

pLAICE
HILLS
LODGE
▪ SYKEHOUSE ▪



Escape To The Country

If your idea of a blissful home life is to surround yourself in peaceful countryside, you may just be about to find your dream spot at Plaice Hills Lodge.

With its unique, luxurious design and idyllic location, this five-bedroom detached converted barn offers rural beauty without compromising on modern living.

Located on the edge of Sykehouse village in South Yorkshire, you'll arrive at the property via the beautiful tree-lined, gravel driveway.

You'll literally feel as though you are sliding away from the hustle and bustle of daily life and into your own countryside escape.



“ Having grown up in a rural area, I like having that the seclusion. ”



Tucked at the very end of the lane and behind your own private driveway gates, you'll appreciate the immense privacy and seclusion on offer.

Your new home – your own private retreat – is picture perfect from the very first impressions of the attractive brick adorned with mature ivy, surrounded by lawns and a picket fence.



An Inviting Entrance

Step through the farmhouse-style wooden door and you'll immediately feel at home in the inviting entrance hall.

It's instantly obvious the home has been renovated to a high spec throughout from the moment you enter.

Straight ahead is a convenient downstairs WC and to the right awaits the pièce de résistance of the home – an incredible living space like you've never seen before.





Life Of Luxury

Situated in the centre of the ground floor is a breathtaking lounge making up part of a 12-metre long atrium room.

Formerly used as an entertainment space for next door, this stunning banquet-style suite has been

enhanced to become a vaulted living space with the addition of a stunning wooden gallery floor running around the upper level. The original brick structure and oak beams punctuate the walls and ceilings. The room is finished with a traditional

Yorkshire stone flooring throughout to offer both practicality and character. A wood-burning stove nestled inside the huge fireplace and stylish cast iron column radiators ensure that the space stays cosy despite its impressive size.

“ The space really comes into its own at Christmas time when you’ve got loads of family round and the fire is going. You can all be in one big room with a massive 16-foot Christmas tree. ”



“ For quiet living, it’s absolutely idyllic. ”



“ At one time, this used to be all glass with a grapevine in the house. We covered it with a roof and smaller windows to make it more liveable because it was so difficult to control the temperature. ”

Open-Plan Dining

Adjoining the lounge but set apart through three brick archways sits the courtyard view dining area beneath a slanted roof.

This area is flooded with natural daylight from the courtyard garden and makes a fantastic area to host dinner or perhaps pull up a chair and work while still being in close proximity to the family socialising in the lounge.





Bask In The Courtyard

Leading out from the dining area, fling open the doors in summer and step out to enjoy the property's very own courtyard garden, akin to something you might expect to see outside a European Chateau.

This beautiful south facing space, with sun right through to evening, is ready and waiting to host your garden party in great style.

Surrounded by farmhouse brick walls, there's no chance you'll be disturbed here.



Relax to the soothing sounds of the central water fountain, cook al fresco for family and friends in the sunken decking BBQ area with plenty of additional space to dine on the patio area.

The well thought out design and sunken spotlights make for a great evening ambience to ensure the fun can continue once the sun starts to set.

Perfect Practicality

With a property of this size and scale, you'd expect practicality and Plaice Hills Lodge delivers on that too.

Next door to the cinema and leading out from the dining area is a spacious laundry and utility room with its own outside entrance door from the drive – perfect for mucky pups and boots if you've been out walking and don't want to head straight through the main home.

The utility room also leads into the fantastic 1,350 square-foot workshop barn which runs parallel down the driveway.

The current owner chooses to use this space to store and work on his classic cars but there is so much potential for this beautiful barn to suit your own lifestyle.

Additionally, running along one side of the garden are the stable barn outbuildings, currently home to a games room and used for additional storage.



Showtime

The dual-purpose stylish cinema room is not what you'd expect from the title.

Beautifully designed with a central gas fireplace and bespoke alcove shelving on the focal wall, it's more of a generous snug room with plenty of light throughout the day if you simply want to relax here.

Draw the curtains and roll down the motorised projector screen for the opening credits and the space is instantly transformed for movie night.



“ We wanted it to be a sitting room with a multi-functional purpose. If you shut the curtains or it's dark outside, you can bring the screen down, turn the volume up and enjoy a film in high quality. ”



Traditional And Timeless

On the opposite side of the house, the farmhouse-style family kitchen occupies the footprint of the property's former double garage before the home's vast expansion.

Here, the current owners have created a warm and welcoming space for the whole family to gather to both cook and dine.

The aesthetic boasts a traditional and timeless style characterised by the Rangemaster cooker set inside the hearth, double Belfast sink and tiled flooring. Offering great views over the garden and paddock, you'll enjoy gathering here over a morning coffee and paper.





“ If you’re more of a garden person than a horsey person, you could extend the garden down into the field and still have plenty of space for horses. ”



The Great Outdoors

Out from the kitchen bi-fold doors awaits the impressive east facing front garden which enjoys the morning sun.

Beneath the wooden pergola adorned with fragrant trailing jasmine is a flagged patio area perfect for further outdoor dining. The immaculate lawn wraps around the house punctuated by six apple trees which could be the start of a small orchard – leading to views of your very own paddock.

The gas-fire pit adds a cosy touch if you want to sit out at night and enjoy the open space. Green-fingered folks and animal lovers will be delighted to find the established vegetable patch already in situ and with the amount of land in total, there’s plenty of scope to have your own small holding if you’re keen to rear livestock.



Head To The Master Suite

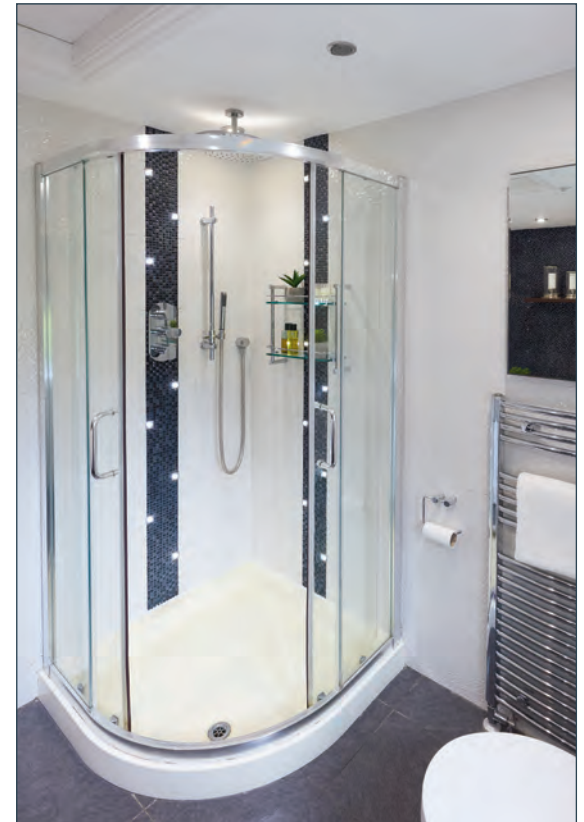
In keeping with the luxurious feel of the communal spaces on offer across this home, the magnificent master bedroom follows suit.

With dual-aspect windows, you can wake up to the view of your tranquil courtyard garden with the addition of a log-burning stove plus accents of original brickwork ensures there's plenty of character left in the room since its modernisation.



The en-suite offers both benefits of refreshment and relaxation.

The modern spa-style, sunken jacuzzi bath is perfect for a Sunday night soak while a large corner shower enclosure, black marble sink and WC at the other side of the room is probably your go-to area on a morning.



Embrace Independent Life

Across the gallery landing and set in the apex of the roof with velux windows is bedroom two.

This room will be a real hit with teenagers or older children.

It has generous floor space, separate modern en-suite shower room and an adjoining dressing room which could easily double up as a study or living area to create the illusion of a self-contained apartment.



Room For Three

Equally spacious and offering handy storage cupboards in the eaves, bedroom three is another very generous double which completes the upstairs area of the home.

The deep-set window would make a lovely dressing table area or a space to accommodate some soft seating.





Be Our Guest

Bedrooms four and five can be found on the ground floor of the property in the extended part of the house off the main entrance hallway.

Both are well-proportioned doubles with ample space for free-standing furniture.

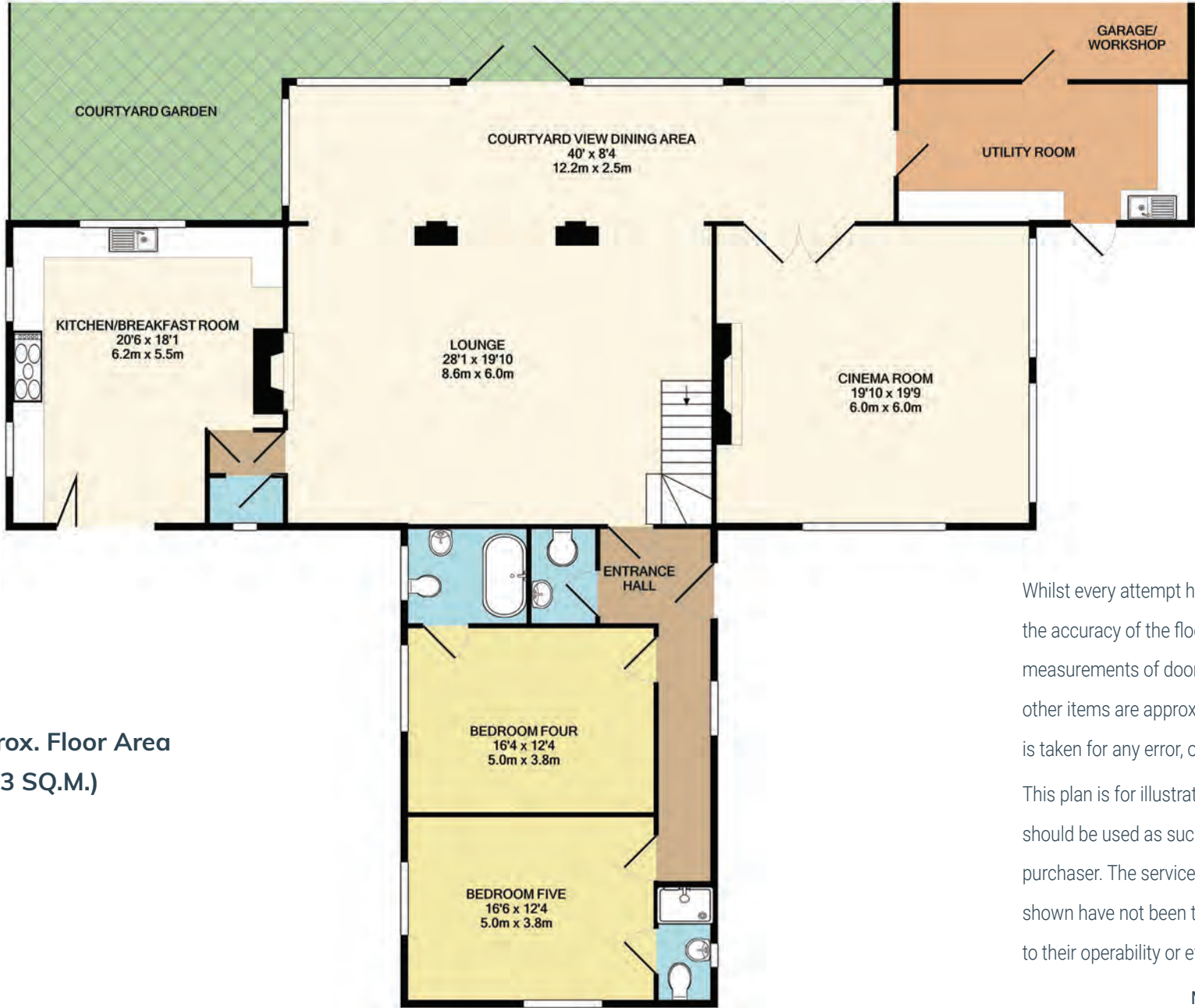
The position of the rooms mean they could both be used to host guests as they each come with an en-suite for added convenience.

One of the en-suites is decorated traditionally with a roll-top bath and wooden panelling, whilst the other is simplistic and modern, tiled floor to ceiling featuring a large shower enclosure.



FLOOR PLANS Total Approx. Floor Area 4016 SQ. FT. (373.1 SQ.M.)

Main House – Ground Floor



Ground Floor Approx. Floor Area
2597 SQ. FT. (241.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

FLOOR PLANS

Main House – First Floor



First Floor Approx. Floor Area
1419 SQ. FT. (131.8 SQ.M.)

Environment & Energy

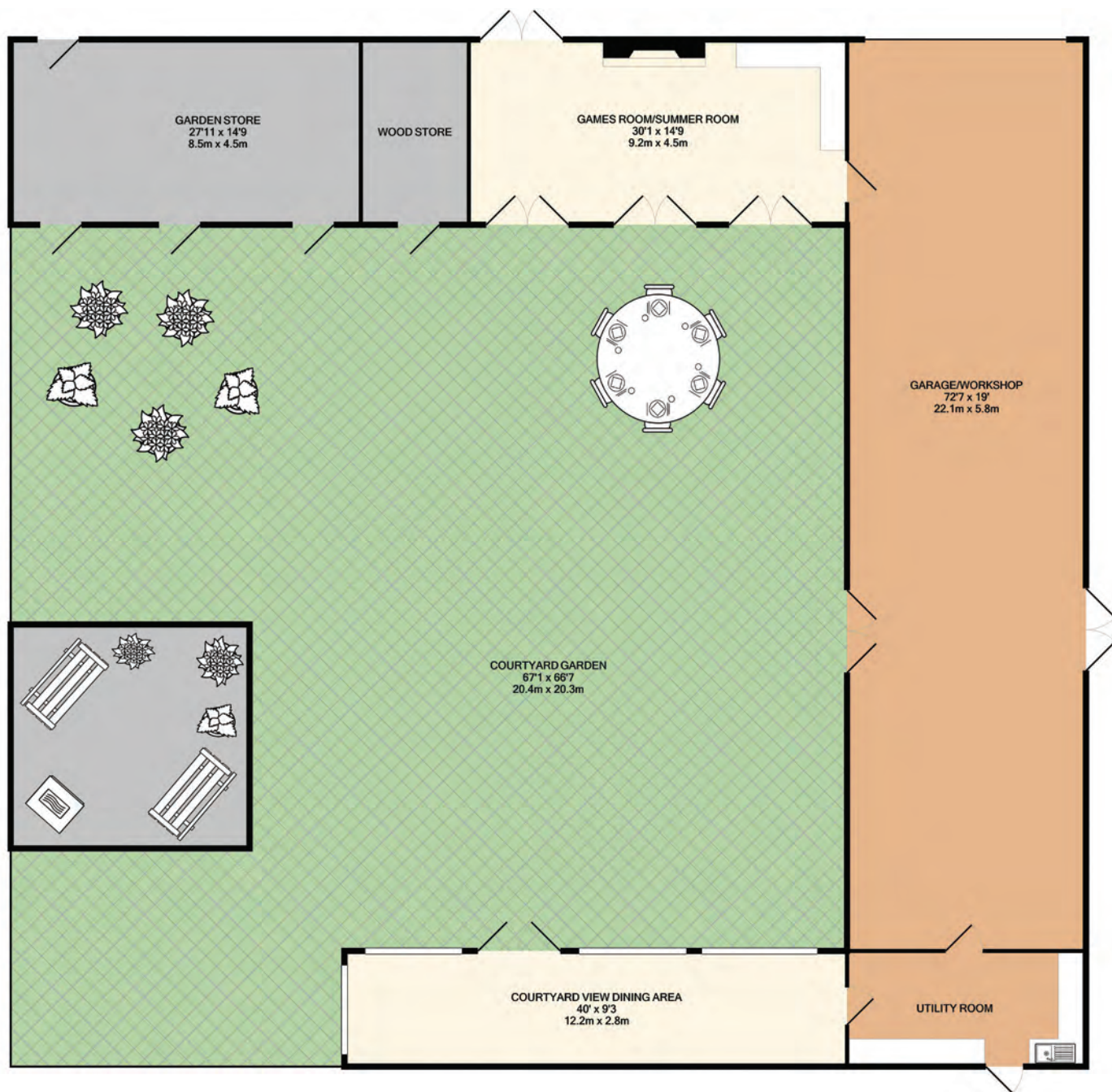
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Features

- Five Bedroom Detached Barn Conversion
- Expansive Property with Three Paddocks and Stables
- Private Position with Panoramic Countryside Views
- Numerous Reception Rooms Including Games and Cinema Rooms
- Master Bedroom Suite with En-Suite Bathroom and Walk In Wardrobe
- Guest Suite with En-Suite and Dressing Room
- Expansive Gardens and Central Courtyard with Fountain
- Outside Entertaining Area with Pizza Oven
- Approximately 1400 sq/ft Garage Workshop
- Easy Access to Motorways and Rail Networks for Commuting

FLOOR PLANS Total Approx. Floor Area 3249 SQ. FT. (301.8 SQ.M.)

Outbuildings



Area To Explore

Just like Plaice Hills Lodge itself, the village of Sykehouse embraces everything that is great about agricultural life.

The annual Sykehouse Show has been running since 1884 and is run by volunteers to host an array of craft stalls, trade stands and animals shows.

The local village pub – The George Inn – has recently been taken over by new owners and given a new lease of life with a fresh food menu including an excellent Sunday roast. The regular band nights as well as congregating of the local pool and darts team keep this place as the heart of the village.

The Sykehouse Arena is a great place for equestrian lovers to meet and compete on the regular too.

A short drive away you can find yourself in Snaith dubbed as one of Yorkshire's best-kept secrets. Here you'll be spoilt by a great selection of local shops including delis, bakeries and butchers. This is a perfect place to pitch up for an afternoon tea or mooch round the shops.

Owston Hall Hotel is also relatively nearby which offers golf and spa facilities for you to enjoy.

Your nearest large town is Doncaster just over 10 miles away which gives excellent train links into London to the south and Leeds to the north.



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