



## The Arches | Rackford Farm | North Anston | S25 4DF

Guide Price £800,000 to £850,000

Bell & Co Estates proudly presents this stunning Detached Barn Conversion, a picture-perfect family home nestled on the outskirts of North Anston, surrounded by breath-taking field views. This magnificent four-bedroom residence blends history, comfort, and privacy, offering a serene retreat just off a quiet country road. As you enter, a welcoming Hallway greets you, complete with a convenient downstairs WC. Double doors lead into a cosy Lounge that exudes warmth, featuring a media wall and an electric fire. Natural light floods the room, accentuating the charming 'Arches' and providing access to a versatile space that could serve as a Gym or Office. The Dining kitchen is a true centrepiece, boasting modern units, integrated appliances, and an island with a breakfast bar. This space is perfect for family gatherings and entertaining, with access door that create a seamless transition between indoor and outdoor living. Upstairs, the luxurious Master Bedroom offers a walk-in wardrobe and a modern Jack and Jill en-suite shower room, with stunning views from both sides of the room. The second bedroom also has access to the Jack and Jill en-suite, while the family Bathroom is equally impressive, featuring a separate shower, WC, sink unit, and a free-standing bath. Two additional generously sized bedrooms complete the first floor. Outside, the property is equally as impressive. A gravelled sweeping driveway provides ample off-road parking for multiple vehicles, leading to a Triple Detached Garage with plenty of storage, electric, and side door access. The beautiful grounds to the front and rear are surrounded by picturesque field views, offering the perfect space for entertaining or relaxing after a long day. Simply sit back and take in the breath-taking scenery as the evening sets in. This home is truly a rare find, and viewing is highly recommended to appreciate all it has to offer.



### Ground Floor

Floor area 116.3 m<sup>2</sup> (1,252 sq.ft.)



### First Floor

Floor area 98.7 m<sup>2</sup> (1,063 sq.ft.)



### Garage

Floor area 65.8 m<sup>2</sup> (708 sq.ft.)

## Contact Details

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The Arches  
Rackford Farm  
SHEFFIELD  
S25 4DF

Energy rating

**F**

Valid until

**17 March 2035**

Certificate number

**2377-1123-8782-1181-4146**

**Property type**

Detached house

**Total floor area**

204 square metres

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