



The Old Police Station | 45 High Street | Laughton-en-le-Morthen | S25 1YF

£550,000

Welcome to The Old Police Station a truly special detached home with an abundance of character, an interesting history and a wonderful, elevated position overlooking the surrounding countryside.

A three-bedroom detached property, which originally served the village as its police station, and has been lovingly maintained by the current owners for almost 30 years. Set back from the road and occupying an enviable position alongside the village church, the property enjoys a peaceful and private setting, together with far-reaching views.



Property Description

Offering over 2,000 sq ft of accommodation over two floors, the property combines impressive proportions with a wealth of traditional character. The high ceilings and generous rooms create a wonderful sense of space throughout, whilst the layout offers excellent versatility for modern family living.

The ground floor porch opens into an entrance hall, with an impressive staircase leading into the inner hall providing access to all ground floor rooms, a particularly generous formal lounge with dual aspect windows and log burner with views across the countryside is the perfect setting for relaxation.

The sitting/dining room, provides an excellent space for both everyday living and entertaining, giving the house two distinct reception areas.

The stunning fitted kitchen is complemented by a useful utility room, whilst a separate study/snug provides an ideal home-working space which could accommodate a playroom or second living space.

A ground-floor WC and useful storage further add to the practicality.

To the first floor are three well-proportioned bedrooms, with the principal bedroom enjoying fitted storage, together with a spacious second bedroom also boasting fitted wardrobes and a further third bedroom.

A large family bathroom with separate shower and bath completes the first-floor accommodation.

Externally, the property is equally appealing. Approached via a gated driveway, there is ample off-road parking leading to a detached garage, together with a range of additional outbuildings linked to the house by a sunroom, providing useful storage and potential for a variety of uses.

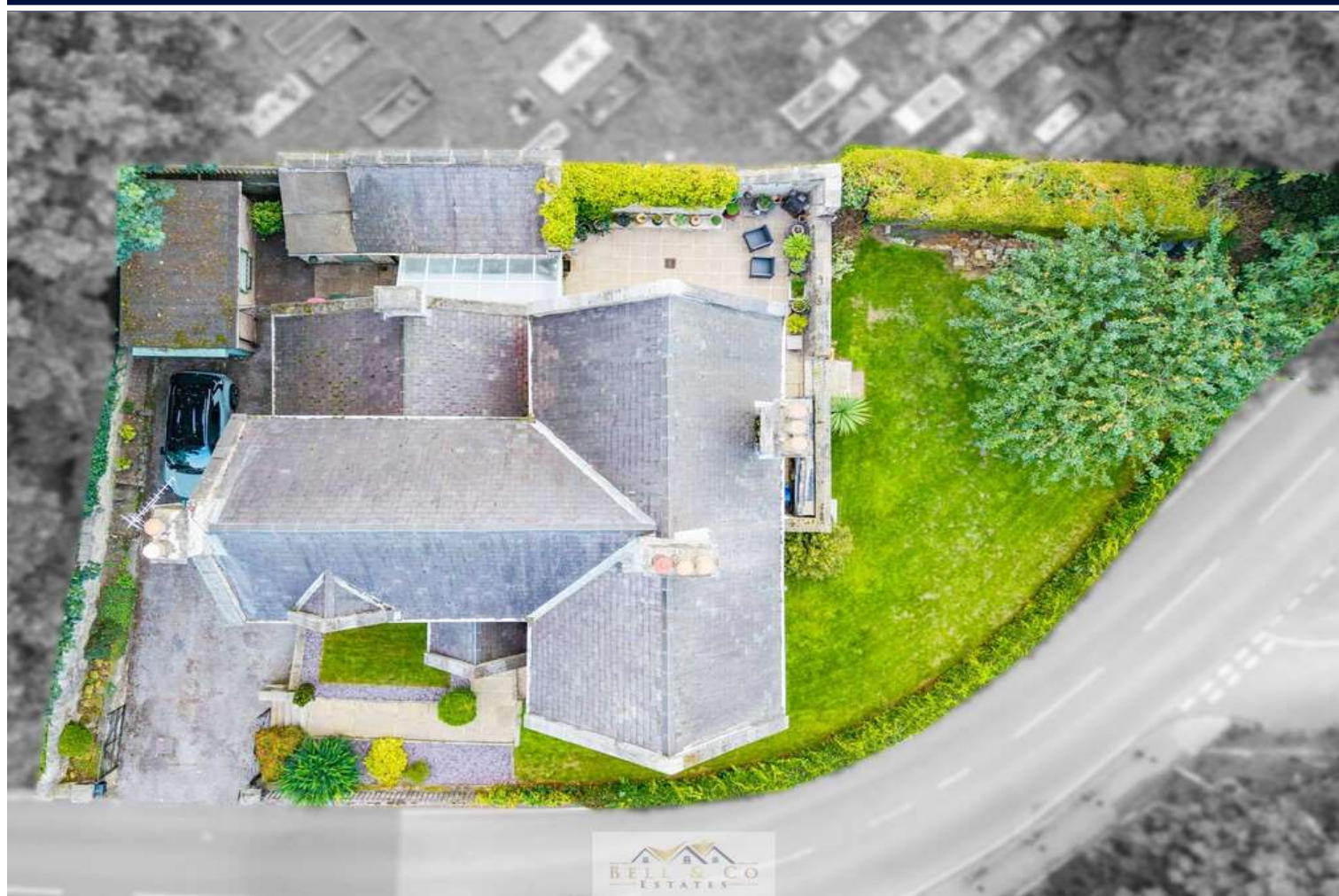
The elevated position provides attractive views, whilst the grounds include a side garden and private courtyard, offering a number of areas in which to sit, relax and enjoy the peaceful surroundings.

The attractive stone façade, traditional detailing, prominent gables and mature surroundings give the property considerable kerb appeal, while its position immediately adjacent to the church adds to the sense of history and charm.

This is a rare opportunity to acquire a substantial and characterful village home, offering approximately 2,022 sq ft of versatile accommodation, generous outside space, a detached garage and far-reaching views, all within the sought-after village of Laughton-en-le-Morthen.

Viewings are strictly by appointment only.

- Beautiful Former Police Station with Character & History
- Substantial Three-Bedroom Detached Home
- Approximately 2,022 sq ft of Spacious Accommodation
- Elevated Position with Far-Reaching Views
- Detached Garage, Outbuildings & Gated Driveway
- Private Courtyard & Attractive Side Gardens
- Three generous size bedrooms – two with fitted wardrobes
- Modern fitted kitchen with utility area
- Large family bathroom with separate shower
- Sought-after village location
- Close to local amenities and transport links
- A rare opportunity to acquire a substantial and characterful village home



GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.

1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 2022 sq.ft. (187.9 sq.m.) approx.

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements