels and matching side panels open to the rear gardens and timber doors with decorative obscured panels open to the formal dining room.

Formal Dining Room

22'8 x 16'5 (6.9m x 5.0m)

A light and spacious formal dining room with ample space for a full size dining table and having front facing UPVC double glazed windows, coved ceiling, ceiling rose, pendant light point, air conditioning unit and central heating radiators. The focal point of this elegant room is the coal effect gas fire with timber mantel, surround and tiled hearth.



A Wonderful
Welcome Awaits....



Dining Kitchen
29'7 x 16'5 (9.0m x 5.0m)

A generously proportioned dining kitchen with rear facing UPVC double glazed windows, coved ceiling, ceiling roses, pendant light points, recessed lighting and Travertine tiled flooring with under floor heating. There's a comprehensive range of fitted base/wall and drawer units with matching granite work surfaces, splash backs and a 2.0 bowl Belfast style sink with a mixer tap. Also having a central island with a matching granite work surface and providing further storage. A timber door with glazed panels opens to the porch with UPVC double glazed windows and a UPVC door with double glazed panels opens to the side of the property.

Appliances include an Aga range cooker with two hot plates and four ovens, four-ring Fagor induction hob, integrated dishwasher, integrated microwave and space for an American style fridge/freezer.



The Heart of the Home is the
Traditional Dining Kitchen



Orangery

34'5 x 16'9 (10.5m x 5.1m)

A light and exceptionally spacious orangery with side and rear facing UPVC double glazed windows, UPVC sky lantern, coved ceiling, ceiling rose, pendant light point, air conditioning units, Travertino tiled flooring with under floor heating and having the provision for a wall mounted television with TV/aerial points. The focal point of this lovely room is the decorative fireplace with a timber mantel and decorative marble effect surround and hearth. Sliding UPVC doors with double glazed panels opens to the rear gardens.



A Light & Spacious
Reception Room



Lounge

23'7 x 16'5 (7.2m x 5.0m)

An elegant formal lounge with a side facing UPVC double glazed window, coved ceiling, ceiling rose, pendant light point, wall mounted light points, air conditioning unit, central heating radiators and a TV/aerial point. The focal point of the room is the open fireplace with a sandstone mantel, surround and hearth. Sliding UPVC doors with double glazed panels and matching side panels open to the rear gardens and timber doors with decorative obscured panels open to the formal dining room.



Formal Dining Room

22'8 x 16'5 (6.9m x 5.0m)

A light and spacious formal dining room with ample space for a full size dining table and having front facing UPVC double glazed windows, coved ceiling, ceiling rose, pendant light point, air conditioning unit and central heating radiators. The focal point of this elegant room is the coal effect gas fire with timber mantel, surround and tiled hearth.



A Formal Dining Room for
Entertaining Family & Friends





A Most Impressive Detached Family Home in a Sought-after Location



Dining Kitchen

29'7 x 16'5 (9.0m x 5.0m)

A generously proportioned dining kitchen with rear facing UPVC double glazed windows, coved ceiling, ceiling roses, pendant light points, recessed lighting and Travertino tiled flooring with under floor heating. There's a comprehensive range of fitted base/wall and drawer units with matching granite work surfaces, splash backs and a 2.0 bowl Belfast style sink with a mixer tap. Also having a central island with a matching granite work surface and providing further storage. A timber door with glazed panels opens to the porch with UPVC double glazed windows and a UPVC door with double glazed panels opens to the side of the property.

Appliances include an Aga range cooker with two hot plates and four ovens, four-ring Fagor induction hob, integrated dishwasher, integrated microwave and space for an American style fridge/freezer.

Utility Room

9'10 x 7'10 (3.0m x 2.4m)

Having a side facing UPVC double glazed panel, recessed lighting and Travertino tiled flooring with under floor heating. There's a range of fitted base and wall units with matching work surfaces, tiled splash backs and a 2.0 bowl Belfast style sink. Also having the provision for an automatic washing machine/tumble dryer.

WC

Having a pendant light point, ceiling rose, coved ceiling, extractor fan, an antique style high level WC and Travertino tiled flooring with under floor heating.

From the dining kitchen, an opening gives access to the:

Orangery

34'5 x 16'9 (10.5m x 5.1m)

A light and exceptionally spacious orangery with side and rear facing UPVC double glazed windows, UPVC sky lantern, coved ceiling, ceiling rose, pendant light point, air conditioning units, Travertino tiled flooring with under floor heating and having the provision for a wall mounted television with TV/aerial points. The focal point of this lovely room is the decorative fireplace with a timber mantel and decorative marble effect surround and hearth. Sliding UPVC doors with double glazed panels opens to the rear gardens.

From the entrance hall, a staircase with a timber balustrade rises to the:

First Floor

Landing

A magnificent galleried landing with front facing UPVC double glazed windows, impressive stained glass dome, decorative coving, pendant light point, wall mounted light points and central heating radiators with decorative covers. Doors open to the master bedroom, bedroom 2, bedroom 3 and bedroom 4. Also having a storage cupboard with recessed lighting, fitted shelving and long hanging.

Master Bedroom

29'6 x 16'5 (9.0m x 5.0m)

A large master bedroom suite with a ceiling rose, decorative coving, pendant light point, air conditioning unit, central heating radiators and having the provision for a wall mounted television with TV/aerial points. The focal point of the room is the coal effect gas fire with a cast iron mantel, surround and a decorative marble effect hearth.

Sliding UPVC doors with double glazed panels and matching side panels open to the:

Balcony

With wrought iron railings and exterior lighting.

An additional door opens from the master bedroom to a further balcony facing to the side of the property.

Master Bathroom

With feature lighting, partially tiled walls and a freestanding roll top bath with a chrome mixer tap and a separate hand shower facility.

A timber door with obscured glazed panels opens to the:

Master WC

Having a side facing UPVC double glazed obscured window, coved ceiling, ceiling rose, pendant light point, tiled walls, central heating radiator and a shaver point. There's a suite in white, which comprises of an antique style high level WC and a pedestal wash hand basin with traditional taps.

Master Shower Room

Having a pendant light point, ceiling rose, coved ceiling, tiled walls, chrome heated towel rail and a pedestal wash hand basin with traditional taps. To one corner, there's a shower enclosure with a fitted Heatstore shower and glazed door.

From the master bedroom, an opening gives access to the:

Sitting Room

16'9 x 16'5 (5.1m x 5.0m)

Having side facing UPVC double glazed windows, pendant light point, ceiling rose, coved ceiling, central heating radiators with decorative covers, telephone point and TV/aerial points. Sliding UPVC doors with double glazed panels and matching side panels open to the:

Balcony

20' x 16'9 (6.1m x 5.1m)

With wrought iron railings and exterior lighting.

Dressing Room

Having rear facing UPVC double glazed windows, recessed lighting, heated towel rail and a range of fitted furniture incorporating short hanging and shelving.



Master Bedroom
29'6 x 16'5 (9.0m x 5.0m)

A large master bedroom suite with a ceiling rose, decorative coving, pendant light point, air conditioning unit, central heating radiators and having the provision for a wall mounted television with TV/aerial points. The focal point of the room is the coal effect gas fire with a cast iron mantel, surround and a decorative marble effect hearth.



A Sumptuous Master
Bedroom Suite...





Master Bathroom

With feature lighting, partially tiled walls and a freestanding roll top bath with a chrome mixer tap and a separate hand shower facility.



Master Sitting Room

16'9 x 16'5 (5.1m x 5.0m)

Having side facing UPVC double glazed windows, pendant light point, ceiling rose, coved ceiling, central heating radiators with decorative covers, telephone point and TV/aerial points. Sliding UPVC doors with double glazed panels and matching side panels open to the balcony.



Bedroom 2 En-Suite

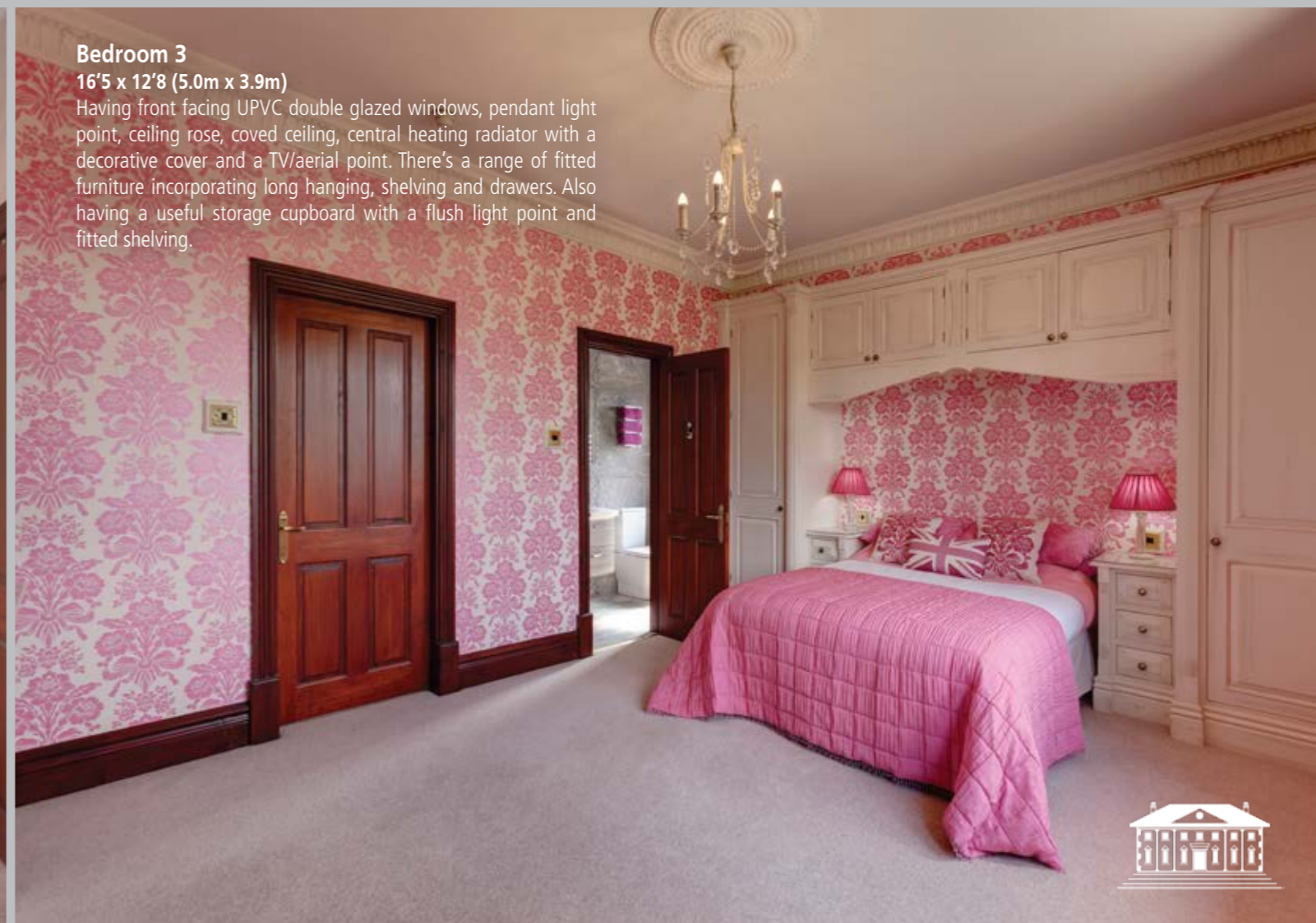
Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls, shaver point and a central heating radiator with towel rail. There's a suite in white, which comprises of a low-level WC, a wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility.



Bedroom 2

16'5 x 14'6 (5.0m x 4.4m)

Another spacious double bedroom with side facing UPVC double glazed windows, flush light point, ceiling rose, coved ceiling, central heating radiators with decorative covers and having the provision for a wall mounted television with TV/aerial points. There's a range of fitted furniture incorporating short hanging, shelving and drawers. Also having a useful storage cupboard with fitted shelving.



Bedroom 3

16'5 x 12'8 (5.0m x 3.9m)

Having front facing UPVC double glazed windows, pendant light point, ceiling rose, coved ceiling, central heating radiator with a decorative cover and a TV/aerial point. There's a range of fitted furniture incorporating long hanging, shelving and drawers. Also having a useful storage cupboard with a flush light point and fitted shelving.





Bedroom 4
13'1 x 13'1 (4.0m x 4.0m)

Having front facing UPVC double glazed windows, pendant light point, coved ceiling, ceiling rose, central heating radiator with decorative cover and TV/aerial points. There's a range of fitted furniture incorporating short hanging, shelving and drawers.



Bedroom 5
16'5 x 8'6 (5.0m x 2.6m)

Having a rear facing timber double glazed window, flush light point, central heating radiator and a range of fitted furniture incorporating shelving and drawers.



Bedroom 3 En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, coved ceiling, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and useful storage beneath. To one corner, there's a separate walk-in shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen.



Games Room

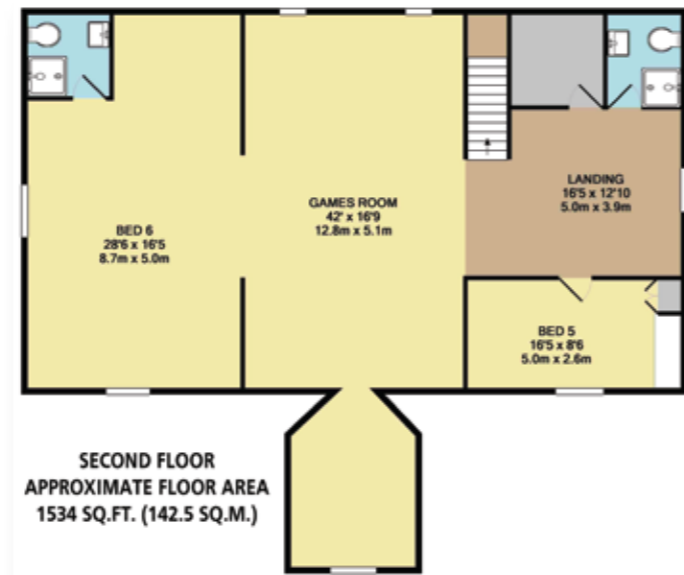
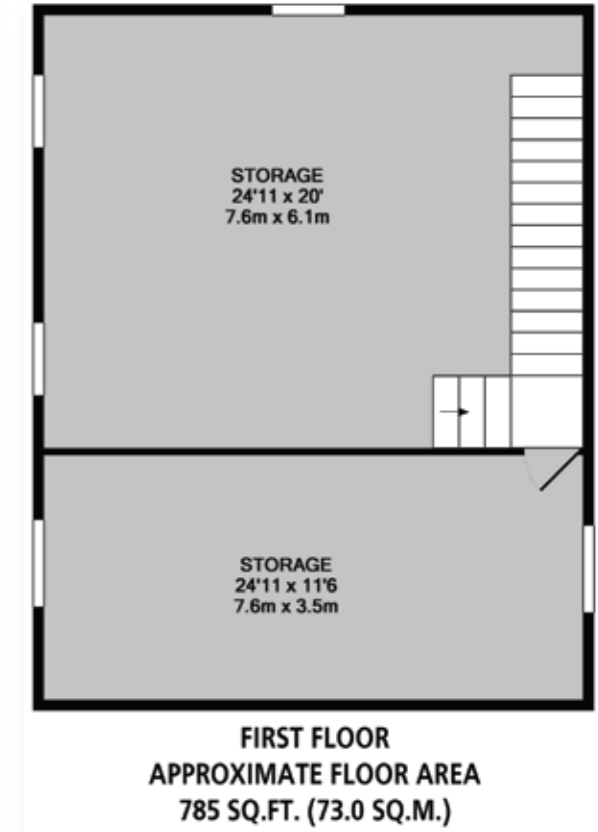
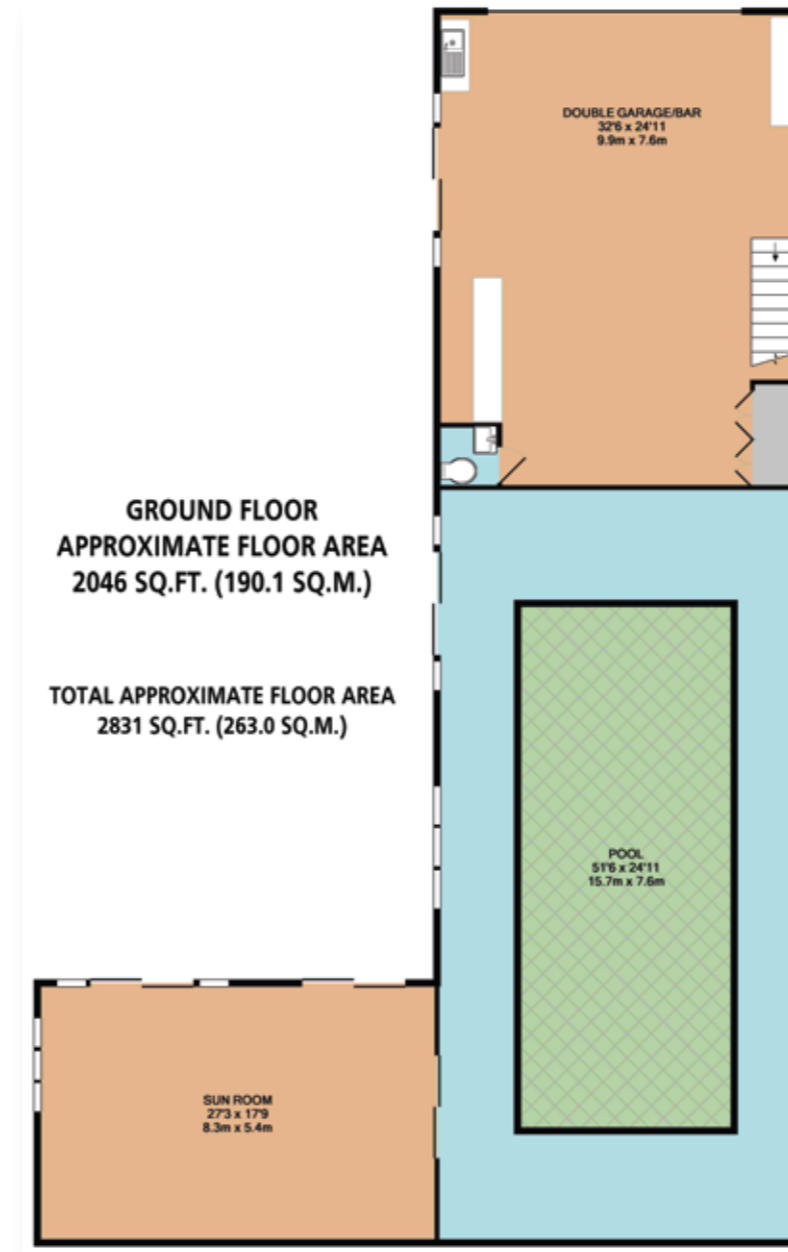
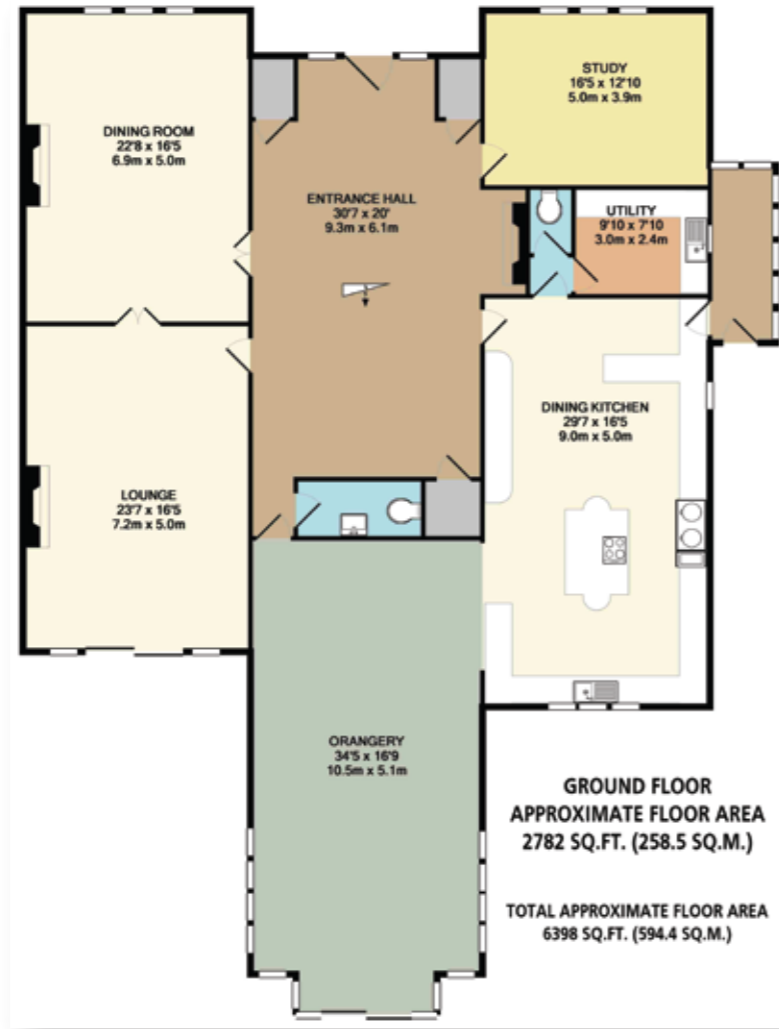
42' x 16'9 (12.8m x 5.1m)

Having front facing timber double glazed windows, recessed lighting, central heating radiators, full size snooker table and exposed timber flooring. Access can also be gained to a loft space.

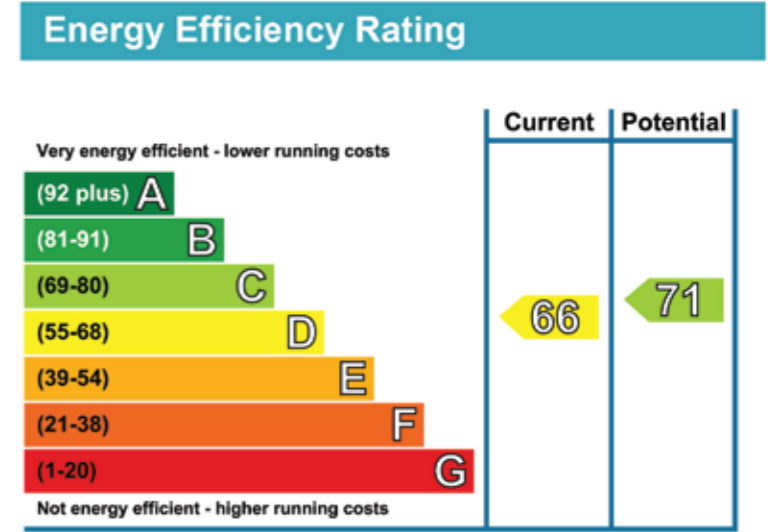


A Versatile Guest or
Entertainment Suite





Note
 All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working condition. All photography is for illustration purposes only.





A Magnificent Family Home offering Extensive Luxury Accommodation

Bedroom 2

16'5 x 14'6 (5.0m x 4.4m)

Another spacious double bedroom with side facing UPVC double glazed windows, flush light point, ceiling rose, coved ceiling, central heating radiators with decorative covers and having the provision for a wall mounted television with TV/aerial points. There's a range of fitted furniture incorporating short hanging, shelving and drawers. Also having a useful storage cupboard with fitted shelving.

Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls, shaver point and a central heating radiator with towel rail. There's a suite in white, which comprises of a low-level WC, a wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility.

Bedroom 3

16'5 x 12'8 (5.0m x 3.9m)

Having front facing UPVC double glazed windows, pendant light point, ceiling rose, coved ceiling, central heating radiator with a decorative cover and a TV/aerial point. There's a range of fitted furniture incorporating long hanging, shelving and drawers. Also having a useful storage cupboard with a flush light point and fitted shelving.

Bedroom 3 En-Suite

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, coved ceiling, extractor fan and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and useful storage beneath. To one corner, there's a separate walk-in shower enclosure with a fitted rain head shower, additional hand shower facility and a glazed screen.

Bedroom 4

13'1 x 13'1 (4.0m x 4.0m)

Having front facing UPVC double glazed windows, pendant light point, coved ceiling, ceiling rose, central heating radiator with decorative cover and TV/aerial points. There's a range of fitted furniture incorporating short hanging, shelving and drawers.

Bedroom 4 En-Suite

Having a side facing UPVC double glazed obscured window, flush light point, coved ceiling, extractor fan and a heated towel rail. There's a suite in white, which comprises of a low-level WC, wash hand basin with traditional taps and a panelled bath with a fitted shower, glazed screen and traditional taps.

From the first floor landing, stairs rise to the:

Second Floor

Landing

Having a side facing timber double glazed window, recessed lighting, central heating radiator and access can be gained to a loft space. Doors open to bedroom 5, shower room and a useful storage cupboard.

Bedroom 5

16'5 x 8'6 (5.0m x 2.6m)

Having a rear facing timber double glazed window, flush light point, central heating radiator and a range of fitted furniture incorporating shelving and drawers.

Shower Room

A convenient shower room with a flush light point, extractor fan, central heating radiator and a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps. To one corner, there's a shower enclosure with a fitted shower and a glazed door.

Storage Cupboard

A useful storage cupboard with a pendant light point and a central heating radiator.

From the second floor landing, an opening gives access to the:

Games Room

42' x 16'9 (12.8m x 5.1m)

Having front facing timber double glazed windows, recessed lighting, central heating radiators, full size snooker table and exposed timber flooring. Access can also be gained to a loft space.

An opening gives access to a storage room with a front facing timber glazed panel, wall mounted light point and timber flooring.

A further opening from the games room gives access to:

Bedroom 6

28'6 x 16'5 (8.7m x 5.0m)

Currently being used as a storage room but could be used as the sixth bedroom. This generously sized room has a rear timber glazed sash window and a side facing timber glazed window, recessed lighting, central heating radiators, storage to the eaves and exposed timber flooring.

A timber door with obscured glazed panels opens to a:

Shower Room

With a flush light point, central heating radiator and a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional taps. To one corner, there's a separate shower enclosure with a fitted shower and glazed door.





Exterior and Gardens

Rightstone Lodge is set behind two gated entrances which open to a large in and out block paved driveway, which provides ample parking for several vehicles with mature shrub borders, exterior lighting.

To one side of the property, the driveway continues to provide further parking and access can be gained to the double garage, the side entrance porch and the rear of the property via a wrought iron entrance gate.

To the other side of the property, a further electrically operated timber gate opens to the rear garden.

To the rear, there's a block-paved driveway flanked by a raised planter stocked with mature shrubs. A wrought iron gate opens to a large stone flagged seating terrace with exterior lighting, water tap and external power points. Access can be gained to the lounge, orangery, double garage, swimming pool and sunroom. Also having a manicured garden being mainly laid to lawn with mature shrubs and being fully enclosed by stonewalling to provide privacy and security to this magnificent family home.

A Generously Sized Garden
with Several Seating Areas

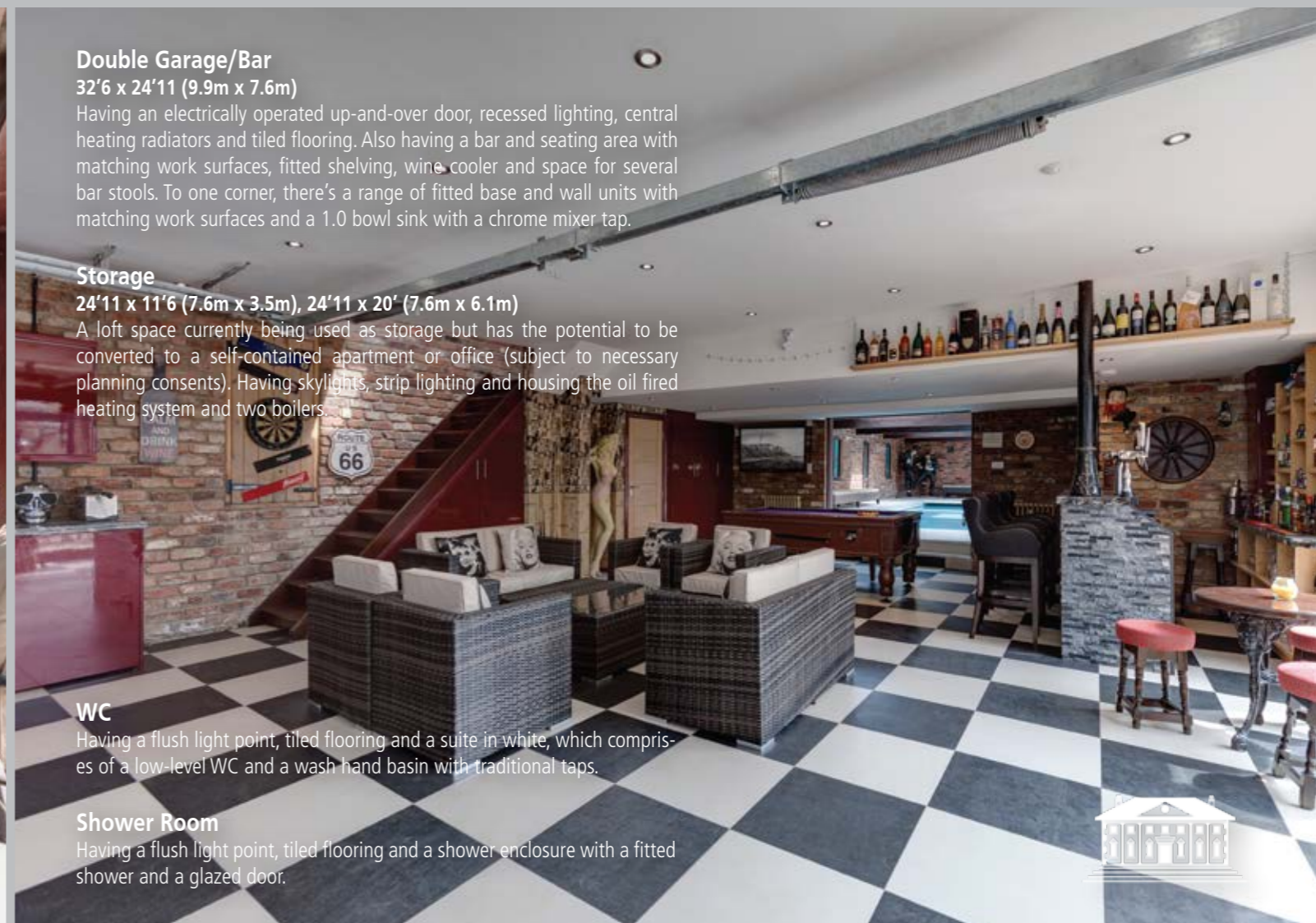




Sunroom
27'3 x 17'9 (8.3m x 5.4m)
Having side facing UPVC double glazed windows, recessed lighting, Amtico flooring and the provision for a wall mounted television with TV/aerial points. Sliding UPVC doors and double UPVC doors with double glazed panels open to the rear gardens.



Swimming Pool
51'6 x 24'11 (15.7m x 7.6m)
Having UPVC double glazed panels, skylights, flush lighting, tiled flooring and sliding doors with double glazed panels opening to the rear gardens.



Double Garage/Bar
32'6 x 24'11 (9.9m x 7.6m)
Having an electrically operated up-and-over door, recessed lighting, central heating radiators and tiled flooring. Also having a bar and seating area with matching work surfaces, fitted shelving, wine cooler and space for several bar stools. To one corner, there's a range of fitted base and wall units with matching work surfaces and a 1.0 bowl sink with a chrome mixer tap.

Storage
24'11 x 11'6 (7.6m x 3.5m), 24'11 x 20' (7.6m x 6.1m)
A loft space currently being used as storage but has the potential to be converted to a self-contained apartment or office (subject to necessary planning consents). Having skylights, strip lighting and housing the oil fired heating system and two boilers.

WC
Having a flush light point, tiled flooring and a suite in white, which comprises of a low-level WC and a wash hand basin with traditional taps.

Shower Room
Having a flush light point, tiled flooring and a shower enclosure with a fitted shower and a glazed door.

Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Freehold



Rightstone Lodge

72 Kiveton Lane, Todwick, Sheffield, South Yorkshire S26 1HL

Offers in the Region of £1,400,000