SALISBURY HOUSE

BLENHEIM

PERFECTLY SITUATED ON THE CUSP OF COUNTRYSIDE, WITHIN A HIGHLY SOUGHT-AFTER AREA

LOCATED ON A HIGHLY DESIRABLE PRIVATE ROAD IN WICKERSLEY ON A 1/4 OF AN ACRE PLOT, SALISBURY HOUSE IS A FOUR BEDROOMED DETACHED RESIDENCE WHICH IS BEAUTIFULLY APPOINTED FOR FAMILY LIVING AND OFFERS SIZEABLE ACCOMMODATION THROUGHOUT.

Immaculately manicured gardens are a wonderful accompaniment to the home and a gated and walled frontage creates attractive roadside appeal, privacy and exclusivity.

SUN ROOM

Dating back to 1937, Salisbury House still retains much of its original character, from stunning parquet flooring in the entrance hall to lovely oak panelling on the walls.

The main reception rooms are filled with natural light and include an exceptionally spacious lounge featuring a limestone fireplace, a superb bay-windowed dining room and a fabulous sun room that overlooks the rear garden. The breakfast kitchen is well-proportioned and connects to a useful pantry and utility room. A side lobby provides a secondary entrance and links the main accommodation to a store, WC and integral garage.

Across the first floor, four double bedrooms provide ample space for a growing family. The master bedroom is equipped with a well-appointed en-suite bathroom and three of the bedrooms contain fitted furniture. There is also a family bathroom and a versatile study, which could be utilised as a nursery. Each of the front facing rooms benefit from scenic views across fields. The extensive loft is accessed from the landing via a drop-down Slingsby wooden ladder and is fully boarded, offering potential for conversion into additional living space (subject to necessary planning consents).

The outdoor spaces make this home truly special. Standing behind brick walling and electric gates, a block paved driveway accommodates parking for several vehicles. Alongside the driveway is a neatly planted, established garden and access is provided to a store, previously an enclosed car port. To the rear of the property, a block paved patio spans the width of the elevation, allowing plenty of space for outdoor seating. The garden is beautifully landscaped, containing an array of mature planting and a fish pond with a cascading water feature.

Within walking distance of the property are the many amenities of Wickersley. Situated within the Tanyard Precinct are a range of shops, restaurants and cafes. Directly across the road from the Tanyard are more conveniences, including two public houses, bars, independently owned restaurants and cafes. Wickersley also has two GP surgeries and highly regarded schooling. Public footpaths through fields are accessible from the end of Sledgate Lane, with routes taking you through Wickersley Gorse and Common Bank. For those interested in golf, Sitwell Park Golf Club is a short distance away. The property has easy access to the M1 and M18 motorway networks and rail travel is available from Rotherham train station. There are also main bus routes available to the surrounding areas from Bawtry Road.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hall, lounge, sun room, dining room, WC, breakfast kitchen, pantry, utility room, side lobby, store room, WC and integral garage. Accessed externally is a store.

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

GROUND FLOOR

Double UPVC doors with double glazed obscured panels open to the entrance vestibule.

Entrance Vestibule

Having a pendant light point, central heating radiator and tiled flooring. A heavy oak door with stained glass panels and matching Art Deco style panels opens to the entrance hall.

Entrance Hall

Extending a warm welcome to the home, the entrance hall has a coved ceiling, pendant light point, partial oak panelled walls, deep skirtings and oak parquet flooring. Oak doors open to the lounge, dining room, cloakroom/WC and breakfast kitchen.

Lounge

21'0 x 15'1 (6.40m x 4.60m)

An exceptionally spacious reception room with a front facing UPVC double glazed bay window, feature side facing UPVC double glazed obscured window lights, coved ceiling, pendant light points, recessed lighting, central heating radiators, TV/aerial point and deep skirtings. The focal point of the room is the coal effect gas fire with a limestone mantel, surround and hearth. Double UPVC doors with double glazed panels, matching side panels and two integrated windows open to the sun room.

Sun Room

23'7 x 14'1 (7.20m x 4.30m)

A spacious sun room with rear and side facing UPVC double glazed windows/panels incorporating twelve leaded opening window lights, pendant light point with a ceiling fan, wall mounted light points, central heating radiators, TV/aerial point and oak flooring. A wooden door with glazed panels opens to the breakfast kitchen. Double UPVC doors with double glazed panels open to the rear of the property.

From the entrance hall, an oak door opens to the:

Dining Room

13'1 x 12'10 (4.00m x 3.90m)

A bright dining room with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, serving hatch into the breakfast kitchen and deep skirtings. The focal point of the room is the coal effect electric fire with a limestone mantel, surround and hearth.

Cloakroom/WC

Having a rear facing UPVC double glazed obscured window and two matching panels, recessed lighting, fully tiled walls, central heating radiator and oak flooring. A suite comprises a low-level WC and a pedestal wash hand basin with traditional Bristan chrome taps.

Breakfast Kitchen

13'5 x 12'10 (4.10m x 3.90m)

A sizeable breakfast kitchen with a large side facing UPVC double glazed window, coved ceiling, recessed lighting, central heating radiators, TV/aerial point and oak flooring. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splash backs and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a four-ring gas hob with an extractor hood above, a Neff fan assisted oven, a Bosch microwave, a Neff dishwasher and a Neff full-height fridge. A wooden door with glazed panels opens to the sun room. Oak doors also open to the pantry and utility room.

Pantry

Being fully tiled and having a rear facing UPVC double glazed window, flush light point and fitted tiled shelving.

ENTRANCE HALL

ENTRANCE HALL

LOUNGE

LOUNGE

LOUNGE

DINING ROOM

SUN ROOM

SUN ROOM

BREAKFAST KITCHEN

GROUND FLOOR CONTINUED

Utility Room

Having a flush light point, fully tiled walls, central heating radiator and tiled flooring. A range of fitted base and wall units incorporate a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The utility room houses the Worcester boiler. There is space/provision for a washing machine and a tumble dryer. A wooden door opens to the side lobby. A UPVC door with a double glazed panel and matching side/above panels opens to the rear of the property.

Side Lobby

Having a flush light point and tiled flooring. White wooden doors open to the store room, WC and integral garage. A UPVC door with double glazed obscured panels and matching side panels opens to the right side of the property.

Store Room

Having a flush light point, fitted shelving and a loft access hatch.

WC

Having a rear facing UPVC double glazed obscured window, flush light point, high-level WC with a wooden cistern and tiled flooring.

Integral Garage

16'9 x 8'10 (5.10m x 2.70m)

Having an up-and-over door, rear and side facing timber obscured glazed panels, light, power and a water tap. A timber door opens to the rear of the property.

UTILITY ROOM

BREAKFAST KITCHEN

PANTRY

FIRST FLOOR

Landing

A large landing with a rear facing UPVC double glazed window, a timber-stained glass Art Deco style internal window light, coved ceiling, pendant light points, partial oak panelled walls, central heating radiator and deep skirtings. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and study. Timber doors also open to the airing cupboard, family bathroom and bedroom 4. Access can be gained to a loft space by a drop-down Slingsby wooden ladder. The loft is fully boarded and has light, power and a single glazed oriel window to the gable front.

Master Bedroom

14'5 x 12'10 (4.40m x 3.90m)

A light and spacious bedroom with pleasant views through a front facing UPVC double glazed window. Also having a coved ceiling, pendant light point, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging, shelving, two bedside tables and a vanity table with drawers. A timber door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having side facing UPVC double glazed obscured windows, recessed lighting, extractor fan, fully tiled walls, chrome heated towel rail, shaver point and oak flooring. A suite comprises a low-level WC and a Heritage pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps, a fitted rain head shower and a glazed screen.

Bedroom 2

15'5 x 12'6 (4.70m x 3.80m)

A spacious double bedroom with rear and side facing UPVC double glazed windows, coved ceiling, pendant light point, central heating radiator and deep skirtings. A range of fitted furniture incorporates short hanging and shelving.

Bedroom 3

15'5 x 11'6 (4.70m x 3.50m)

Another double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and deep skirtings. A range of fitted furniture incorporates long hanging and shelving.

Bedroom 4

12'10 x 12'6 (3.90m x 3.80m)

Having rear and side facing UPVC double glazed windows, pendant light point, wall mounted light point, TV/aerial point and timber effect laminate flooring.

Study

7'10 x 5'11 (2.40m x 1.80m)

Currently being used as a study but having potential for alternative use as a nursery. Having a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, telephone point and deep skirtings.

Airing Cupboard

Housing the hot water cylinder and having fitted shelving.

Family Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a Heritage pedestal wash hand basin with Heritage traditional chrome taps. Also having a panelled bath with Heritage traditional chrome taps, a fitted shower and a glazed screen.

STUDY

MASTER BEDROOM

MASTER BEDROOM

MASTER EN-SUITE BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 4

FAMILY BATHROOM

FAMILY BATHROOM

EXTERIOR & GARDENS

Salisbury House stands proudly behind brick walling with built-in lighting and a postbox. Intercom operated wrought iron gates and a separate wrought iron pedestrian gate open to the property.

To the front of the property, a block paved driveway continues down the right side of the house and provides parking for up to ten vehicles. There is exterior lighting and a mature border to one side containing shrubs and trees. Also to the front is an immaculately maintained garden that is mainly laid to lawn with an array of established shrubs and trees. Access can be gained to the main entrance door.

From the right side of the property, access can be gained to the side lobby, integral garage and store.

Store

Previously used as an enclosed car port, the store has double wooden entrance doors, light and a timber pedestrian gate that opens to the rear of the property.

To the left side of the property, a block paved path with exterior lighting leads to a wrought iron pedestrian gate, which leads to the rear.

To the rear, a block paved patio runs along the width of the house and has exterior lighting and a water tap. Access can be gained to the sun room, utility room, integral garage and store. The garden is mainly laid to lawn and has beautifully planted borders containing established trees, shrubs and exterior lighting. To one side of the garden is a fish pond with a cascading water feature and an external power point. Set to one corner of the garden is an area that is ideal for a shed. The garden is fully enclosed by fencing and hedging for privacy and security.

From Sledgate Drive, access can be gained to a full-size tennis court, which belongs to Salisbury House. The court is enclosed by metal fencing. To one side is a lawned area with a mature cherry tree and can provide vehicle parking when required.

TENNIS COURT

GROUND FLOOR

Approximate Floor Area:
1566 SQ.FT. (145.5 SQ.M)

Total Approximate Floor Area (Incl. Integral Garage):
2645 SQ.FT. (245.7 SQ.M)

FIRST FLOOR

Approximate Floor Area:
1079 SQ.FT. (100.2 SQ.M)

BEDROOMS	BATHROOMS
4	2
LIVING ROOMS	**SQFT**
3	2,645
TENURE	**COUNCIL TAX**
Freehold	G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		74
55–68	D	64	
39–54	E		
21–38	F		
01–20	G		

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access & Shared Access

The tennis court has a right of access down Sledgate Drive for all purposes.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant that relates to the tennis court, which states that it should only be used as such and not for the erection of a dwelling house or any other building other than a garden shed or summer house. The sellers reserve the right to require their own restriction over future use of the tennis court (by way of an overage agreement) depending on the overall sale price. 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.

SALISBURY HOUSE

Sledgate Lane, Wickersley,
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Offers in the Region of £1,100,000

Viewing strictly by appointment with our consultant on: 0114 358 2020

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