



Woodhouse Dairy  
Lime Kiln Lane | Stainton | Rotherham | S66 7QY



# WOODHOUSE DAIRY



*Set within 3 acre grounds, enjoying a private tucked away position on the edge of the village, surrounded by open countryside, a substantial barn conversion presenting stunning open plan living and an idyllic outdoors lifestyle.*





To the ground floor the accommodation is encompassed around a 75ft living kitchen, two reception rooms, a guest bedroom suite and home cinema. To the first floor there are two bedroom suites, two additional double bedrooms and a family bathroom. Externally the gardens offer peace and privacy, an amazing place to entertain complemented by a bespoke summer house.

An awe inspiring property, presenting a statement of both character and grandeur; the approach through open countryside being immediately impressive before arriving to reveal a stunning home which offers welcoming spacious accommodation, sympathetically developed retaining charm and

period features; all rooms commanding a delightful outlook over the gardens. Enjoying the most idyllic of settings positioned on the edge of the village, open countryside immediately accessible, an abundance of local services include highly regarded schools whilst the M1 and M18 motorways ensure excellent infrastructure links and train services offer a direct link to the capital.

A wonderful home which encompasses many original features including exposed beams coupled with luxury modern bespoke fittings throughout.



# GROUND FLOOR

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An entrance door from the courtyard opens to a reception hall which has full height windows to front and rear aspects, exposed stonework and a bespoke oak and glass staircase to the first floor level. A cloakroom is presented with a two piece suite and access is gained to both the living room and home cinema.

The living room offers exceptional accommodation with a wide solid oak entrance door opening to the front aspect of the home; a spacious room with windows to two aspects resulting in exceptional levels of natural light, the rear commanding a delightful outlook over the gardens, whilst twin doors open onto a stone flagged terrace. The room displays original beams and joists to the ceiling, has steps leading up to the living kitchen whilst a double sided chimney breast generates a natural divide to the gym an inset gas fire.

The gymnasium offers versatile accommodation, has windows to front and rear aspects, twin doors opening onto the garden whilst incorporating bespoke steam room / sauna.

The guest bedroom offers double accommodation, has a vaulted ceiling, a window overlooking the garden and en-suite accommodation consisting of a low flush W.C, a wash hand basin which sits on wooden plinth and a shower with a fixed glass screen, the room having complementary tiling to the walls and floor.

The living kitchen without a doubt forms the heart of the home; a show stopping room measuring approximately 75ft in length, displaying a vaulted ceiling into the apex of the building with exposed beams and trusses on display whilst a bank of windows to one wall commands a delightful outlook over the gardens whilst two sets of sliding doors and a set of bi-folding doors opens directly onto a garden terrace seamlessly connecting the indoors to the outside. The room has a Travertine laid floor and incorporates a kitchen, dining area and sitting room which has a feature chimney breast with slate tiling that is home to a wood burning stove that sits on a stone hearth with matching backcloth. The dining is centrally positioned dividing the kitchen and has twin doors opening onto the west facing garden. The Chiselwood kitchen is bespoke from all viewpoints finished in solid oak with granite work surfaces extending to an overhanging breakfast bar whilst incorporating a stainless steel sink unit with both mixer tap and hot Quooker tap. A central island has matching furniture finished in oak with a granite surface over incorporating a Siemens double hob and slim line sink whilst a full complement of appliances includes an electric double Aga with granite splashback and concealed extractor over, a Siemens larder style fridge freezer, Miele oven and microwave, steam oven, a dishwasher and wine chiller. Whilst a concealed larder cupboard has oak shelving and a spice rack.

A utility presents cupboards and open fronted shelving to three walls, a work surface incorporating a sink unit and plumbing for both an automatic washing machine and a dryer. The home cinema has original exposed beams and trusses to the ceiling, a personal door to the garden and twin doors to the courtyard.































# FIRST FLOOR

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The landing has a vaulted ceiling windows overlooking the courtyard and access to a shower room presented with a three piece suite.

The principal bedroom suite has a walk through dressing room with a vaulted ceiling, windows to front and rear aspects whilst the bedroom itself offers exceptional accommodation, flooded with natural light, windows to front and rear aspects, each commanding impressive views over the grounds and adjoining scenery beyond. This room displays exposed trusses into the apex of the ceiling and gains access to an en-suite bathroom presented with a freestanding, double ended bath, twin carved stone wash hand basins each sitting on a stone plinth, a wet room style shower and a wall hung W.C; the room having complementary tiling to the walls and floor, windows to two aspects and a vaulted ceiling.

The second bedroom suite is impressive, the accommodation sympathetically blending tradition with contemporary design, the room having exposed beams to a vaulted ceiling, windows to two aspects and a walk-in dressing room with mirror fronted sliding doors. A glass wall with a sliding door opens into a stunning en-suite bathroom that has a free standing, roll top bath, twin wash hand basins, a bidet and concealed W.C. There is a wet room style, walk-in shower, the room complemented by marble tiling to the walls and floor whilst a window overlooks front aspect.

There are two additional double bedrooms, each with vaulted ceilings and windows commanding a delightful outlook over the gardens.

The family bathroom is presented with a four piece suite consisting of a roll top bath, a low flush W.C, a wash hand basin with vanity drawers beneath and a shower with fixed glass screens. The room has complementary marble tiling to the walls and floor, a heated Chrome towel rail and a Velux skylight window.

























# EXTERNALLY

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The property sits within grounds approaching three acres, the approach being immediately impressive, a lane extending through open countryside, accessed through an electronically operated gate before arriving at the property. A courtyard to the front provides off road parking for several vehicles and gains access to a double garage. The lane continues to an additional parking bay and generous grassed area whilst a pea gravel drive to the rear leads through the landscape southwest facing gardens arriving at a substantial summer house. The southwest facing gardens are laid to lawn with a paved terrace to the immediate rear of the home.

The summer house is a fantastic addition to the property offering accommodation extending to approximately 1000 sqft to include a sitting area / office, games area and bar, a dining area and a W.C. The open plan room displays exposed timbers, has two sets of bi-folding doors and a central door with full height windows on either side of an entrance door. There are 12 solar panels and a generous paved garden terrace.

The remaining garden, accessed from the kitchen is privately enclosed, laid to lawn and has a patio extending to the length of the living kitchen.









# LOCATION

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A delightful village located in the open countryside of The Chatsworth Estate southeast of Sheffield city centre (15 miles) and West of Worksop (6.7 miles) only a few miles from the A57, the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Doncaster, Chesterfield and Retford and Kiveton park having rail connections including a direct rail link to London's Kings Cross. The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle whilst being close to Tickhill, Bawtry and Wickersley all of which have great amenities, bars and restaurants.

Nearby attractions and pastimes include Chesterfield canal and the Turnerwood Locks; Rother Valley and the popular water park are within a short drive as is Meadowhall shopping centre. The area presents easy access to Sherwood Forest including Clumber Park. Lindrick and Bondhay golf clubs are each just a few minutes' drive and private schooling is available locally with the well respected Ranby House Prep and Worksop College both within easy driving distance. The area offers a wealth of highly regarded bars and restaurants whilst the scenery of the Peak District National Park can be reached within a short drive and provides an enjoyable day out. In short, a delightful location offering a peaceful retreat, yet every day 'hustle and bustle' can be easily reached.







# INFORMATION

## Additional Information

A Freehold property with mains water and electricity. Drainage via a Septic Tank and Oil fired central heating. Council Tax Band - H. EPC Rating - C. Fixtures and fittings by separate negotiation. Lutron lighting, underfloor heating and a surround sound music system. 12 Solar Panels to the summer house south facing roof and battery storage for excess energy. Full fibre to the property.

## Directions

What3words – [bangle.converter.eating](https://www.what3words.com/bangle.converter.eating)

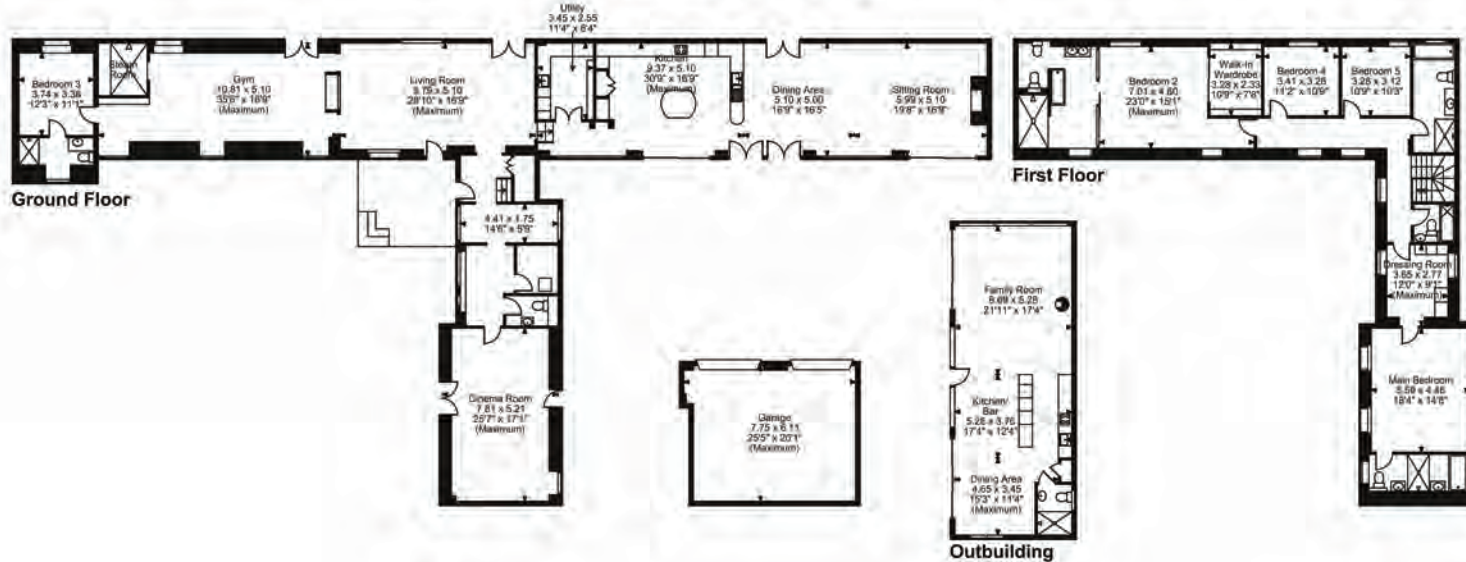
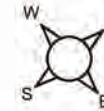
£1,500,000







**Woodhouse Dairy, Lime Kiln Lane, Stainton, Rotherham**  
 Approximate Gross Internal Area  
 Main House = 4605 Sq Ft/428 Sq M  
 Garage = 486 Sq Ft/45 Sq M  
 Outbuilding = 792 Sq Ft/74 Sq M  
 Total = 5883 Sq Ft/547 Sq M



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FINE & COUNTRY









# FINE & COUNTRY

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FOUNDATION

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