EADON LOCKWOOD & RIDDLE
ESTD 1840



Rock Mount, Lindrick Dale, Nr Sheffield, S81 8BB

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Description

Rock Mount is a rare find, combining a private and secure setting with picturesque views and presents as an exceptional home in literally every aspect. It will be hard to better this fabulous setting, with a long and private approach leading to electric security gates and being sandwiched between the undulating fairways of Lindrick Golf Course and the exclusive position of Lindrick Dale. Its position has provided a quite lovely view over The Dale and its lofty position, perched on the edge of the valley side ensured there was only ever going to be one name for the property. The property was constructed in 2012 and was designed to maximise a feeling of space and light alongside the views over the surrounding areas. The attention to detail throughout this remarkable home is incredible with little regard given to the cost, the full focus of the owners has been to create a seriously beautiful property which feels like home. You will get a feeling of privacy as you arrive at the gated entrance and as you approach the property along the broad and long approach the property's attractive architecture and surroundings will be sure to impress even the most discerning of buyer. The feeling of light and space is apparent as soon as you enter the reception hall and is felt throughout the three floors of accommodation. With generous room sizes, elegant décor and plenty of room to accommodate people who may now spend some time working from home.. There are four/five large bedrooms at Rock Mount with the potential to create at least one more by sub dividing the second floor and lots of reception space alongside a dedicated home office and stunning, open plan dining kitchen. Externally there is plenty of off road parking, an integrated double garage, linked to the house via a large utility/boot room and landscaped gardens to both the front and rear.

The land on the lower slope is also included in the sale and offers vast potential to create further gardens, an allotment or to perhaps even explore the opportunities for development as a building plot. With a further large parking area at the foot of the hill it is suggested there is plenty of potential here subject to planning (or to provide guest parking to the main house).



- Four/five double bedrooms including a palatial principal suite with balcony overlooking the golf course.
- Three luxurious bathrooms with elegant tiling framing the modern suites.
- Open plan living kitchen with a bespoke kitchen, a cosy snug area and a dining area for family meals or entertaining.
- Refined living room with dressed stone fireplace.
- Impressive Orangery providing a really pleasant place to enjoy inside/outside living and a great place to access the rear garden and formal terrace.
- Wide and welcoming reception hall with a ground floor W.C and a separate utility room which links the house to the double garage complex.
- Gated entrance opening to a broad, block paved driveway which leads through landscaped gardens to a parking area outside the double garage.
- Attractively planned rear garden with dressed stone terrace overlooking the Dale and the south facing lawned garden.
- Modern heating, solar panels, insulation and under floor heating combine to produce an EPC rating of D68 and a very efficient home to run.













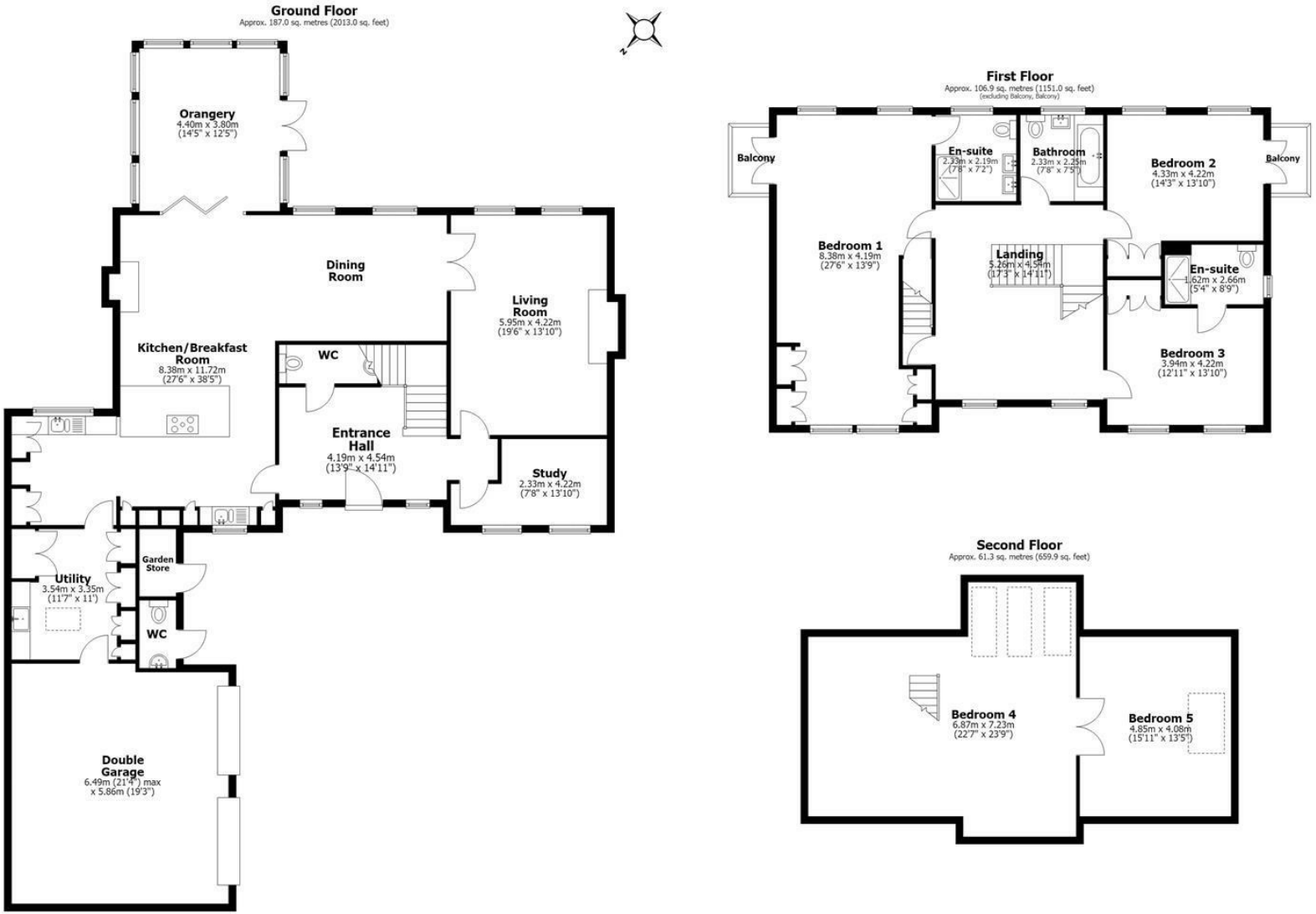









Bath



Total area: approx. 355.3 sq. metres (3823.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Rock Mount, Lindrick Dale

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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