



The Maltings
5 Wales Court, Manor Road

Exterior and Gardens

The Maltings is located at the end of a private road within a hamlet of properties and backs onto greenbelt land. From Wales Court, a sliding electric gate with an intercom opens to the property. A sweeping gravelled driveway bordered by three box hedges leads to a gravelled parking area with exterior lighting and providing parking for three vehicles. To either side of the driveway, there are lawned areas with mature trees. Access can be gained to the garage.



A Wonderfully Unique Five Double
Bedroomed Contemporary Home





Welcome to The Maltings

A one-of-a-kind five bedroomed residence, offered for sale with no chain, and showcasing striking modern 'LA villa' style architecture with a versatile single-storey layout. Considerably renovated and extended in 2018, The Maltings is generously proportioned throughout and is nestled within wonderfully landscaped grounds.

Positioned at the end of a private road and within a hamlet of properties, The Maltings is set behind a sliding electric gate and borders an open green belt field to one side of the plot. The property has a Control 4 system installed, allowing a central place to operate lighting, blinds and entertainment technologies. The lounge is equipped with a Dolby Atmos theatre sound system and the rest of the rooms have their own built-in ceiling speakers. There are also air conditioning units in almost all of the property.

The main hub of the home is the open plan living areas, which effortlessly flow into each other, including an exceptionally spacious lounge, fabulous dining room and a kitchen featuring high-quality integrated appliances. All three of these rooms present the ideal place for hosting family and friends and the lounge also connects to the garden and a centerpiece courtyard through glazed sliding doors.

Providing a space for sanctuary is the master bedroom suite and private outdoor patio. With a substantially sized bedroom, an en-suite shower room and even a spa room with a sunken swim spa/hot tub, this is the place where relaxing couldn't be easier. Accessible from a hallway just off the lounge, the other three double bedrooms are well-proportioned and two of which share a superb Jack-and-Jill en-suite. The fifth bedroom is currently used as an office and has the potential to install an en-suite with plumbing in situ. There is also a family bathroom that has been designed with luxury in mind to feature fully tiled marble walls and a large walk-in shower.

Externally, the home has been landscaped, designed and planted by Chelsea Flower Show Silver Medal Winner, Lee Bestall, to provide functional areas within a private setting. Amongst multiple lawned areas is a pleasant seating terrace that is bordered by ornamental shrubbery such as box hedging and rose bushes. Within the grounds, there is ample off-road parking for several vehicles within the gated, gravelled driveway, along with a one-vehicle garage.



Thoughtfully Designed and Showcasing Modern Villa Style Architecture, The Maltings Offers Versatile Accommodation Set Across One Floor

The property is conveniently located for access to the M1 for journeys to major cities and the A57 to Sheffield and Worksop. Local amenities can be found nearby in Kiveton Park, Todwick and Aston. Rother Valley Country Park and Harthill Reservoir are reachable within a short drive for local walking and cycling routes. Kiveton Park Station is easily accessible from the home, allowing rail connections to Sheffield, Retford and onward routes to London.

The property briefly comprises of on the ground floor: Entrance hall, boot room, cloaks cupboard, lounge, courtyard, dining room, kitchen, utility room, master bedroom, master patio, master en-suite, spa room, office/bedroom 5, inner hallway, family bathroom, bedroom 4, boiler room, bedroom 2, Jack-and-Jill en-suite and bedroom 3.

Ground Floor

An aluminium entrance door with a double glazed panel and a matching side panel opens to the:

Entrance Hall

Having a flush light point, speaker and bamboo flooring with under floor heating. Oak doors open to the boot room and cloaks cupboard. Double oak doors with glazed panels also open to the lounge.

Boot Room

13'7 x 4'11 (4.13m x 1.50m)

Having a Velux sun tunnel, recessed lighting, central heating radiator and a built-in ceiling speaker. To one corner, there is an Armitage Shanks Belfast style sink with traditional chrome taps and a tiled splash back. There is a dog flap that leads to an outside covered, small secure area. An aluminium door with a double glazed panel opens to the front of the property

Cloaks Cupboard

A useful storage cupboard with a pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating shelving, cloaks hanging and an area that houses all of the homes smart system.

Lounge

42'6 x 18'11 (12.95m x 5.76m)

An exceptionally spacious lounge, perfect for relaxing with family or entertaining. Having pendant light points, built-in ceiling speakers, Toshiba air conditioning unit, data points and bamboo flooring with floor power points with under floor heating. The focal point of the room is the contemporary log effect gas fire. Oak doors open to bedroom 3 and the inner hallway. Steps rise to an opening, leading to the dining room. Another set of steps also rise to a landing that provides access to the master bedroom and office/bedroom 5. Underneath bedroom 5 there is a large amount of dry, clean storage. One set of aluminium sliding doors with double glazed panels open to a courtyard and another aluminium set with double glazed panels open to the garden on the right side of the property.

Courtyard

A unique courtyard that can be seen from the lounge, inner hallway and two of the bedrooms. Central to the courtyard is a raised planter containing lighting, a hidden automatic irrigation system, a mature tree and plants. A flagged path leads around the planter and has an

external power point. Access can be gained to the lounge.

Dining Room

22'7 x 13'5 (6.88m x 4.08m)

A bright dining room with side facing aluminium double glazed windows, pendant light point, built-in ceiling speakers and a wall mounted light point. Also having a central heating radiator, TV/aerial/data points, additional data points and tiled flooring. An opening gives access to the kitchen.

Kitchen

22'7 x 8'10 (6.88m x 2.69m)

A contemporary kitchen with front and side facing aluminium double glazed windows, pendant light point, recessed lighting, built-in ceiling speakers, Midea air conditioning unit and tiled flooring. A large opening in the wall looks through to the dining room. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, a mirrored splashback, under-counter lighting and an inset 1.0 bowl sink with a Quooker boiling tap and an Insinkerator waste disposal unit. Appliances include a Siemens three-ring induction hob with a FlexInduction zone and a CDA extractor fan above. The appliances also include two self-cleaning Siemens fan assisted ovens, Siemens compact oven with a grill and microwave, Siemens warming drawer, Siemens dishwasher, Samsung fridge/freezer and a CDA wine cooler. An oak door opens to the utility room.

Utility Room

11'2 x 8'10 (3.40m x 2.69m)

Having front and side facing aluminium double glazed windows, recessed lighting, built-in ceiling speaker, central heating radiator and tiled flooring. There is a range of fitted base and wall units, incorporating matching granite work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A cupboard houses the Ideal boiler and there is also space/provision for an automatic washing machine, a tumble dryer and a fridge/freezer. An aluminium door with a double glazed panel opens to the garden on the right side of the property.

From the lounge, steps rise to a landing area with wall mounted light points and a built-in storage cupboard. Doors open to the master bedroom and office/bedroom 5.

Master Bedroom

23'0 x 16'3 (7.00m x 4.95m)

A sumptuous master bedroom with more than ample space for a king-sized bed and a seating area. Having rear facing UPVC double glazed windows with fitted shutters, flush light point, built-in ceiling speakers, Midea air conditioning unit, central heating radiators and timber effect flooring. *Continued on Page 7

Lounge

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A Sizeable Lounge, Perfect
for Entertaining & Relaxing





Dining Room
22'7 x 13'5 (6.88m x 4.08m)

A bright dining room with side facing aluminium double glazed windows, pendant light point, built-in ceiling speakers and a wall mounted light point. Also having a central heating radiator, TV/aerial/data points, additional data points and tiled flooring. An opening gives access to the kitchen.



A Well-Proportioned
Dining Room...





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A Sleek Kitchen, Featuring
High-Quality Appliances





The Maltings

The Maltings was Considerably Renovated and Extended in 2018 to Create Generously Sized Living Spaces

Master Bedroom Continued

To one wall, there is a range of fitted furniture, incorporating short/long hanging and shelving. The focal point of the room is the contemporary pebble effect gas fire. An oak door opens to the master en-suite. An aluminium door with a double glazed panel and a fitted shutter opens to a patio at the rear of the property.

Master Bedroom Patio

A private, decked patio that is only accessible from the master bedroom and features a pond with three water fountains and lighting.

Master En-Suite

Being fully tiled and having recessed lighting, extractor fan, built-in ceiling speaker, chrome heated towel rail, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure, incorporating a fitted Vado rain head shower, an additional hand shower facility, a tiled seat and a glazed screen. An aluminium door with a partially obscured double glazed panel opens to the spa room.

Spa Room

18'1 x 16'5 (5.52m x 5.00m)

A place for relaxation and enjoying the views of the grounds and meadow beyond. Having a front facing aluminium double glazed floor-to-ceiling panel, recessed lighting, wall mounted speakers, water tap and tiled flooring. There is a large, sunken Catalina Spas swim spa incorporating a hot tub. The room has a under floor ventilation and heating system that monitors and mitigates moisture, keeping the room pleasant and dry. The spa and heating system has continued warranty, which can be passed to the new owner and has been serviced annually from new. An aluminium sliding door with a double glazed panel and a matching side panel opens to the right side of the property.

From the lounge landing area, an oak door with a glazed panel opens to the:

Office/Bedroom 5

13'7 x 12'4 (4.15m x 3.76m)

Currently utilised as an office but could easily be used as a fifth bedroom. Having a front facing aluminium floor-to-ceiling double glazed panel, side facing aluminium double glazed window, LED lighting, central heating radiator and timber effect flooring. To one wall, there is a range of fitted furniture, incorporating short hanging and shelving. There is also potential for an en-suite to be installed with the plumbing already in situ.

From the lounge, an oak door opens to the:

Inner Hallway

Having side facing UPVC double glazed windows, coved ceiling, pendant light points, Midea air conditioning unit and bamboo flooring

with under floor heating. Oak doors open to the family bathroom, bedroom 4, boiler room and bedroom 2.

Family Bathroom

An opulent family bathroom that is fully tiled in marble. Having an aluminium double glazed roof lantern, recessed lighting, extractor fan, built-in ceiling speaker, chrome heated towel rail, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 4

15'8 x 7'10 (4.77m x 2.40m)

A good-sized bedroom with a rear facing UPVC double glazed window, flush light point and built-in ceiling speakers. Also having wall mounted light points, central heating radiator, TV/aerial/data points and additional data points. To one corner, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Boiler Room

With room for storage and having a pendant light point and housing the Ideal boiler and hot water cylinder.

Bedroom 2

17'0 x 11'9 (5.19m x 3.58m)

Another generously proportioned double bedroom with front and rear facing UPVC double glazed windows, coved ceiling, flush light point and built-in ceiling speakers. Also having central heating radiators, TV/aerial/data point and an additional data point. To one corner of the room, there is a dressing area with a coved ceiling, flush light point and a range of fitted furniture, incorporating short hanging and shelving. An oak door opens to the Jack-and-Jill en-suite.

Jack-and-Jill En-Suite

An en-suite bathroom with a rear facing UPVC double glazed window, recessed lighting, extractor fan, built-in ceiling speaker, two fully tiled walls, chrome heated towel rail, illuminated vanity mirror and tiled flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics 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, fitted rain head shower and a glazed screen. Oak doors open to bedroom 2 and bedroom 3.

Bedroom 3

11'4 x 10'10 (3.45m x 3.30m)

A spacious double bedroom with a side facing UPVC double glazed window, pendant light point, built-in ceiling speakers and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Oak doors open to the Jack-and-Jill en-suite and lounge.





Master Bedroom
23'0 x 16'3 (7.00m x 4.95m)

A sumptuous master bedroom with more than ample space for a king-sized bed and a seating area. Having rear facing UPVC double glazed windows with fitted shutters, flush light point, built-in ceiling speakers, Midea air conditioning unit, central heating radiators and timber effect flooring. To one wall, there is a range of fitted furniture, incorporating short/long hanging and shelving. The focal point of the room is the contemporary pebble effect gas fire. An oak door opens to the master en-suite. An aluminium door with a double glazed panel and a fitted shutter opens to a patio at the rear of the property.

A Sumptuous Master
Bedroom Suite...



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An Indoor Spa Room with
a Swim Spa/Hot Tub





Master En-Suite

Being fully tiled and having recessed lighting, extractor fan, built-in ceiling speaker, chrome heated towel rail, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure, incorporating a fitted Vado rain head shower, an additional hand shower facility, a tiled seat and a glazed screen. An aluminium door with a partially obscured double glazed panel opens to the spa room.



Jack-and-Jill En-Suite

An en-suite bathroom with a rear facing UPVC double glazed window, recessed lighting, extractor fan, built-in ceiling speaker, two fully tiled walls, chrome heated towel rail, illuminated vanity mirror and tiled flooring with under floor heating. There is a suite in white, which comprises of a RAK Ceramics 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, fitted rain head shower and a glazed screen. Oak doors open to bedroom 2 and bedroom 3.



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17'0 x 11'9 (5.19m x 3.58m)

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Bedroom 3

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A spacious double bedroom with a side facing UPVC double glazed window, pendant light point, built-in ceiling speakers and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. Oak doors open to the Jack-and-Jill en-suite and lounge.



Family Bathroom

An opulent family bathroom that is fully tiled in marble. Having an aluminium double glazed roof lantern, recessed lighting, extractor fan, built-in ceiling speaker, chrome heated towel rail, illuminated vanity mirror and under floor heating. There is a suite in white, which comprises of a RAK Ceramics wall mounted WC and a wall mounted wash hand basin with a Vado chrome mixer tap and storage beneath. To one wall, there is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



88:88

A Luxurious Family Bathroom,
which is Fully Tiled in Marble...





The Maltings

Situated within a Private Hamlet and Bordering a Green Belt Field to One Side of the Plot

Exterior and Gardens

The Maltings is located at the end of a private road within a hamlet of properties and backs onto greenbelt land. From Wales Court, a sliding electric gate with an intercom opens to the property. A sweeping gravelled driveway bordered by three box hedges leads to a gravelled parking area with exterior lighting and providing parking for three vehicles. To either side of the driveway, there are lawned areas with mature trees. Access can be gained to the garage.

Garage

17'9 x 11'2 (5.40m x 3.40m)

A single-vehicle with a side facing aluminium double glazed obscured window and provision for power. An aluminium door opens to the side of the garage and a sliding timber door opens to a store.

A stone flagged path leads around the perimeter of the garage and the driveway continues down the one side, allowing space for additional parking. This area of the driveway is partially covered and has exterior lighting, a water tap and a fenced area with exterior lighting and a further water tap. Steps rise to an entrance porch with slate flags and exterior lighting. Access can be gained to the main entrance door and

boot room.

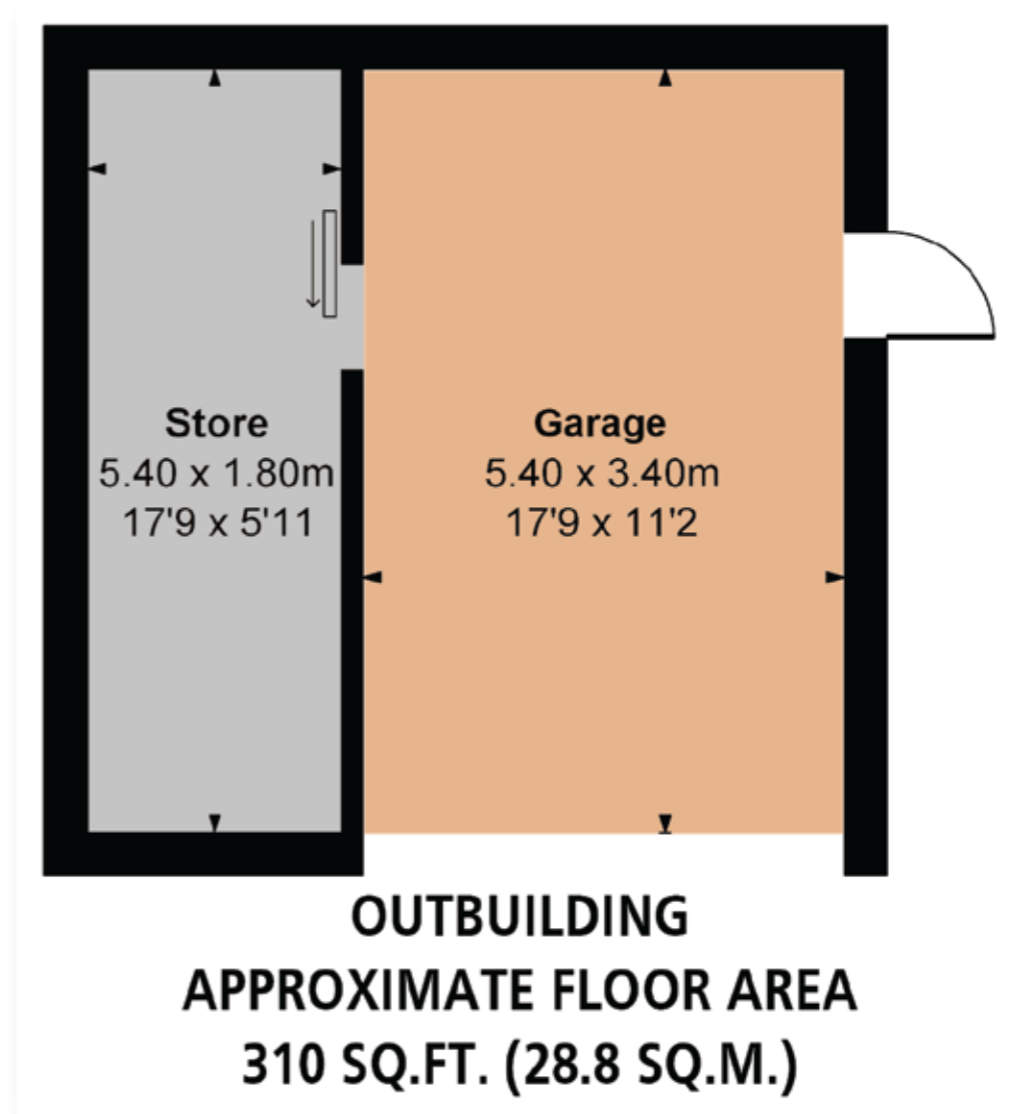
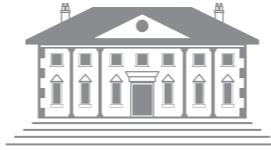
From the driveway, an opening within a box hedge leads to a flagged seating terrace that is bordered by box hedging. Alongside the terrace is a range of ornamental planting containing mature trees, plants and rose bushes. A flagged path continues to the right side of the property where there is a garden that is mainly laid to lawn. Steps rise to a platform with a water tap where access can be gained to the utility room. Additional steps rise to a flagged patio, which links to the lounge.

The path continues around the house to another lawn with a small astro turf area below. A composite decked path with steps rises to the spa room and adjacent is a garden that is mainly laid to lawn with a mature tree, mature shrubs and hedging. The path continues to the rear.

To the rear of the property, there is a raised decked patio that is accessible from the master bedroom and has a pond. Also to the rear is an area which houses the air conditioning units.

The gardens have the benefit of a built-in irrigation system, making maintenance easier.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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A Beautiful Garden, Designed & Planted
by a Chelsea Flower Show Medalist





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A single-vehicle with a side facing aluminium double glazed obscured window and provision for power. An aluminium door opens to the side of the garage and a sliding timber door opens to a store.

A stone flagged path leads around the perimeter of the garage and the driveway continues down the one side, allowing space for additional parking. This area of the driveway is partially covered and has exterior lighting, a water tap and a fenced area with exterior lighting and a further water tap. Steps rise to an entrance porch with slate flags and exterior lighting. Access can be gained to the main entrance door and boot room.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre to cabinet and the mobile signal quality is good. There is also solar panels, which earn approximately £3000 per year. The house is super insulated (cavity wall insulation and exterior insulation between the brick and render).

Rights of Access/Shared Access: The Maltings own a portion of the access road past the bend, which The Stables has a right of access over. The rest of the road to Manor Road is useable by rights of access.

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

What3Words Location: outwards.trinkets.classmate

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 Maltings

5 Wales Court, Manor Road, Wales,
Sheffield, South Yorkshire S26 5PB

Offers in Excess of £795,000