



The Cattle Shed  
51A Kiveton Lane, Todwick

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### Exterior and Gardens

From Kiveton Lane, access is gained to The Cattle Shed where there is a driveway that provides parking for three vehicles and has exterior lighting and mature trees. The driveway is bordered by stone walling and fencing and a timber pedestrian gate opens to the front garden.

A Beautiful, Three Bedroomed  
Home, Filled with Style and Charm





The Cattle Shed

## Welcome to The Cattle Shed

The Cattle Shed is where style and charm are encapsulated within beautiful living spaces. Sympathetically and thoughtfully converted by the current owners with an eye for industrial interior design, this three bedroomed detached residence retains the beauty of a barn conversion, whilst providing spacious accommodation that is adorned by high ceilings and natural light.

Entering the home, a welcoming entrance hall featuring a double-height ceiling and a reclaimed corrugated metal panelled wall greets you into this unique property. Offering an adaptable layout incorporating one generously proportioned bedroom suite, an additional double bedroom and a family bathroom, the ground floor is superbly appointed for modern living. A stunning lounge/dining room at the opposite end of the barn presents a wonderful space for relaxing beside a ceiling suspended Odin log burner. In addition, a contemporary kitchen is filled with quality integrated appliances and plenty of functional work surface area. The first floor is home to an exceptionally spacious master bedroom suite and a large attic storage room.

Outside, a lovely south-facing garden awaits. Meticulously landscaped with an extensive selection of plants, the garden encompasses two seating areas and links to the main entrance door and lounge/dining room.

The property is located within the village of Todwick, which is home to a primary school, a public house, village hall and shops. There is also a local park nearby and Rother Valley Country Park can be reached within a short drive. The A57, M1 and M18 motorway networks are conveniently accessible within minutes, providing connections to Sheffield, Rotherham, Leeds, Nottingham and London. For rail journeys, Kiveton Park Station links to Sheffield and Retford, providing onward journeys to London.

### **The property briefly comprises of on the ground floor:**

Entrance hall, under-stairs storage cupboard, bedroom 3, bedroom 2, bedroom 2 en-suite, inner hallway, family bathroom, kitchen and lounge/dining room.

**On the first floor:** Landing, master bedroom, master en-suite and attic storage room.

### **Ground Floor**

A composite entrance door with a double glazed obscured panel and a matching side panel opens to the:

#### **Entrance Hall**

Providing a warm welcome to the home with a double-height ceiling and a reclaimed corrugated metal panelled wall. Having a sun tunnel, recessed lighting, wall mounted light points, central heating radiators and oak flooring. Oak doors open to the under-stairs storage cupboard, bedroom 3 and bedroom 2. An opening with steps provides access to an inner hallway.

#### **Under-Stairs Storage Cupboard**

Having a pendant light point and oak flooring.

#### **Bedroom 3**

13'9 x 10'10 (4.20m x 3.30m)

Having a front facing UPVC double glazed window with fitted shutters, flush light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving.

#### **Bedroom 2**

16'10 x 15'1 (5.14m x 4.60m)

A generously proportioned double bedroom suite incorporating front facing UPVC double glazed windows with fitted shutters, pendant light points, central heating radiator and a TV/aerial point. An oak door opens to the bedroom 2 en-suite.

#### **Bedroom 2 En-Suite**

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

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### Kitchen

12'2 x 10'6 (3.70m x 3.20m)

A contemporary kitchen boasting front facing UPVC double glazed windows with fitted shutters, flush light point, central heating radiator and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, fully tiled walls, under-counter lighting and an inset 1.5 bowl stainless steel sink with a Teka black mixer tap. The integrated appliances include a Neff four-ring gas hob with a wok burner and an extractor fan, a Neff Slide-and-Hide fan assisted oven, a Neff compact oven, a Hoover washing machine, a Neff dishwasher and a full-height CDA fridge/freezer.

A Contemporary Kitchen  
with Integrated Appliances





**Lounge/Dining Room**  
28'5 x 14'5 (8.65m x 4.40m)

An exceptionally spacious reception room with a vaulted ceiling, Velux roof windows and front facing UPVC double glazed windows with fitted shutters. Also having pendant light points, wall mounted light points, feature brick wall, central heating radiators, TV/aerial cabling and oak flooring with an inset carpet. The focal point of the room is the ceiling suspended Odin log burner with a stone hearth beneath. Double UPVC doors with double glazed panels and fitted shutters open to the front of the property.

A Stunning Reception Room  
Featuring a Vaulted Ceiling...





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**Bedroom 2 En-Suite**

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.



**Family Bathroom**

A fabulous family bathroom that has the benefit of under floor heating and is fully tiled. Having a front facing UPVC double glazed obscured window with fitted shutters, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite, which comprises of a wall mounted WC and a wall mounted 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 separate, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.





*The Cattle Shed*

## This Outstanding Home Boasts Industrial Inspired Interiors which have been Perfectly Curated to Create a Haven for Modern Living

From the entrance hall, access is gained to the:

### **Inner Hallway**

Having a sun tunnel, recessed lighting, central heating radiator and oak flooring. An oak door opens to the family bathroom. A sliding glass door opens to the kitchen and an oak door with a glazed panel also opens to the lounge/dining room.

### **Family Bathroom**

A fabulous family bathroom that has the benefit of under floor heating and is fully tiled. Having a front facing UPVC double glazed obscured window with fitted shutters, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite, which comprises of a wall mounted WC and a wall mounted 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 separate, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

### **Kitchen**

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### **Lounge/Dining Room**

28'5 x 14'5 (8.65m x 4.40m)

An exceptionally spacious reception room with a vaulted ceiling, Velux roof windows and front facing UPVC double glazed windows with fitted shutters. Also having pendant light points, wall mounted light points, feature brick wall, central heating radiators, TV/aerial cabling and oak flooring with an inset carpet. The focal point of the room is the ceiling suspended Odin log burner with a stone hearth beneath. Double UPVC doors with double glazed panels and fitted shutters open to the front of the property.

From the entrance hall, a staircase with a pine hand rail and balustrading rises to the:

### **First Floor**

### **Landing**

Having a Velux roof window, pendant light point and oak flooring. Oak doors open to the master bedroom and attic storage room.

### **Master Bedroom**

24'10 x 11'6 (7.57m x 3.50m)

A bright and spacious master bedroom suite with Velux roof windows, recessed lighting, wall mounted light points, central heating radiators and a TV/aerial point. An oak door opens to the master en-suite.

### **Master En-Suite**

Being fully tiled with a Velux roof window, recessed lighting, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a separate walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

### **Attic Storage Room**

21'7 x 9'10 (6.58m x 3.00m)

A useful storage room that offers the potential for conversion into additional living space if required. Having flush light points and housing the Vaillant boiler.

### **Exterior and Gardens**

From Kiveton Lane, access is gained to The Cattle Shed where there is a driveway that provides parking for three vehicles and has exterior lighting and mature trees. The driveway is bordered by stone walling and fencing and a timber pedestrian gate opens to the front garden.

The front garden has a block paved patio with a mature planted border and exterior lighting. Access can be gained to the main entrance door. A gravelled path with stone slab insets, a water tap, exterior lighting and a timber pergola leads to a stone flagged seating terrace. The terrace has exterior lighting and a raised timber sleeper planting bed. Access can be gained to the lounge/dining room and summer house.

### **Summer House**

Having double timber glazed doors, a glazed panel and an adjoining store with a separate access door.

Between the two seating terraces there is a garden that is mainly laid to lawn with neatly planted borders containing mature trees, plants and shrubs. The garden is fully enclosed by stone walling and there is also a decorative gate set within.



### Master Bedroom

24'10 x 11'6 (7.57m x 3.50m)

A bright and spacious master bedroom suite with Velux roof windows, recessed lighting, wall mounted light points, central heating radiators and a TV/aerial point. An oak door opens to the master en-suite.



A Wonderful Master Bedroom Suite  
that is Adorned by Natural Light



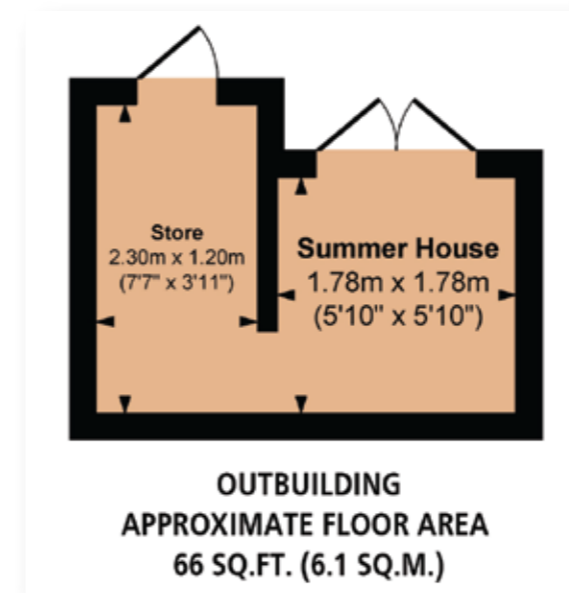
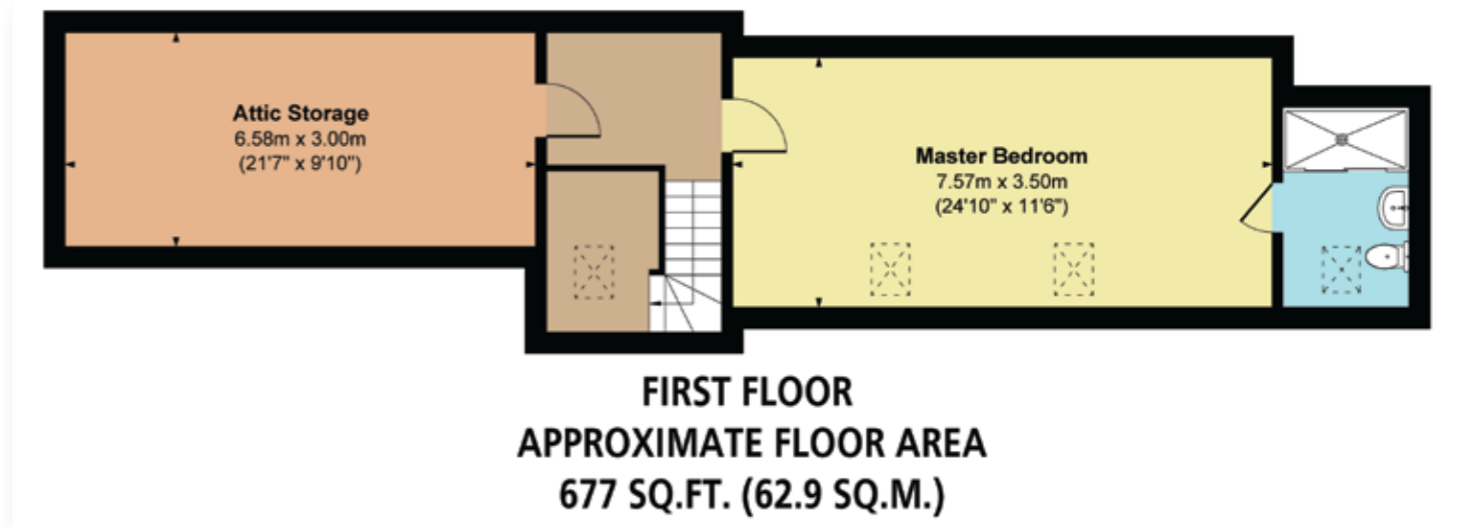
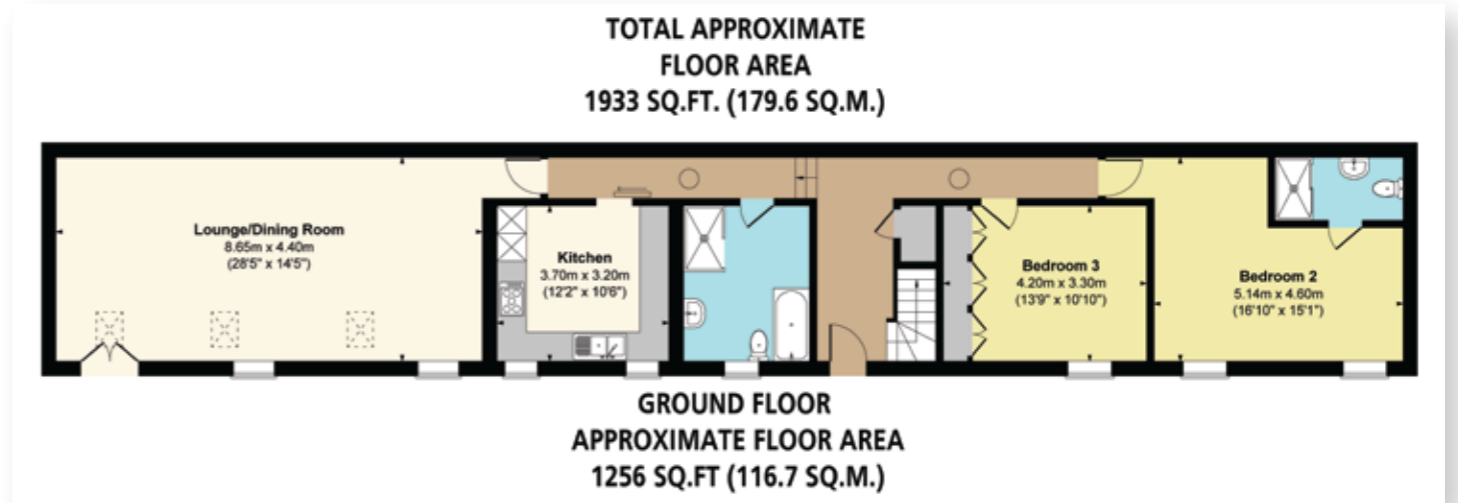


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Floor Plans & EPC



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





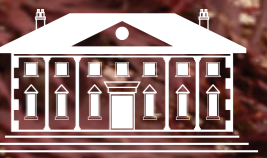
### Exterior and Gardens Continued

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### Summer House

Having double timber glazed doors, a glazed panel and an adjoining store with a separate access door.

Between the two seating terraces there is a garden that is mainly laid to lawn with neatly planted borders containing mature trees, plants and shrubs. The garden is fully enclosed by stone walling and there is also a decorative gate set within.





A Pleasant South-Facing  
Garden with an Array of Plants



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

**Rights of Access/Shared Access:** The private access road is shared with the neighbouring properties. There are no other rights of access or shared access.

**Covenants/Easements or Wayleaves and Flood Risk:** None and the flood risk is very 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.



**The Cattle Shed**

51A Kiveton Lane, Todwick, Sheffield,  
South Yorkshire S26 1HJ

**Offers in the Region of £675,000**