



THE DOVECOTE



## CHARACTER & PRESTIGE

Embraced by the tranquillity of nature and emanating grandeur with a homely warmth, discover a historic home with a compelling wow-factor, at The Dovecote.



Pull off Lamb Lane onto Ivy Lodge Lane, beneath an archway of trees and travel along the private lane before arriving at the pillared, electric double gated entrance. The historic Gally Knight Estate with its assortment of handsome old stone buildings serves as a safe and secure sanctuary from the hustle and bustle of the modern world.





## WELCOME TO YOUR NEW HOME

Set behind a manicured lawn and neatly clipped privet hedging, The Dovecote exudes historic charm. Dating to 1600-1780, this former estate outbuilding retains its grandeur with large stone arched windows, once part of a blacksmith's forge, now the lounge.

Now relaid and extended in 2023 to offer parking closer to home, the driveway offers parking outside The Dovecote, with communal guest parking also available close by in the visitor car park. A spacious integrated garage also offers further, sheltered parking

Step through the front door and into the entrance hall, where a warm welcome emanates from the underfloor heated stone flooring, served by Ground Source Heat Pump. Exposed stone and high, lofty ceilings throughout ensure The Dovecote retains a light and airy ambience ideal for modern living. Ahead, storage, a motif that recurs throughout The Dovecote, can be found for coats and shoes, next door to a stylish cloakroom with wash basin and WC.



# ORIGINAL FEATURES

On the right, discover a versatile study, where tactile exposed stone harks to the heritage of the home for rustic appeal. Spacious and bright with windows to the front and rear, the study is a flexible space, ideal as snug lounge or even as an accessible ground floor bedroom.

Through to the left, the main lounge beckons with its striking arched windows and elemental exposed stone walls, exuding timeless character and charm.





## THE HEART OF THE HOME

This inviting space is the true heart of the home, where style and comfort seamlessly converge. Underfoot, wooden Amtico-style flooring lends a sense of continuity and sophistication, effortlessly complementing the rustic textures of the walls.

The focal point of the lounge is undoubtedly the original redbrick fireplace, a testament to the home's heritage. Within its sturdy embrace, a large log-burning stove crackles and glows, filling the room with warmth and a sense of welcome, particularly during the colder months.

Perfect for cosy evenings with family or entertaining guests, this is a space designed to bring people together, combining historic charm with modern comforts.





## SAVOUR THE VIEWS

Flowing on from the lounge, feast your eyes on the inviting kitchen, where porcelain tiles reflect the light that streams in through two part-glazed doors, opening to the south-facing garden.



Storage is abundant, with cream and navy-blue cabinetry offering plenty of space for culinary essentials and utensils. Topped in granite, the central island is a sociable hub, whilst solid wood worktops to the sides provide ample preparation space. Deep, tiered skirting boards reflect the high quality of the conversion.





# COOK UP A STORM

Cook up a feast for friends and family utilising the array of fitted appliances including an electric Aga nestled within a white metro splash-back tiled inglenook, coffee machine, fridge and dishwasher.

A splash of colour adorns the cabinetry in the utility room, where a Smeg fridge-freezer can also be found alongside a second under-mounted sink. There is also plumbing here for a washing machine and tumble dryer. A stable door offers easy access out to the sublime garden surrounds.





## BEDTIME BECKONS

From the main entrance hall, stairs lead up to the light and bright landing, where a cushioned seat sits within the shuttered window, offering enchanting views out over to the landscaped courtyard and spectacular archways at the rear, mirrored in the high arched window above.

Soothing buff tones create a serene spa-ambience in the family bathroom, where relaxation awaits in the deep bathtub, with shower over. Ample storage space for your lotions and shampoos can be found in the two-drawer vanity unit beneath the wash basin.

Turning left from the top of the stairs, bedroom two can be found, furnished with an inviting window seat from which to take in the glorious views over the leafy surrounds, alongside a spacious shower room en-suite. Quirky arched windows retain the uniqueness and charm of this characterful home.





# STORAGE HEAVEN

Exposed stone walls and high, beam laden ceilings accompany you along the landing, before reaching an inner landing, off which a large linen cupboard can be found before arriving at bedroom three where a low cottage window adds a comforting cosiness.



Next door, bedroom four currently serves as a sumptuously styled dressing room, brimming with built in wardrobe storage. Opposite, there is another large, built-in wardrobe along the landing.



# THE MASTERPIECE

Private, peaceful and with picturesque views over the garden to one side and woodland to the other, a quiet calm emanates from the master bedroom. Handsome beams embellish the ceiling, with plenty of built-in wardrobes. Seek sanctuary in the spacious en-suite, tiled in buff tones and furnished with a large, walk-in shower.

From the landing, there is also access via drop down ladder to a boarded and lit loft.





# OUTDOOR OASIS

Soak up the sunshine on the newly laid, south-facing patio, the perfect place for alfresco dining and entertaining, accessed seamlessly from the kitchen. Safe and secure, the entire plot and communal spaces are monitored by CCTV.



Fringed in farmers' fields and woodland, the sounds and sights of nature surround you at The Dovecote, a truly tranquil refuge from the frenetic pace of modern life. To the rear, children can play safely on the private lawn belonging solely to The Dovecote.





# OUT AND ABOUT

Experience a home where character converges with contemporary comfort, keeping constantly connected to nature through quaint windows and stable doors, offering a lifestyle that is in harmony with the rhythms of the outdoors.

A home steeped in history, lovingly redesigned for modern living, The Dovecote infuses a touch of grandeur to day-to-day living, serving as a homely sanctuary, waiting to welcome you. Take a short stroll to the historic village of Letwell, steeped in legend and charm. Families can enjoy nearby Langold Country Park or head to Rother Valley for activities like canoeing, fishing, and paddle boarding.

Surrounded by scenic beauty, The Dovecote offers city convenience without the stress. The Black Lion gastro pub is just a mile away, with shops, restaurants, and bars in Tickhill (six miles) and Bawtry (under ten miles). For larger retail options, Crystal Peaks, Meadowhall, and Sheffield city centre are within a 30-minute drive.

Commuters are well-placed, with the A1M Blyth six miles away and the M1 Junction 31 just seven miles. Excellent schools, including Worksop College and Ranby House, are also nearby. The Dovecote is a spacious, character-filled retreat, offering a safe and natural environment to raise a family. Book your viewing today.



## FLOOR PLAN

Approximate Gross Internal Area = 261.4 sq m / 2814 sq ft.  
Illustration for identification purposes only.  
Measurements are approximate.  
Not to scale.

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