

RIGHTSTONE LODGE



BLenheim





A SUBSTANTIAL FAMILY RESIDENCE, OCCUPYING A PRIVATE PLOT

EXUDING UNRIVALLED LUXURY IN ITS LIVING SPACES AND OFFERING A SUPERB HAVEN FOR A GROWING FAMILY, WELCOME TO THE FABULOUS RIGHTSTONE LODGE.

This outstanding four bedroomed home is the pinnacle of modern living, boasting good-sized bedroom suites and multiple reception areas whilst sitting in a sizeable plot. This is a once-in-a-lifetime opportunity to purchase this amazing home, which has undergone a scheme of works to create a modern sanctuary.





The ground floor contains the main living areas. The layout for Rightstone Lodge is flexible, meaning the new owner could change the rooms to suit their own unique tastes.

Upon entering the home, you are welcomed by a fabulous entrance hall that sets the tone for this amazing property, boasting a double-height ceiling with a large chandelier. The heart of the home is the excellent open-plan living kitchen, which has high-specification integrated appliances and a superb dining/living area that has glazed roof panels, allowing for an expanse of natural light. Additionally, there are two further reception rooms, including a stunning lounge with double doors opening to the rear of the property and an exceptional formal dining room. Other rooms off the entrance hall include a well-equipped gym and storage spaces.

The utility room, accessed from the kitchen, connects the house to three separate, useful and contemporary spaces that are all linked by a large, light-filled corridor. These include the triple garage that has two floors, the leisure suite that has a heated swimming pool, a shower room and a contemporary bar. With six reception rooms, this property is well-equipped for entertaining guests or exceptional family living.

On the first floor is a sumptuous master bedroom suite, which includes a three-room en-suite, a snug, a dressing room and two balconies that overlook the rear of the home. Three additional double bedroom suites make the property wonderfully spacious. The second floor is currently used as storage but it can return to being a liveable space. Externally, Rightstone Lodge boasts a striking exterior, including a tall electric-operated gate to obtain access, a wonderful front facade and off-road parking for multiple vehicles. To the rear is a pleasant garden with multiple seating areas and good access to multiple living spaces.

The property is located within the village of Todwick, which is home to a primary school, a public house, village hall and shops. There is also a local park nearby and Rother Valley Country Park can be reached within a short drive. The A57, M1 and M18 motorway networks are conveniently accessible within minutes, providing connections to Sheffield, Rotherham, Leeds, Nottingham and London. For rail journeys, Kiveton Park Station links to Sheffield and Retford, providing onward journeys to London.

The property briefly comprises on the ground floor:

Entrance hall, cloaks cupboard, formal dining room, lounge, WC, storage cupboard, gym, storage cupboard 2, open plan living kitchen, WC, utility room, inner hallway, shower room, triple garage, plant room, leisure suite and bar.

On the first floor: Galleried landing, master bedroom, master balcony 1, master bathroom, master WC, master shower room, master bedroom snug, master balcony 2, master dressing room, bedroom 2, bedroom 2 en-suite shower room, bedroom 2 storage, bedroom 3, bedroom 3 en-suite shower room, bedroom 3 storage, bedroom 4, bedroom 4 en-suite bathroom, bedroom 4 storage cupboard and triple garage storage.

On the second floor: Storage space.



GROUND FLOOR

A heavy timber door with an obscured glazed panel, matching side panels and a panel above opens to the entrance hall.

Entrance Hall

An impressive entrance hall with a coved ceiling, recessed lighting, in-built ceiling speakers and tiled flooring with under floor heating. Timber doors open to the cloaks cupboard, lounge, WC, open plan living kitchen, storage cupboard, gym, and storage cupboard 2. A wide opening gives access to the formal dining room.

Cloaks Cupboard

Having recessed lighting and tiled flooring with under floor heating. There is fitted shelving.

Formal Dining Room

22'8 x 16'6 (6.90m x 5.02m)

A beautiful dining room with front facing timber double glazed windows, coved ceiling, in-built ceiling speakers, pendant light point with a decorative ceiling rose, deep skirtings and tiled flooring with under floor heating. There is fitted furniture, including a large wine shelf.

Lounge

23'9 x 16'6 (7.23m x 5.02m)

A stunning lounge having a side facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and deep skirtings. Double timber doors with double glazed panels and matching side panels open to the rear of the property.

WC

With recessed lighting and tiled flooring with under floor heating. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap.

Storage Cupboard

Having a flush light point and shelving.

Gym

16'6 x 12'10 (5.02m x 3.90m)

With front facing timber double glazed windows, pendant light points, one with a decorative ceiling rose, coved ceiling, decorative wall panels and tiled flooring with under floor heating.

Storage Cupboard 2

Having a flush light point and tiled flooring with under floor heating. There is fitted shelving.

Open Plan Living Kitchen

A delightful living kitchen split into two areas.

Dining/Living Room

31'5 x 17'0 (9.58m x 5.17m)

A stunning space with a double glazed roof panel, side facing timber double glazed windows, rear facing double glazed panels, coved ceiling, in-built ceiling speakers, pendant light point, deep skirtings and tiled flooring with under floor heating. Timber sliding doors with double glazed panels open to the rear of the property.

Kitchen

29'6 x 16'2 (9.00m x 4.94m)

A well-appointed kitchen having a rear facing timber double glazed window, a side facing double glazed window, coved ceiling, recessed lighting, in-built ceiling speakers, deep skirtings and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units incorporating a work surface, splash backs, under-counter lighting and an inset 2.0 bowl sink with a chrome mixer tap. Appliances include an oil powered AGA and a microwave. There is also a separate central island with a matching work surface that has an in-built four-ring AEG induction hob and an AEG oven/grill. Timber doors open to the hallway that opens to the WC and utility room.



ENTRANCE HALL



ENTRANCE HALL

Extending an impressive welcome to the home, the entrance hall showcases a grand centrepiece staircase and stunning tiled flooring.



FORMAL DINING ROOM



LOUNGE



DINING/LIVING ROOM



DINING/LIVING ROOM



DINING/LIVING ROOM





GROUND FLOOR CONTINUED

WC

With a coved ceiling, recessed lighting point and a low-level WC.

Utility Room

Having a side facing aluminium double glazed panel, recessed lighting, central heating radiator and tiled flooring with under floor heating. There are a range of fitted base/ wall and drawer units incorporating a matching work surface and a 1.0 bowl sink with a gold mixer tap. The appliances include a tall integrated freezer and a separate integrated fridge/freezer. There is provision for a washing machine/ tumble dryer. To one corner is a pet shower with tiled walls and a fitted hand shower unit. A timber door opens to the inner hallway.

Inner Hallway

A large light-filled hallway that connects different rooms. There are four double glazed roof lanterns, recessed lighting, in-built ceiling speakers and tiled flooring with under floor heating. A timber door opens to the shower room. There are also three sets of bi-folding doors, two of which open to the rear of the property and the other opening to the leisure suite. A further set of aluminium double doors with double glazed panels open to the rear. Aluminium double doors with double glazed panels open to the triple garage and bar. An additional external door opens to the left side of the property.

Shower Room

Being fully tiled and having recessed lighting, extractor fan, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises a WC and a vanity unit with a wash hand basin, chrome mixer tap and storage beneath. To one corner is a walk-in shower enclosure with a fitted rain head shower, an illuminated tiled shelf and a glazed screen.

Triple Garage

34'9 x 23'0 (10.58m x 7.00m)

A sizeable garage with an electric up-and-over door, recessed lighting, tiled flooring, under floor heating and an electric vehicle charging point. Timber doors open to the plant room and to a storage cupboard.

From the triple garage, a staircase rises to the:

Triple Garage First Floor

Split into three different areas and used for storage space. Having roof lights, light and power.

Ground Floor Continued

Plant Room

13'9 x 6'11 (4.20m x 2.10m)

Having different areas of control for the swimming pool. With light and power.

From the triple garage, aluminium double doors with double glazed panels open to the:

Leisure Suite

51'4 x 24'10 (15.64m x 7.56m)

A stunning leisure suite having side facing internal panels overlooking the inner hallway, strip lighting, neon lighting, in-built ceiling speakers and tiled flooring with under floor heating. There is a heated swimming pool with lighting and stools.

From the inner hallway, aluminium double doors with double glazed panels open to the:

Bar

27'4 x 17'10 (8.33m x 5.43m)

A fabulous bar with a side facing aluminium double glazed window, recessed lighting, in-built ceiling speakers, a central heating radiator and tiled flooring. There is a range of fitted base and wall units incorporating a work surface, an inset 1.0 bowl sink with a mixer tap. Appliances include a drinks fridge and a wine cooler. Bi-folding doors with double glazed panels open to the rear of the property.

From the entrance hall, a staircase with timber handrails and balustrading rises to the first floor.



INNER HALLWAY





TRIPLE GARAGE



BAR



SHOWER ROOM



GALLERIED LANDING

FIRST FLOOR

Galleried Landing

Having a front facing timber double glazed window, a chandelier with a decorative ceiling rose, wall-mounted light points, coved ceiling and central heating radiators with decorative covers. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and storage room.

Master Bedroom Suite

A luxurious master bedroom suite split into four different areas.

Master Bedroom

21'3 x 16'7 (6.47m x 5.06m)

Having a coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and deep skirtings. The focal point of the room is the decorative fireplace with a timber surround and mantle, and a marble hearth. Openings give access to the en-suite and master bedroom snug. A timber door with double glazed panels and matching side panels opens to the master balcony 1.

Master Balcony 1

15'1 x 5'3 (4.60m x 1.60m)

Having a reinforced glass terrace and being enclosed by wrought iron balustrading.

Master Bathroom

A beautiful bathroom suite split into three areas. Being fully tiled and having decorative ceiling panels, coved ceiling, recessed lighting. On a raised platform, is a free-standing bath with a chrome mixer tap and an additional hand shower facility. Timber doors open to the WC and shower room.



MASTER BEDROOM



MASTER BATHROOM



MASTER DRESSING ROOM



MASTER SHOWER ROOM



MASTER BEDROOM SNUG

FIRST FLOOR CONTINUED

Four generously proportioned bedroom suites present more than ample space for a growing family.

Master WC

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall-mounted wash hand basin with a chrome mixer tap.

Master Shower Room

Being fully tiled with recessed lighting and a chrome heated towel rail. There is inset shelving and a rain head shower with an additional hand shower facility.

Master Bedroom Snug

17'0 x 16'5 (5.18m x 5.00m)

A fabulous snug having side facing timber double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, wall-mounted light points, central heating radiators, TV/aerial point and deep skirtings. An opening gives access to the master bedroom dressing room. A composite door with double glazed panels and matching side panels opens to the master balcony 2.

Master Balcony 2

17'9 x 17'0 (5.40m x 5.18m)

Overlooking the rear garden and being enclosed by wrought iron balustrading.

Master Dressing Room

15'11 x 9'7 (4.86m x 2.75m)

With a rear facing composite double glazed window, recessed lighting, and a central heating radiator. There is a range of fitted shelving with short and long hanging storage.

Bedroom 2

16'7 x 9'1 (5.05m x 2.78m)

A double bedroom having front facing timber double glazed panels, coved ceiling, central heating radiator, TV/ aerial point and deep skirtings. Fitted furniture includes long hanging and shelving. Timber doors open to the bedroom 2 en-suite shower room and storage room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing timber double glazed obscured window, coved ceiling, flush light points, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with chrome mixer tap and storage beneath. There is a separate shower enclosure with a rain head shower, additional hand shower facility, fitted shelving and a glazed screen.

Bedroom 2 Storage Room

With a flush light point and shelving.



BEDROOM 4



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED & SECOND FLOOR

The second floor of Rightstone Lodge offers excellent potential for refurbishment into additional living space.

Bedroom 3

16'9 x 13'0 (5.10m x 3.95m)

Another double bedroom having a front facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. There is fitted shelving and long hanging storage. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Having a side facing timber double glazed obscured window, coved ceiling, flush light points, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. There is a separate shower enclosure with a rain head shower, additional hand shower facility, fitted shelving and a glazed screen.

Bedroom 4

16'6 x 14'1 (5.02m x 4.28m)

A further double bedroom with a side facing timber double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators, and deep skirtings. Fitted furniture includes long hanging, shelving and drawer units. Timber doors open to the bedroom 4 storage cupboard and the bedroom 4 en-suite bathroom.

Bedroom 4 Storage Cupboard

A useful area for storage.

Bedroom 4 En-Suite Bathroom

Having a side facing timber double glazed obscured window, coved ceiling, extractor fan, flush light point, partially tiled walls and a central heating radiator. A suite in white comprises a low-level WC and a wash hand basin that has a chrome mixer tap with storage above and beneath. To one corner is a panelled bath with a chrome mixer tap and an additional hand shower facility.

Storage Cupboard

With a recessed light point and a central heating radiator. There is fitted shelving and cloaks hanging.

From the galleried landing, a staircase rises to the second floor.

Second Floor

A second floor totalling approximately 2259 square feet with large potential that is boarded and has roof windows, side facing panels, light and power. Also, housing the hot water cylinder.



BEDROOM 4



BEDROOM 4 EN-SUITE BATHROOM



EXTERIOR & GARDENS

From Kiveton Lane, a large intercom-operated gate opens to the front of the property. There are also two pedestrian gates that are intercom-operated.

The front of the property has off-road parking for multiple vehicles, exterior lighting and external power. A large block paved driveway and a large planter wrap around the edge of the exterior. A vehicular gate opens to the right side of the property, and access can be gained to the garage at the left hand side.

To the rear of the property at the right hand side, is additional parking for multiple vehicles on a block-paved driveway with exterior lighting and planters.

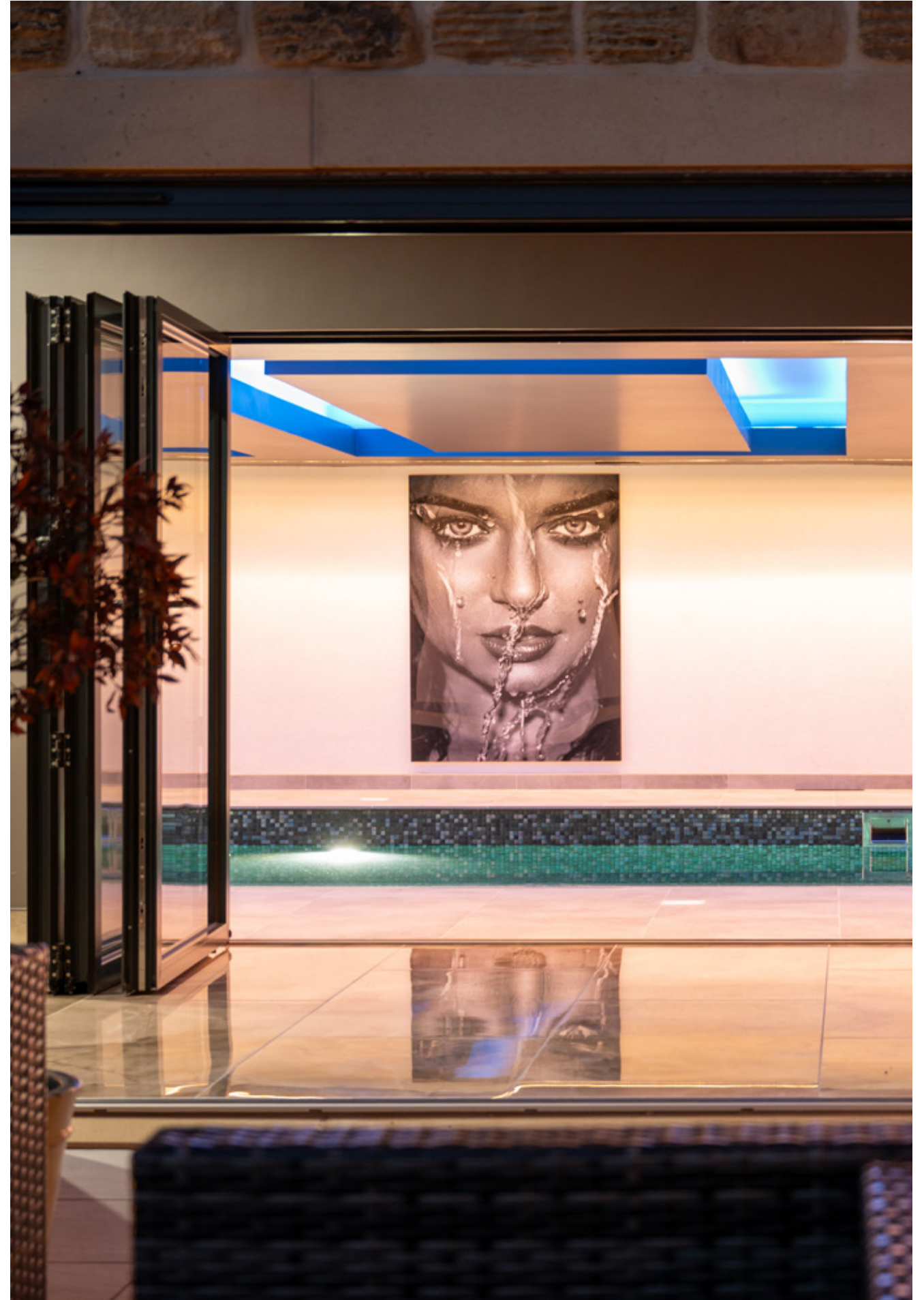
Adjacent to this, is a stone flagged seating terrace with exterior lighting. Access can be gained to the dining/living room.

Beyond this, is an area mainly laid to lawn with exterior lighting and external power points. There are a range of mature trees and plants.

To the left hand side, is a stone flagged seating terrace on a split-level where access can be gained to the inner hallway and bar.

The rear is enclosed by stone walling and mature hedging.



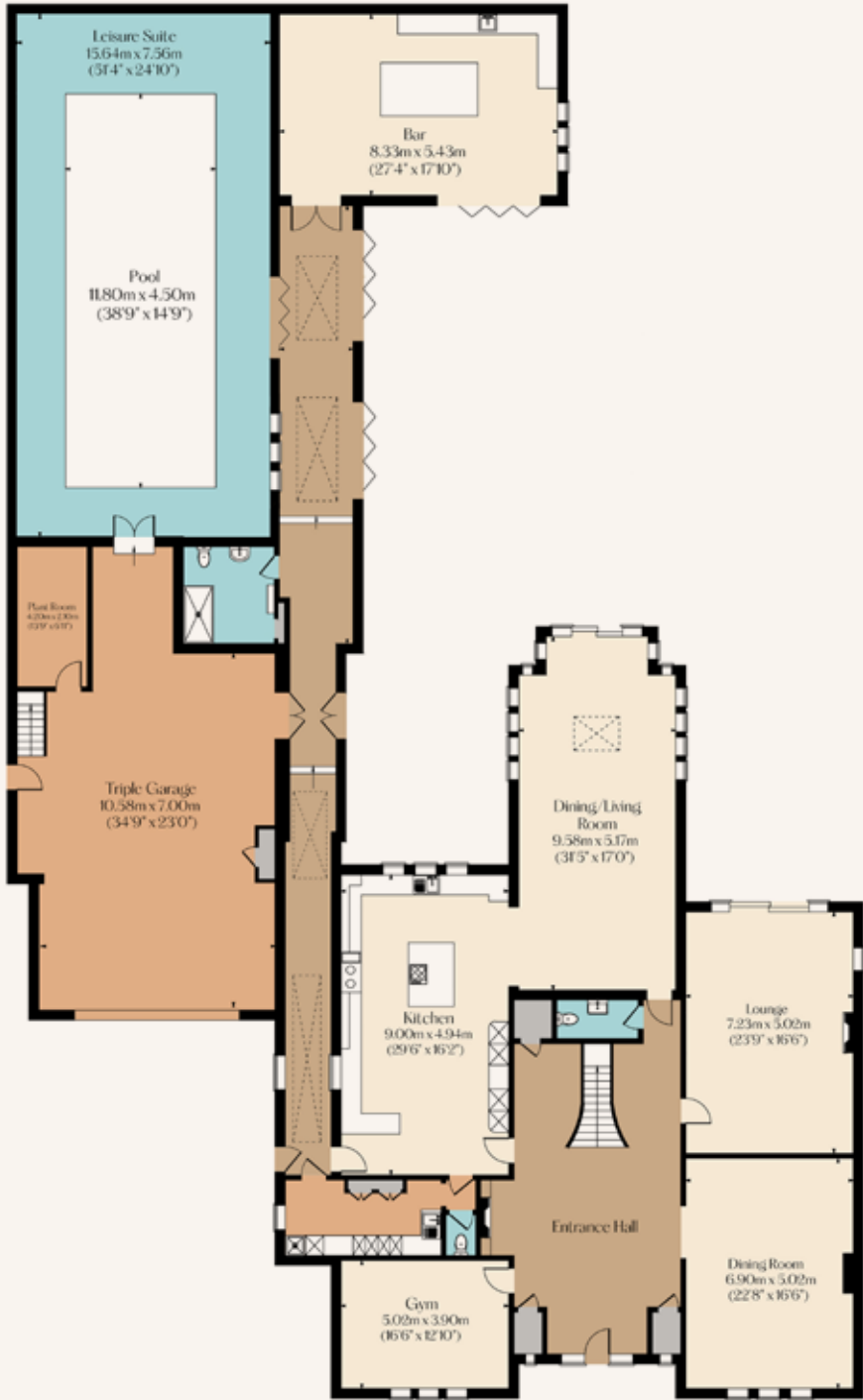




GROUND FLOOR

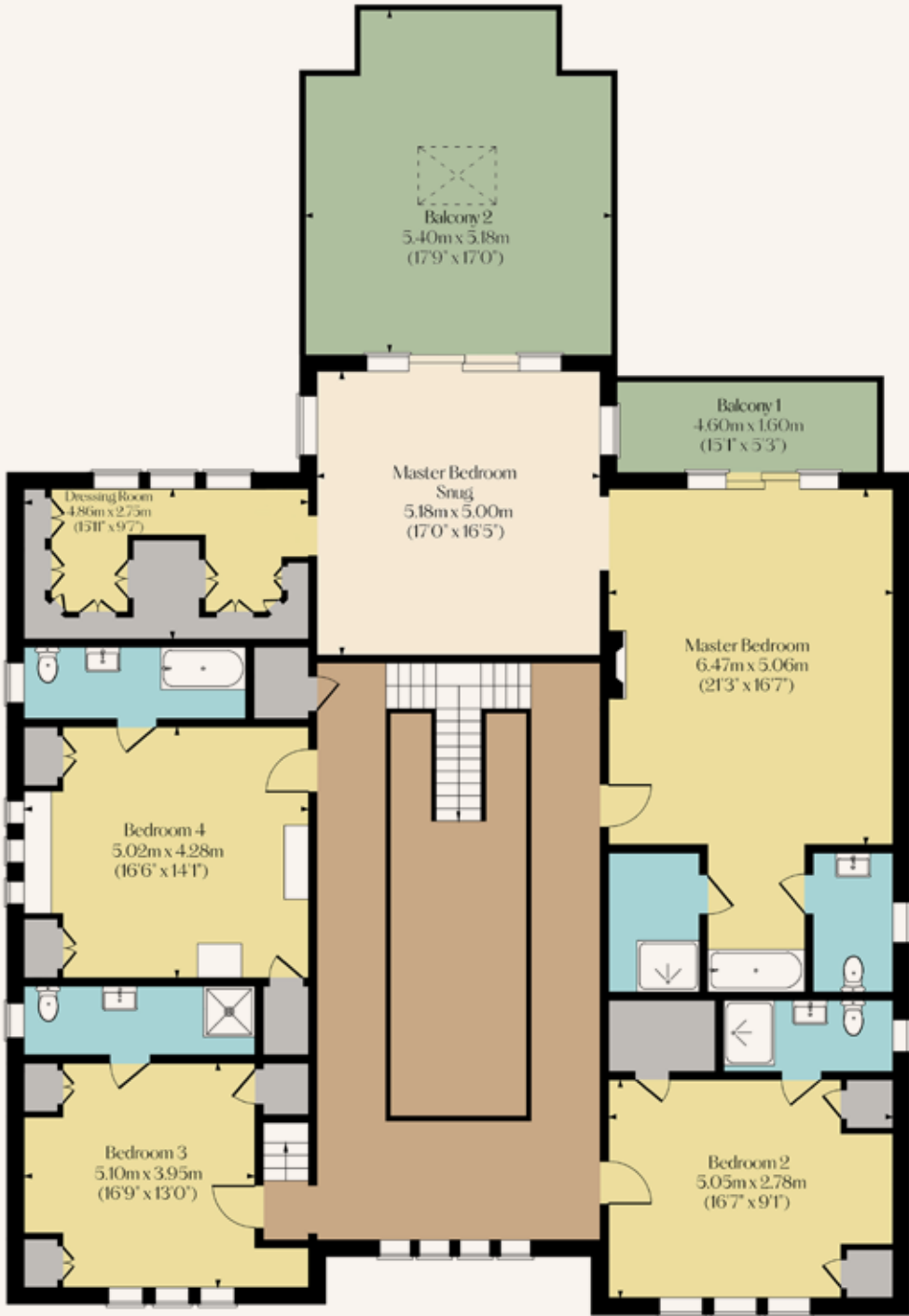
Approximate Floor Area:
5293 SQ.FT. (491.7 SQ.M)

Total Approximate Floor Area:
9787 SQ.FT. (909.2 SQ.M)



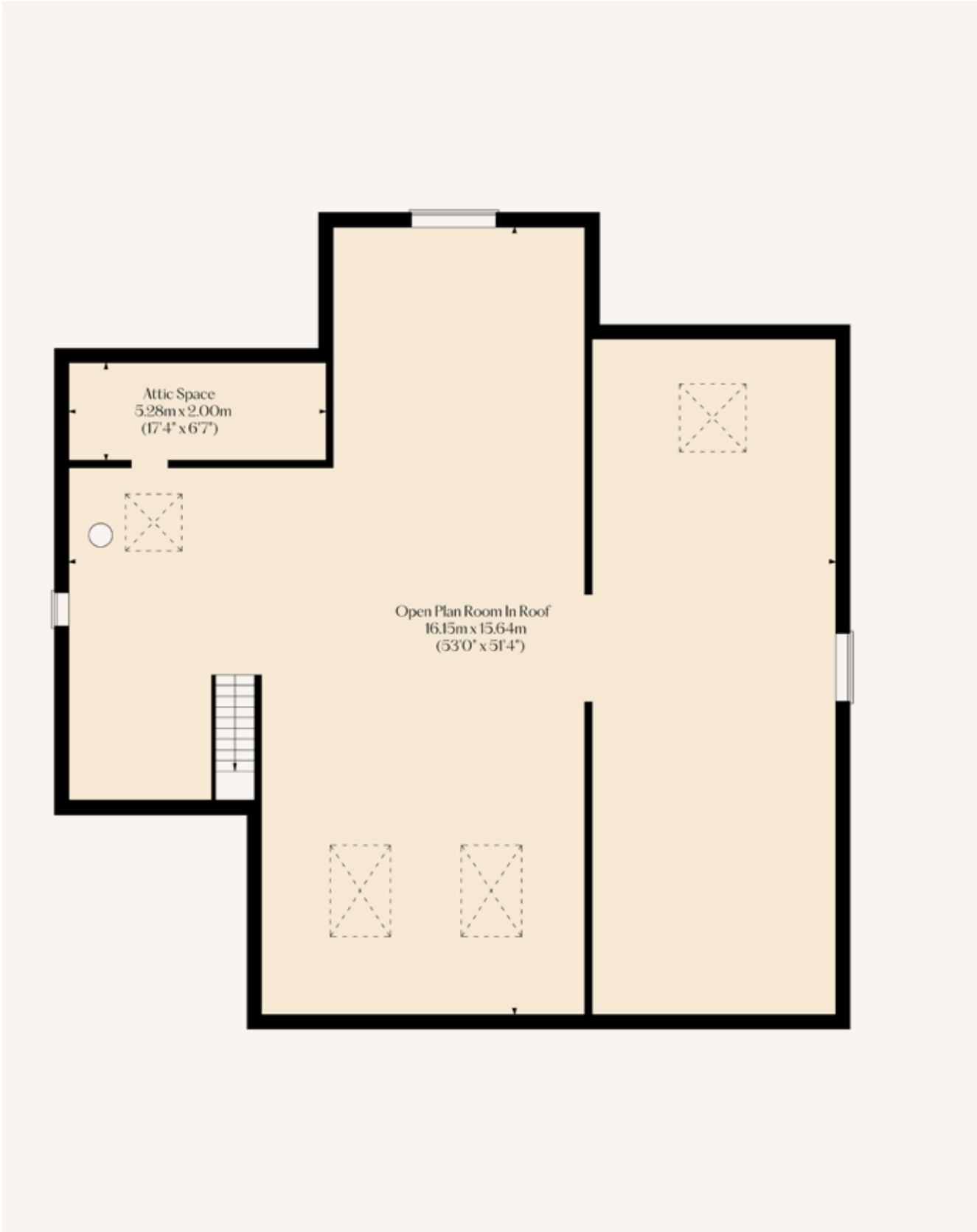
FIRST FLOOR

Approximate Floor Area:
2235 SQ.FT. (207.6 SQ.M)



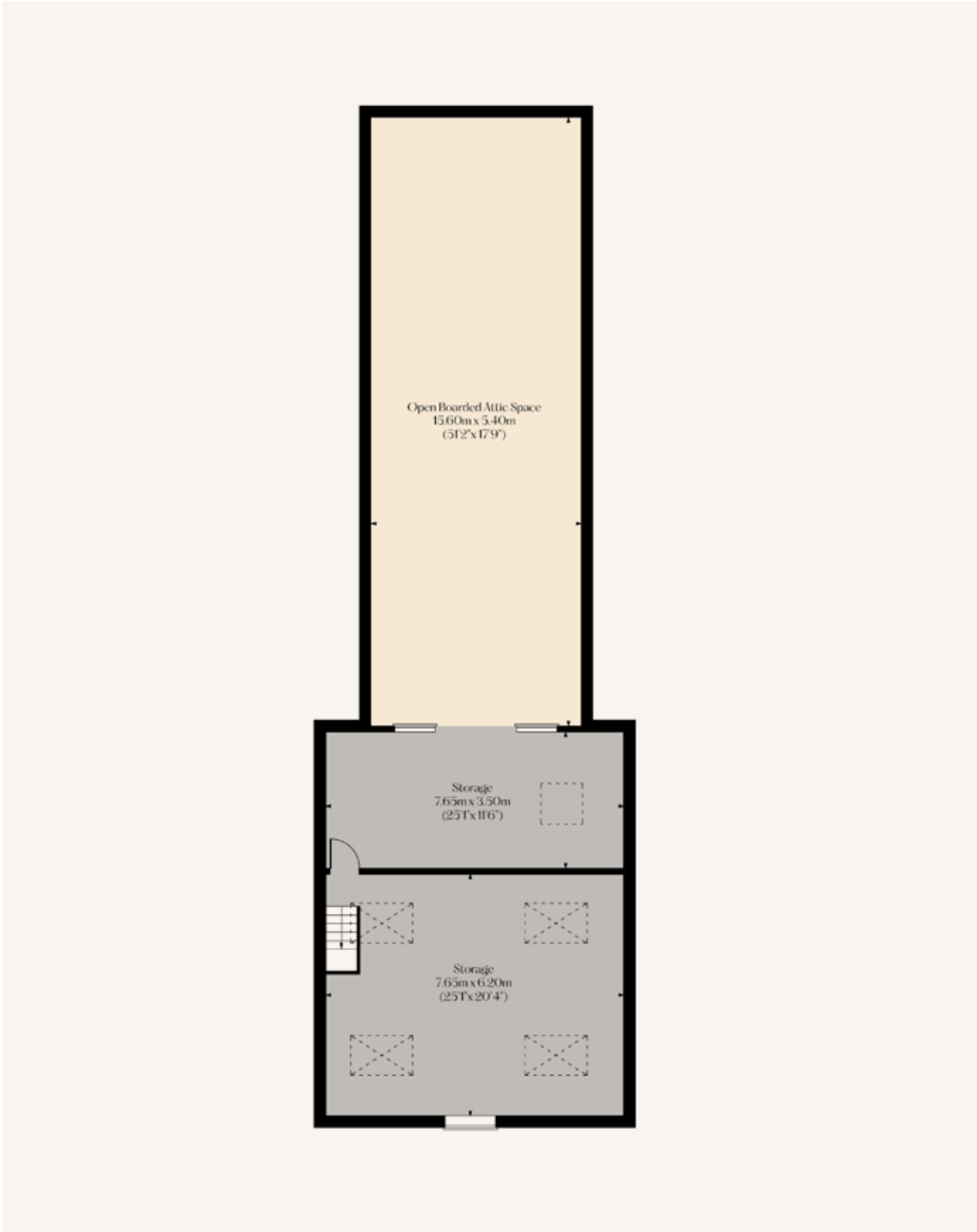
SECOND FLOOR

Approximate Floor Area:
2259 SQ.FT. (209.9 SQ.M)



ATTIC STORAGE

Approximate Floor Area:
1727 SQ.FT. (160.4 SQ.M)
Located Above the Triple Garage and Pool



BEDROOMS 4	BATHROOMS 5
LIVING ROOMS 6	SQFT (EXCLUDING ATTIC STORAGE) 9,787
TENURE Freehold	COUNCIL TAX G

Services

Oil, mains water, mains drainage and mains electric. The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. 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 ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D	65	68
39–54	E		
21–38	F		
01–20	G		

RIGHTSTONE LODGE

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£1,750,000

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