



Orchard House
Morthen Lane | Thurcroft | Rotherham | S66 9JQ

ORCHARD HOUSE

A modern equestrian home over three floors in 6 acres. Gated drive well set back from main roads offering distant views over private grounds. An exquisite property recently constructed. Lavishly large spaces for open modern living with a family feel.







Modern Equestrian home in 6 acres with far reaching views. Quietly situated with gated access. Lavishly proportioned over three floors, stunning principle rooms, cinema, sauna and games rooms. Beautiful family kitchen and luxurious bathrooms. Stables, tack and office accommodation and 4 car garage.

Ground floor

Reception hall with outer porch is centrally positioned and leads to all ground floor rooms with a well-appointed study and cloakroom nearby. The expanse of hallway gracefully extends past the principle stairway towards the dining room and the sitting room which has a triple aspect and French doors allowing one to conveniently waft into the adjacent private formal gardens. The bespoke hand crafted kitchen has framed cabinets and peninsular in beautiful pastel shades with granite and superior appliances. This hub of the home includes a large and comfortable dining and sitting space for the household to gather informally whilst the domestic offices are located separately but close by.





Seller Insight

“We were initially attracted by the location as the house was sat on the outskirts of Wickersley village, yet close enough to the amenities and set back from the main road. When the opportunity arose to purchase the old stables, which were originally part of another house, we jumped at the chance and, having lived in it for 4 or 5 years, we knocked it down and designed and built our own property, specifically with family living in mind,” says Paul.

“All of the rooms are large with lots of space and light and each of the bedrooms have their own bathroom. The garage is a big enough space for four cars and could be used as a hobby room. Set on one of the highest points in South Yorkshire, the views from the back of the house are amazing and we can look out across Sheffield and on to the Peak District in the distance.”

“The house is set in a very central location with easy access to the major roads including the M18, M1, M62 and the A1. My business was based in Rotherham and I worked mainly from home, so I could get a long way within a 2 hour drive! We're close to Sheffield and Rotherham but there are good restaurants in Wickersley and a couple of Co-Op's within a mile, so everything we need is within easy access.”

“We spend a lot of time outside and we are fairly self-sufficient thanks to the allotment and greenhouse. We have a big gazebo on the lawned area and have had bonfire parties and BBQs, it's a great house for entertaining. The large basement has a guest bedroom and sauna and we enjoy spending time in the cinema room where we can have the action movies on as loud as we like!”

“It's a very private setting and our outlook consists mainly of fields and moors. There are lots of lovely local walks and we can be in the Peak District within a 30 minute drive, we often go there with the dog.”*







“It’s difficult to choose just one favourite room as we designed the house to our own requirements but we do spend most of our time in the large kitchen dining area. With views of the fields, garden and stable block, it is always a hive of activity in here.”



“

The house is traditionally built in stone with hardwood windows and is full of modern technology including Sonos throughout, good WiFi, CCTV and a high spec cinema room with great sound quality.”





“ I'll miss the memories. It was our home and our children grew up here but they have moved on now. I no longer have work ties to Rotherham, so we're looking for another challenge or project elsewhere.”

First floor

Three bedrooms form the spacious landing and they are splendid lavishing spectacularly large chambers, each with stunning views and luxurious bathrooms and that especially is the case with the master which boasts a triple aspect, stunning views, fully fitted dressing room and beautiful bathroom.

Lower ground floor

Where the entertainment begins! Acoustically sound and a functional space for entertaining. The Cinema is equipped with projection and levels to raise the roof all to a high specification and with a comfortable private bar for pre-movie drinks and refreshing intervals! The lower ground hall with storage leads to a treatment suite, shower room and Sauna.









Exterior and Gardens

These are arranged delightfully around the home and buildings, the gated drive meanders towards Orchard House coming to a head at the formal entrance, prior there are numerous parking spaces in the courtyard and easy access to the four-car garage and the paddock yard, stables and grazing pasture. Offices adorn the paddock too adding an agreeable ambience to the home working environment.

Large yet easily managed gardens are cleverly planted with specimens to enjoy all year and viewed best from raised terraces where the view extends well beyond into the adjoining pasture where it is possible to keep an eye on one's thoroughbred. The gardens are for party and play offering large open spaces around a Gazebo with TV and services.







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EPC Rating: D

Orchard House, Morthen Lane, Thurgroft, Rotherham

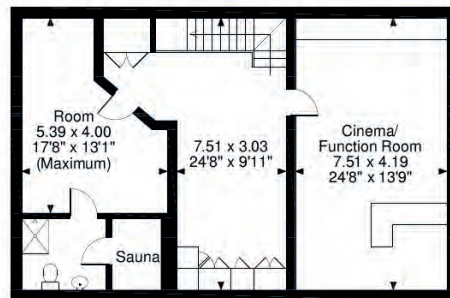
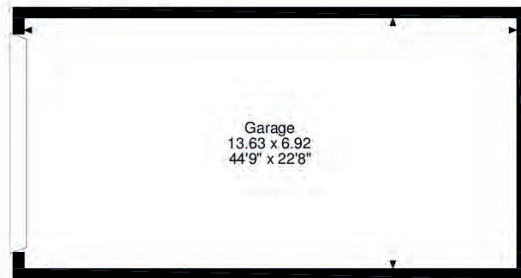
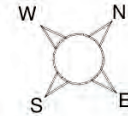
Approximate Gross Internal Area

Main House = 4217 Sq Ft/391 Sq M

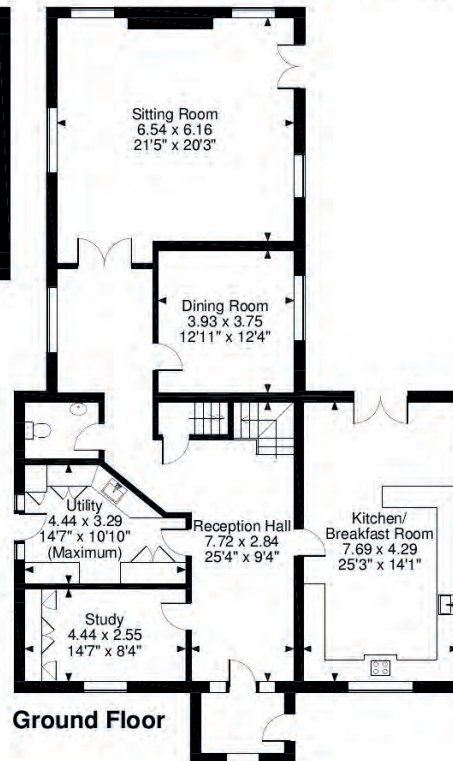
Garage = 1015 Sq Ft/94 Sq M

Stables = 1147 Sq Ft/107 Sq M

Total = 6379 Sq Ft/592 Sq M



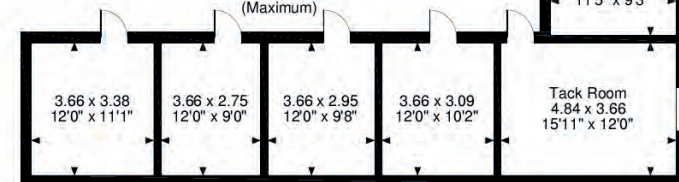
Lower Ground Floor



Ground Floor



First Floor



Stables

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 18.08.2017



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