



St. Johns Farmhouse

St. Johns Road, Laughton-en-le-Morthen



Blenheim
Park Estates



Exterior and Gardens

From St. Johns Road, a double timber gate opens to a sweeping gravel driveway. To the right hand side of the driveway, is a large area that is mainly laid to lawn with mature shrubs and trees together with a wooden bench for seating. To the left of the driveway, a short stone paved path leads to a garden shed. The pathway leads to a workshop equipped with power and a separate log storage area and a 2500L oil storage tank. Continuing left there is a short but interesting woodland walkway leading back to the main entrance. The driveway is surrounded by brick walling and timber fencing.

As the driveway continues, there is ample room to park multiple vehicles. Immediately in front of the entrance door, there is a stone paved patio that has exterior lighting, a water tap, and the provision for outdoor seating.

A Beautiful Detached Family Residence,
Occupying an Extensive, Private Plot...





Inner Hallway

With a coved ceiling, pendant light point, dado rail, central heating radiator, data points and timber effect flooring. Timber doors open to the formal dining room and snug. A UPVC door with decorative obscured side panels opens to the rear of the property.



St. Johns Farmhouse

Welcome to St. Johns Farmhouse

Set-back behind a timber gate and a sweeping driveway in the beautiful village of Laughton-en-le-Morthen, is this fabulous four bedroomed detached home. St Johns Farmhouse is a beautiful residence that combines suitability for modern day living with natural beauty. Benefitting from three large reception rooms, four double bedrooms and a delightful garden with useful outbuildings and mature fruit trees, this is an ideal home for a family.

Upon entering the property, you are immediately struck by the beauty of this home. The spacious, L-shaped living kitchen is useful for both dining and entertaining. The lounge is filled with natural light due to the large windows that wrap-around the room. The wonderful living spaces continue with a formal dining room, ideal for any occasion, and a delightful snug which is the perfect retreat for relaxation.

On the first floor there is a large master bedroom equipped with an en-suite and three further, spacious double bedrooms serviced by the family bathroom.

The exterior and gardens are extensive and beautifully manicured. There is a large garden immediately to the front of the main entrance door which is filled with delightful trees, mature shrubs and plants. Wrapping around the right-hand side of the property, the garden continues to an area that could be utilised for entertaining, exercise and more. The outbuildings also provide extra space for either relaxing or storage, adding to the overall lovely feel of this stunning home.

Located in the village of Laughton-en-le-Morthen, the property is well-connected to a range of schooling and amenities in the surrounding areas, such as public houses, shops, restaurants and cafes. There is close proximity for stabling and the property is adjacent to a bridleway. Locally, access can be gained to other public footpaths that meander through the surrounding countryside and link with the historic site of Roche Abbey. Situated a short drive away are additional amenities in Brookhouse, which include a public house, farm shop and the Brookhouse Cricket Club. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

The property briefly comprises on the ground floor: Entrance hall, WC, dining kitchen, lounge, inner hallway, formal dining room, snug.

On the first floor: Landing, bedroom 3, bedroom 2, family bathroom, bedroom 4, master bedroom, master en-suite.

Outbuildings: Workshop, work store, double garage, conservatory/greenhouse, studio (with sauna), summer house.

Ground Floor

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

Entrance Hall

A warm welcome with a side facing UPVC obscured double glazed window, coved ceiling, flush light point and tiled flooring. There is a range of fitted furniture incorporating shelving and storage space. This area also houses the boiler. Access can be gained to loft storage. A timber door opens to the WC and an opening gives access to the living kitchen.

WC

With a coved ceiling, recessed lighting, extractor vent and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and shelving beneath.

From the entrance vestibule, an opening gives access to the:

Open Plan Living Kitchen

A wonderful, open plan, L-shaped kitchen with dining and living areas.

Dining Kitchen

31'9 x 12'10 (9.69m x 3.92m)

Well-appointed with front facing UPVC double glazed windows, coved ceiling, flush light points, central heating radiator and tiled flooring. The focal point of the room is the log burner with a timber mantle, tiled surround and hearth. (Continued)





Dining Kitchen
31'9 x 12'10 (9.69m x 3.92m)

Well-appointed with front facing UPVC double glazed windows, coved ceiling, flush light points, central heating radiator and tiled flooring. The focal point of the room is the log burner with a timber mantle, tiled surround and hearth. There is a range of fitted base, wall/drawer units that incorporate under counter lighting, timber work surfaces, tiled splashbacks and an inset Belfast sink with a chrome mixer tap and boiling water tap. The fitted appliances include an Elba six-ring gas hob, extractor hood, two oven/grills, a plate warmer, a Beko dishwasher, a full-height Lader fridge and a separate under-counter freezer. An opening gives access to the lounge.

A Fabulous Dining Kitchen
that is Well-Appointed...

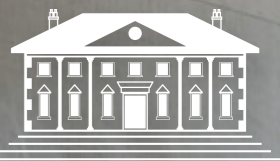




Lounge
23'4 x 9'4 (7.10m x 3.85m)

With front, side and rear facing UPVC double glazed windows, vaulted ceiling, pendant light points, tv/aerial point and tiled flooring.

A Bright and Airy
Reception Room





Formal Dining Room
12'10 x 11'10 (3.90m x 3.60m)

A lovely room with a rear facing UPVC double glazed window, coved ceiling, pendant light point, wall mounted light points, dado rail and central heating radiator.



Snug
16'9 x 12'0 (5.10m x 3.65m)

A warming retreat with a rear facing UPVC double glazed window, coved ceiling, pendant light point, recessed lighting, central heating radiator, tv/aerial point and telephone point. The focal point of the room is the log burner set within a decorative fireplace with a timber mantle and surround.





St. Johns Farmhouse

This Wonderful Home Occupies a Sizeable Plot and has Four Flexible Outbuildings which Could be Used in a Variety of Ways

Dining Kitchen Continued

There is a range of fitted base, wall/drawer units that incorporate under counter lighting, timber work surfaces, tiled splashbacks and an inset Belfast sink with a chrome mixer tap and boiling water tap. The fitted appliances include an Elba six-ring gas hob, extractor hood, two oven/grills, a plate warmer, a Beko dishwasher, a full-height Lader fridge and a separate under-counter freezer. An opening gives access to the lounge.

Lounge

23'4 x 9'4 (7.10m x 3.85m)

With front, side and rear facing UPVC double glazed windows, vaulted ceiling, pendant light points, tv/aerial point, underfloor heating and tiled flooring.

From the dining kitchen, a timber door opens to the:

Inner Hallway

With a coved ceiling, pendant light point, dado rail, central heating radiator, data points and timber effect flooring. Timber doors open to the formal dining room and snug. A UPVC door with decorative obscured side panels opens to the rear of the property.

Formal Dining Room

12'10 x 11'10 (3.90m x 3.60m)

A lovely room with a rear facing UPVC double glazed window, coved ceiling, pendant light point, wall mounted light points, dado rail and central heating radiator.

Snug

16'9 x 12'0 (5.10m x 3.65m)

A warming retreat with a rear facing UPVC double glazed window, coved ceiling, pendant light point, recessed lighting, central heating radiator, tv/aerial point and telephone point. The focal point of the room is the log burner set within a decorative fireplace with a timber mantle and surround.

From the inner hallway, a staircase with timber handrail and balustrading rises to the:

First Floor

Landing

With a rear facing UPVC double glazed window, coved ceiling, pendant light points, dado rail and central heating radiator. Timber doors open to bedroom 3, bedroom 2, family bathroom, bedroom 4, and master bedroom.

Access can be gained to loft storage.

Bedroom 3

12'10 x 11'10 (3.90m x 3.60m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator.

Bedroom 2

12'10 x 11'10 (3.90m x 3.60m)

A large double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

Family Bathroom

Being fully tiled with a front facing UPVC obscured double glazed window, recessed lighting, an extraction point connected to an MVHR unit in the roof and underfloor heating. There is a suite in white which comprises a low-level WC and a pedestal wash hand basin with chrome mixer tap. There is a panelled bath with a chrome mixer tap and an additional hand shower facility. In addition, there is a separate shower enclosure with an ultra rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

11'2 x 8'6 (3.40m x 2.60m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Master Bedroom

12'10 x 11'6 (3.90m x 3.50m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. There is a range of fitted furniture incorporating short hanging storage and shelving. A timber door opens to the master en-suite.

Master En-Suite

Being fully tiled with a side facing UPVC obscured double glazed window, recessed lighting, an extraction point connected to an MVHR unit in the roof, shaver point and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure comprising a rain head shower, an additional hand shower facility and a glazed screen/door.





Master Bedroom
12'10 x 11'6 (3.90m x 3.50m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. There is a range of fitted furniture incorporating short hanging storage and shelving. A timber door opens to the master en-suite.

Master En-Suite

Being fully tiled with a side facing UPVC obscured double glazed window, recessed lighting, an extraction point connected to an MVHR unit in the roof, shaver point and a chrome heated towel rail. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure comprising a rain head shower, an additional hand shower facility and a glazed screen/door.





Bedroom 2
12'10 x 11'10 (3.90m x 3.60m)
A large double bedroom with a side facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.



Bedroom 4
11'2 x 8'6 (3.40m x 2.60m)
With a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 3
12'10 x 11'10 (3.90m x 3.60m)
Having a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator.



Family Bathroom
Being fully tiled and having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, fitted illuminated vanity mirror, chrome heated towel rail and motion sensor floor lighting. There is a suite in white, which comprises of a wall mounted Olympia WC and a wall mounted Evermite wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with chrome taps and a hand shower facility. To one corner, there is a large walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.





Set-Back Behind a Timber Gate and a Sweeping Driveway in the Village of Laughton-en-le-Morthen

Exterior and Gardens

From St. Johns Road, a double timber gate opens to a sweeping gravel driveway. To the right hand side of the driveway, is a large area that is mainly laid to lawn with mature shrubs and trees together with a wooden bench for seating. To the left of the driveway, a short stone paved path leads to a garden shed. The pathway leads to a workshop equipped with power and a separate log storage area and a 2500L oil storage tank. Continuing left there is a short but interesting woodland walkway leading back to the main entrance. The driveway is surrounded by brick walling and timber fencing.

As the driveway continues, there is ample room to park multiple vehicles. Immediately in front of the entrance door, there is a stone paved patio that has exterior lighting, a water tap, and the provision for outdoor seating.

Continuing to a timber pergola, access can be gained to the rear garden. The garden is extensive and mainly laid to lawn, with exterior lighting, multiple mature shrubs, plants and trees, including fruit-bearing. A pond has a rockery border and is surrounded by plants, where there is also a sheltered seating area.

The garden continues to a stone paved patio with two seating areas and recessed lighting. From here, access can be gained to the lounge.

Another stone flagged terrace, which is covered by a timber pergola, has exterior lighting, external power and a water tap. This path then continues where access can be gained to the main entrance door.

Outbuildings

Workshop

15'5 x 9'0 (4.70m x 2.75m)

With glazed windows, a wall panel, strip lighting and power. Timber doors open to the oil store and work store.

Work Store

17'1 x 6'7 (5.20m x 2.00m)

With lighting and useful space for storage.

Double Garage

18'4 x 17'9 (5.60m x 5.40m)

With up-and-over doors, strip lighting and power. There is a handy storage facility above and also a range of fitted base and drawer units with a roll top work surface, stainless steel sink and a chrome mixer tap. Immediately next to the garage, a wrought iron gate opens to an area that is currently being used for garden storage. The garage has an inspection pit and compressed air supply.

Conservatory/Green House

13'9 x 9'10 (4.20m x 3.00m)

With timber double doors with glazed panels, glazed roof windows, roof lanterns, timber double glazed windows, power and tiled stone flooring.

Studio (With Sauna)

12'6 x 12'6 (3.80m x 3.80m)

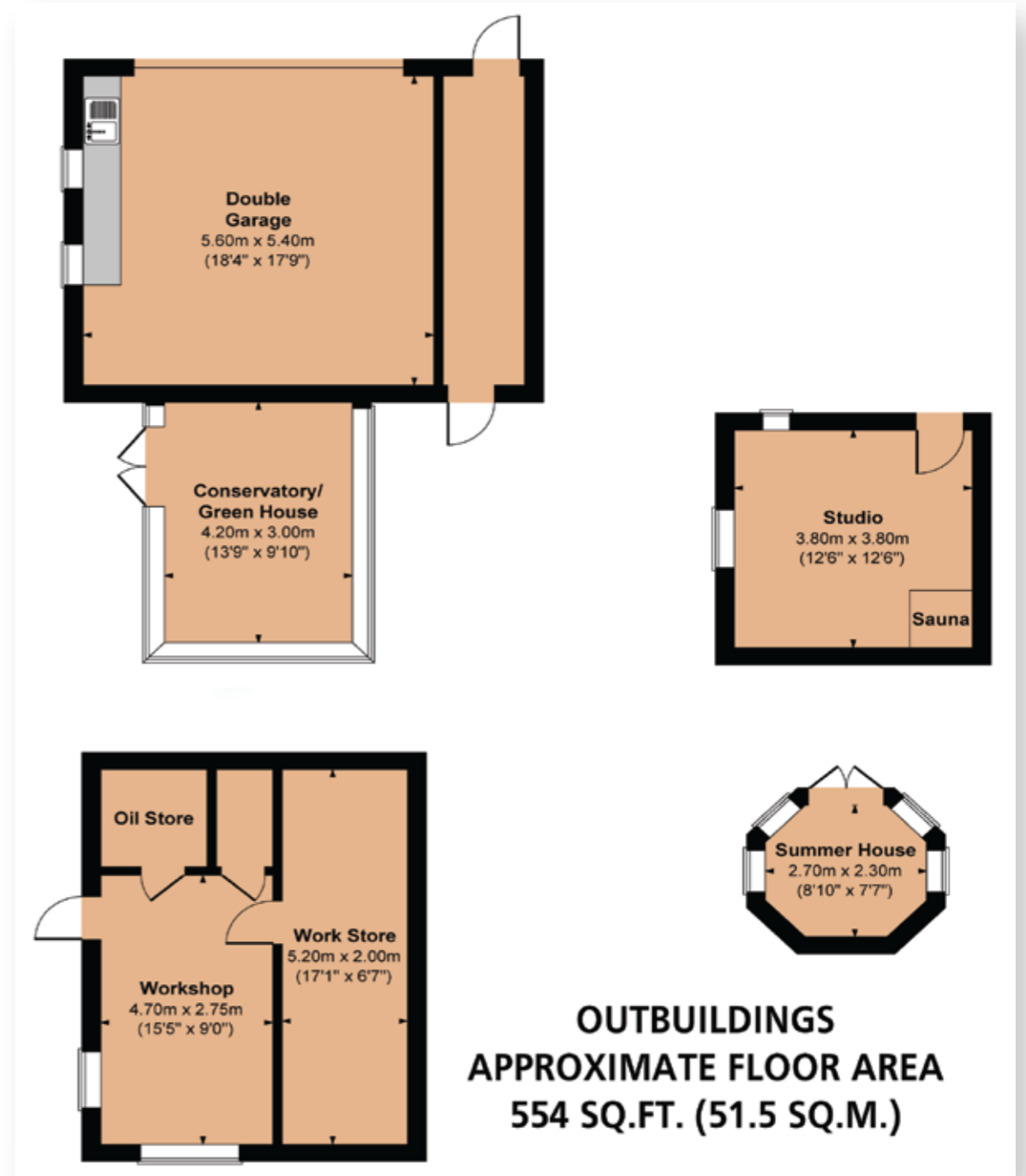
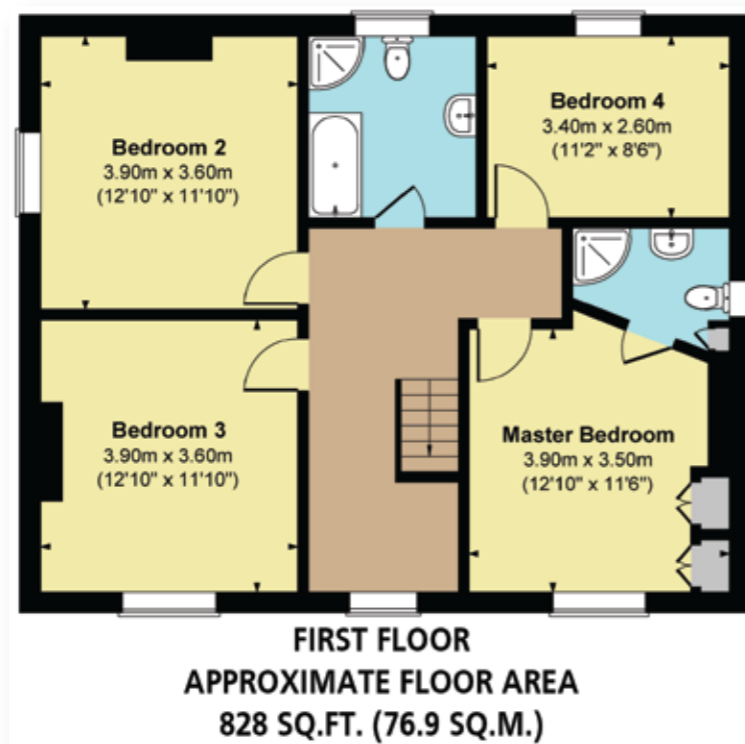
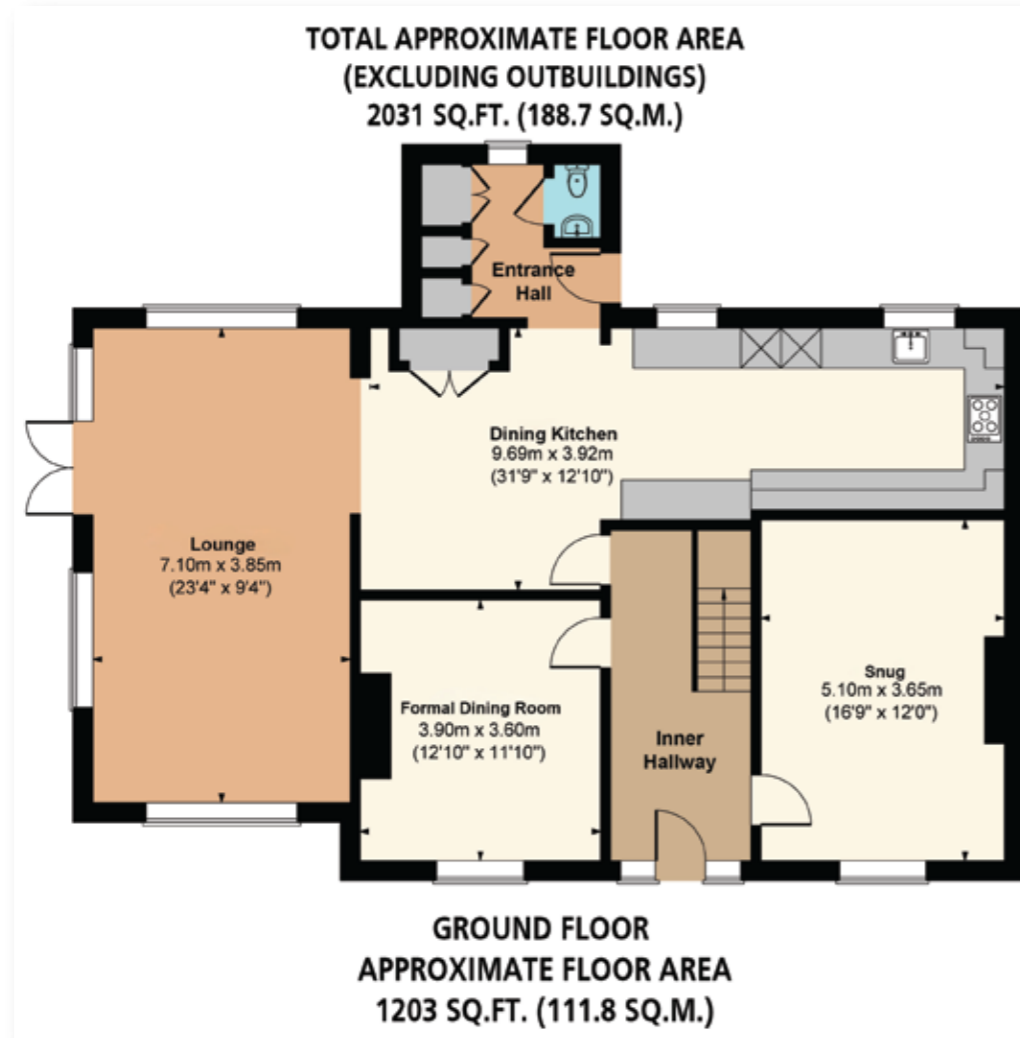
A wonderful retreat, with timber double glazed windows, a flush light point and heater. There is the provision for exercise equipment, and a television. Separately, there is a sauna that has exterior recessed lighting, internal recessed lighting, a bench for seating and an integrated radio. There is also a mains fuseboard. This outbuilding has an insulated floor and ceiling and can be used as an office with Wi-Fi connectivity to the main house.

Summer House

8'10 x 7'7 (2.70m x 2.30m)

With timber glazed windows and timber decking with the provision for seating.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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A Substantial Wrap-Around Garden
with a Variety of Mature Planting





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: E

Services: Oil tank, mains drainage, mains electric and mains water. The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants, Easements, Wayleaves and Flood Risk: There is a covenant regarding access via the Bridleway if there are any developments regarding traffic flow from St. Johns Road. There are no easements or wayleaves 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.



St. Johns Farmhouse

St. Johns Road, Laughton-en-le-Morthen,
Sheffield, South Yorkshire S25 1YL

Offers in the Region of £795,000