



Holmefield
Common Lane, Thurcroft



Exterior and Gardens

From Common Lane, a sliding electric gate with remote operation opens to the front of the property where there is a large driveway with exterior lighting and providing parking for several vehicles. A flagged area provides access to the main entrance door. From the driveway, a pedestrian gate opens to an enclosed area which houses the Kingspan Klargester sewage treatment plant. Another pedestrian gate opens to another enclosed area that houses the oil tank. Access can be gained to both sides of the property.

To the left side of the property, there is an additional parking area with exterior lighting, a water tap and having the provision for an electric car charging point. A pedestrian gate opens to the rear of the property.

A Contemporary Three Bedroomed
Residence in a Semi-Rural Location



Entrance Hall

A welcoming entrance hall with recessed lighting, central heating radiator and timber effect flooring. To one wall, there is a range of fitted furniture, incorporating shelving, cloaks hanging, a fitted bench and a concealed door within a shelving unit that opens to the lounge. Oak doors open to the WC, boiler cupboard and an inner hallway. An oak door with a glazed panel and a matching side panel also opens to the living kitchen.



Holmefield

Welcome to Holmefield

Presenting a unique opportunity for a variety of purchasers, this contemporary three bedroomed detached residence sits within approximately 9 acres of grounds. Finished with a modern design and built by the current owner, Holmefield provides bright and airy living spaces that are conveniently set across one floor.

The centre point of the home is the fabulous L-shaped living kitchen, which incorporates a spacious living area and a dining kitchen that boasts a breakfast island and integrated Neff main appliances. There is also a useful pantry and utility room just off the kitchen. Connecting the living kitchen with the property's substantial gardens are two sets of sliding doors that open to the rear garden and side seating terrace. Arranged around an inner hallway, off the main entrance hall, are three bedrooms and a family bathroom. The master bedroom offers a well-appointed suite, which features a good-sized bedroom, a dressing room with a comprehensive range of fitted furniture and an en-suite shower room.

Externally, Holmefield offers space in abundance. Sat back from Common Lane behind electric operated gates, the property has an extensive driveway for parking several vehicles. The gardens are positioned to one side of the house where there is a sizeable seating terrace with a lawn, and to the rear, a further terrace, a large lawned garden and an Arctic Cabin. Within the gardens are two detached outbuildings that could be utilised for a variety of uses and contain a multiple-car garage, a gymnasium and an additional garage. Located to each side of the house and its gardens are two fields, one of which leads into a third field, making this property a potential opportunity for those with equestrian interests. There is also vehicular access from Common Lane into one of the fields and electric gates lead to the bottom of the garden where the detached outbuildings are situated.

The property is located between Thurcroft and Laughton-en-le-Morthen and has convenient access to the local amenities, including shops, public houses and cafes. There are also easy connections to Dinnington, offering a further range of conveniences. Due to the semi-rural location of Holmefield, there are countryside walks that are available from the doorstep. The M1, M18 and A1 are easily reachable from the property and provide good links to Sheffield, Nottingham, Leeds and London.

The property briefly comprises on the ground floor: Entrance hall, WC, lounge, boiler cupboard, living kitchen, pantry, utility room, inner hallway, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 3 and family bathroom.

Outbuildings: Arctic cabin, multiple-car garage, gymnasium and garage.

Ground Floor

A UPVC door with a double glazed obscured panel opens to the:

Entrance Hall

A welcoming entrance hall with recessed lighting, central heating radiator and timber effect flooring. To one wall, there is a range of fitted furniture, incorporating shelving, cloaks hanging, a fitted bench and a concealed door within a shelving

unit that opens to the lounge. Oak doors open to the WC, boiler cupboard and an inner hallway. An oak door with a glazed panel and a matching side panel also opens to the living kitchen.

WC

Having recessed lighting, extractor fan, central heating radiator and timber effect flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap.

Lounge

15'0 x 12'11 (4.57m x 3.93m)

A good-sized reception room with a front facing aluminium double glazed window, recessed lighting, built-in wall and ceiling speakers, wall mounted light points, central heating radiator and a TV/aerial point.



Living Kitchen

Providing a wonderful, bright and airy space that caters to everyday living with an open plan layout.

Living Area

18'5 x 13'4 (5.61m x 4.07m)

A spacious living area overlooking the gardens through a rear facing aluminium double glazed window. Also having recessed lighting, wall mounted light points, air-conditioning vents, built-in ceiling speaker, central heating radiators, data cabling and timber effect flooring. An aluminium sliding door with double glazed panels opens to the rear of the property.

A Bright, Open Plan
Living Kitchen





Dining Kitchen 22'5 x 12'6 (6.84m x 3.81m)

A contemporary dining kitchen with recessed lighting, pendant light point, air-conditioning vents, built-in ceiling speaker, central heating radiator, data cabling and timber effect flooring. There is a range of fitted base, wall and drawer units, incorporating a Corian work surface, tiled splash back, under-counter and plinth lighting and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having a central island that provides additional storage and has a Corian work surface with a pop-up power point. The work surface extends to accommodate up to five chairs. The main integrated appliances are by Neff and include a two-ring induction hob with a FlexInduction zone and an extractor fan above, a Slide-and-Hide fan assisted oven, a combination oven, dishwasher and a full-height fridge/freezer. There is also an integrated CDA wine cooler. Oak pocket doors open to the pantry and utility room. Aluminium sliding doors with double glazed panels also open to the rear of the property.

A Well-Appointed Dining Kitchen
with Neff Main Appliances...





Holmefield

Constructed by the Current Owner to a Modern Design and Presenting a Unique Opportunity for a Variety of Purchasers



Dining Kitchen



Lounge
15'0 x 12'11 (4.57m x 3.93m)

A good-sized reception room with a front facing aluminium double glazed window, recessed lighting, built-in wall and ceiling speakers, wall mounted light points, central heating radiator and a TV/aerial point.



Boiler Cupboard

Having a flush light point and timber effect flooring. Also housing the Grant boiler and Gledhill hot water cylinder.

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Dining Kitchen

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Pantry

With a pendant light point, fitted shelving units and timber effect flooring.

Utility Room

Having recessed lighting, an extractor fan, electric plinth heater and timber effect flooring. There is fitted base and wall units, incorporating a matching work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for a washing machine and a tumble dryer. A UPVC door opens to the right side of the property.

From the entrance hall, an oak door opens to the:

Inner Hallway

Having recessed lighting and timber effect flooring. Access can be

gained to the loft, which is boarded and has light/power. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and the family bathroom.

Master Bedroom

13'4 x 10'2 (4.07m x 3.10m)

A generously sized master bedroom with rear facing aluminium double glazed windows, recessed lighting, built-in ceiling speakers, central heating radiator and data cabling. There is also a fitted headboard with bedside tables. An oak door opens to the master en-suite and an oak pocket door opens to the master dressing room.

Master Dressing Room

13'4 x 10'6 (4.07m x 3.20m)

Having a rear facing aluminium double glazed window, recessed lighting, built-in ceiling speaker and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Also having an island with a glazed display drawer, additional drawers, cupboards and a bench.

Master En-Suite

Being fully tiled with a rear facing aluminium double glazed window, recessed lighting, extractor fan, built-in ceiling speaker, illuminated mirrored storage cabinet, chrome heated towel rail and recessed tiled shelves with lighting. There is a suite in white, which comprises of a low-level WC and an illuminated vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, a waterfall shower an additional hand shower facility, a tiled seat and a glazed screen.

Bedroom 2

12'3 x 11'8 (3.73m x 3.56m)

A double bedroom with front facing aluminium double glazed windows, recessed lighting, wall mounted light points and a central heating radiator.

Bedroom 3

11'8 x 11'5 (3.56m x 3.48m)

Another double bedroom with front facing aluminium double glazed windows, recessed lighting, central heating radiator and data cabling.

Family Bathroom

Being fully tiled with a side facing aluminium double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white comprising of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with two glazed screens and a fitted shower panel that incorporates a rain head shower, three body jets and an additional hand shower facility.

Master Bedroom

13'4 x 10'2 (4.07m x 3.10m)

A generously sized master bedroom with rear facing aluminium double glazed windows, recessed lighting, built-in ceiling speakers, central heating radiator and data cabling. There is also a fitted headboard with bedside tables. An oak door opens to the master en-suite and an oak pocket door opens to the master dressing room.





Master En-Suite

Being fully tiled with a rear facing aluminium double glazed window, recessed lighting, extractor fan, built-in ceiling speaker, illuminated mirrored storage cabinet, chrome heated towel rail and recessed tiled shelves with lighting. There is a suite in white, which comprises of a low-level W/C and an illuminated vanity unit, incorporating a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, a waterfall shower an additional hand shower facility, a tiled seat and a glazed screen.



Bedroom 2

12'3 x 11'8 (3.73m x 3.56m)

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Master En-Suite



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Family Bathroom



Holmefield

Boasting Extensive Grounds, Incorporating a Large Gated Driveway, Three Fields and Two Detached Outbuildings

Exterior and Gardens

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To the left side of the property, there is an additional parking area with exterior lighting, a water tap and having the provision for an electric car charging point. A pedestrian gate opens to the rear of the property.

To the right side of the property, there is a garden that is mainly laid to lawn with planted flower borders. Also having a large flagged terrace with exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen, utility room and a pedestrian gate opens to the rear of the property.

To the rear of the property, there is a flagged terrace that extends along the rear elevation with exterior lighting and external power points. Access can be gained to the living kitchen and to both sides of the property through gates. Beyond the terrace, there is an extensive lawned garden that has hedging to one side and fencing to the other. To the bottom of the garden, there is an Arctic Cabin, a detached multiple-car garage and another detached outbuilding that includes a gymnasium and garage. The outbuildings both have exterior lighting and one of them has an external water tap.

Arctic Cabin

17'4 x 11'2 (5.29m x 3.40m)

An entrance door with a double glazed panel provides access. Having double glazed windows, power, fitted bar and a Polar Grilli fire-pit/grill.

Multiple-Car Garage

44'0 x 28'6 (13.40m x 8.70m)

Having a remote controlled roller shutter door, light, power, gas fuelled heater and roof lights.

Gymnasium

28'7 x 28'2 (8.70m x 8.59m)

Having a personnel entrance door, roof lights, light, power and Mitsubishi air conditioning unit.

Garage

28'2 x 11'6 (8.59m x 3.50m)

Having an electric roller shutter door, roof lights, light, power and a personnel entrance door.

Behind the outbuildings, two sets of electric gates open to fields at either side of the property.

Field 1

A large field that covers just under one acre and is enclosed by hedging and fencing. Two separate metal gates open to Common Lane. From one of the gates, a gravelled track leads to electric gates that open to the rear of Holmefield.

Field 2

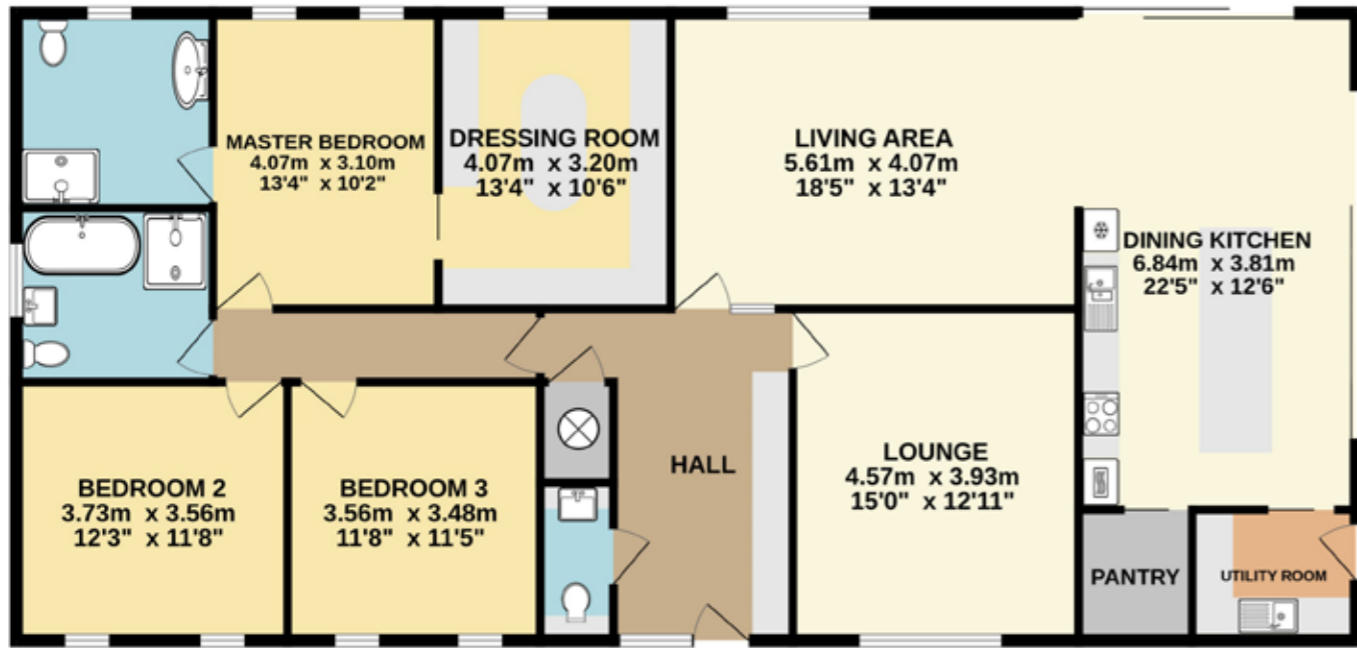
Totalling approximately 3.5 acres, this field is enclosed by hedging and fencing. A metal gate opens to Common Lane and an opening in the hedge leads to field 3. There is also a public footpath stile that allows access to the footpath that runs through both field 2 and 3.

Field 3

Spanning approximately 3.8 acres and being enclosed by hedging.

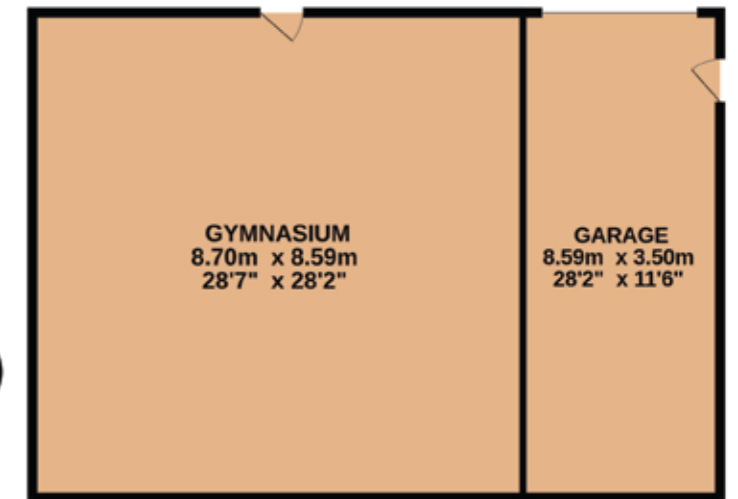


**TOTAL APPROXIMATE FLOOR AREA
1714 SQ.FT. (159.3 SQ.M)**



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

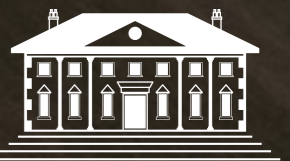
**OUTBUILDINGS
TOTAL APPROXIMATE
FLOOR AREA
2530 SQ.FT. (235.1 SQ.M.)**



*Image for Illustration Purposes Only



Situated within a Plot of
Approximately 9 Acres...



Exterior and Gardens Continued

To the right side of the property, there is a garden that is mainly laid to lawn with planted flower borders. Also having a large flagged terrace with exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen, utility room and a pedestrian gate opens to the rear of the property.



A Pleasant Terrace & Garden that are
Well-Connected to the Living Kitchen





Exterior and Gardens Continued

To the rear of the property, there is a flagged terrace that extends along the rear elevation with exterior lighting and external power points. Access can be gained to the living kitchen and to both sides of the property through gates. Beyond the terrace, there is an extensive lawned garden that has hedging to one side and fencing to the other.





Arctic Cabin
17'4 x 11'2 (5.29m x 3.40m)
An entrance door with a double glazed panel provides access. Having double glazed windows, power, fitted bar and a Polar Grill fire-pit/grill.



To the bottom of the garden, there is an Arctic Cabin, a detached multiple-car garage and another detached outbuilding that includes a gymnasium and garage. The outbuildings both have exterior lighting and one of them has an external water tap.



Multiple-Car Garage
44'0 x 28'6 (13.40m x 8.70m)
Having a remote controlled roller shutter door, light, power, gas fuelled heater and roof lights.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, mains water, Kingspan Klargester sewage treatment plant and oil.

Rights of Access/Shared Access: A public footpath runs through the two fields to the right side of the property.

Covenants, Easements, Wayleaves and Flood Risk: None and the flood risk is 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.



Holmefield

Common Lane, Thurcroft,

Rotherham, South Yorkshire S66 9BW

Offers in the Region of £1,195,000