THE ARCHES RACKFORD FARM, RACKFORD ROAD

SHEFFIELD, S25 4DF

£800,000

FREEHOLD

A stunning and spacious four-bedroom detached barn conversion, beautifully presented throughout and occupying a generous plot in a peaceful rural setting with far-reaching countryside views. The stylish and contemporary accommodation includes an impressive open-plan entrance hall and sitting room, generous living room with feature cinema wall and electric fire, versatile home office/entertainment room, and a superb open-plan kitchen and dining room with central island and breakfast bar. The first floor provides four excellent double bedrooms, including a luxurious principal bedroom with walk-in wardrobe and Jack and Jill en-suite, together with a spacious family bathroom. Outside, the property enjoys extensive gardens, a large pebble driveway and an impressive triple garage with potential for conversion to additional accommodation, subject to the necessary consents. Ideally positioned to enjoy the tranquillity and privacy of a rural setting which includes a main cycle route, footpath and bridlepath, whilst remaining within easy reach of local amenities, schools and excellent road links.

This property is also available to purchase fully furnished by separate negotiation.

Kendra Jacob

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THE ARCHES RACKFORD

• * Stunning four-bedroom detached barn conversion • * Peaceful rural setting with far-reaching countryside views • * Stylish and contemporary accommodation throughout • * Impressive open-plan entrance hall and sitting room • * Generous living room with feature cinema wall and electric fire • * Superb open-plan kitchen, dining room and central island • * Four spacious double bedrooms • * Luxurious principal bedroom with walk-in wardrobe • * Extensive gardens and large pebble driveway • * Impressive triple garage with potential for annexe conversion

LOCATION

The Arches, Rackford Farm enjoys an enviable semi-rural setting in North Anston, surrounded by open countryside and far-reaching views, yet remains conveniently positioned for everyday amenities, highly regarded schools and excellent transport links. The location offers the best of both worlds, providing a peaceful rural lifestyle whilst being within easy reach of Sheffield, Worksop, Rotherham and the wider South Yorkshire region.
Nearby Kiveton Park Station provides regular services towards Sheffield, Lincoln and Leeds, whilst rail connections via Retford provide access to London King's Cross. Journey times to London can be as little as approximately 2½ hours, depending on the connection, making the property an attractive proposition for commuters requiring access to the capital. The property is also conveniently positioned for access to the motorway network, while the surrounding area offers a wide range of shops, schools, leisure facilities and countryside walks. Nearby attractions include Rother Valley Country Park and the Tropical Butterfly House, providing excellent opportunities for outdoor recreation and family days

ENTRANCE HALL & SITTING ROOM

A striking and spacious introduction to this impressive home, the open-plan entrance hall seamlessly incorporates a beautifully appointed sitting room, creating an immediate sense of light, space and connection with the surrounding countryside. A contemporary composite entrance door opens into the reception area, which features an impressive floor-to-ceiling UPVC double glazed window overlooking the garden, together with a further UPVC double glazed window enjoying far-reaching views.
The accommodation benefits from attractive laminated wood flooring, two central heating radiators and a stylish modern glass and oak staircase rising to the first floor. Double doors provide access to the principal living room, whilst further doors lead to the downstairs WC and superb kitchen/dining room.

LIVING ROOM

An exceptionally generous and beautifully presented reception room, designed with both relaxation and entertaining in mind. Two impressive floor-to-ceiling UPVC double glazed feature windows, together with a further UPVC double glazed window, flood the room with natural light.
Two central heating radiators complement the room, whilst the focal point is an impressive contemporary cinema wall incorporating a modern electric fire, creating an elegant and atmospheric centrepiece.
A further door leads through to the versatile entertainment room/office.

ENTERTAINMENT ROOM/HOME OFFICE

A highly versatile additional reception room offering an excellent range of potential uses, whether as a sophisticated home office, children's playroom, cinema room, games room or dedicated entertainment space.
The room features a UPVC double glazed window, contemporary ceiling downlighting, central heating radiator and an impressive cinema wall incorporating a remote-controlled electric log-burning effect fire.

OPEN PLAN KITCHEN DINER

The heart of this exceptional home is the impressive kitchen and dining space, thoughtfully designed to combine practicality with contemporary style.
The kitchen is fitted with an extensive range of modern high-gloss wall and base units, complemented by contrasting work surfaces incorporating a sink unit with mixer tap. There is space for a range-style cooker with an electric extractor positioned above, together with space for an American-style fridge freezer.
Integrated appliances include a dishwasher and washing machine. Three UPVC double glazed windows provide an abundance of natural light, whilst contemporary downlighting enhances the modern aesthetic.
A substantial central island provides excellent additional storage and incorporates a breakfast bar, creating an ideal informal dining and socialising space. Quality tiled flooring flows seamlessly through into the dining area.
The dining room features a striking floor-to-ceiling UPVC double glazed window, allowing the surrounding views to become an integral part of the living space, together with a side-facing composite entrance door, central heating radiator and contemporary ceiling downlighting.

FIRST FLOOR LANDING

The impressive first floor landing continues the home's feeling of space and individuality, featuring a vaulted ceiling with attractive exposed beams and three UPVC double glazed windows providing excellent natural light and views.
There are two central heating radiators, wall lighting and a useful cylinder cupboard. Doors lead to four generously proportioned double bedrooms and the luxurious family bathroom.

PRINCIPLE BEDROOM

A truly impressive principal bedroom, beautifully appointed and enjoying a wonderful sense of space and tranquillity.
The double-aspect UPVC double glazed windows provide spectacular far-reaching countryside views from both elevations, creating a beautiful backdrop and ensuring the room is filled with natural light.
Further features include a central heating radiator, contemporary ceiling downlighting and high-quality doors providing access to the exceptional

walk-in wardrobe and luxurious Jack and Jill en-suite shower room.
Walk-In Wardrobe
A superb and highly desirable feature, providing an extensive dressing and storage area. Exceptionally spacious and thoughtfully fitted, the walk-in wardrobe incorporates a comprehensive range of shelving, hanging rails and drawers, providing an impressive level of storage.

JACK & JILL EN-SUITE SHOWER ROOM

A luxurious contemporary shower room, beautifully finished with quality materials and fittings.
The suite comprises a large walk-in shower enclosure with mains-fed waterfall shower and separate shower attachment, stylish wall-hung vanity wash hand basin, low-flush WC and matching wall-mounted storage cabinet. Quality luxury tiling extends to the walls and floor, complemented by a chrome heated towel radiator, contemporary ceiling downlighting and an electric extractor fan.

BEDROOM TWO

A generous second double bedroom enjoying an impressive vaulted ceiling with exposed beams, adding considerable character and architectural appeal. A UPVC double glazed window provides far-reaching countryside views, whilst further features include a central heating radiator and direct access to the Jack and Jill en-suite shower room.

BEDROOM THREE

A delightful third double bedroom, again benefiting from a vaulted ceiling with exposed beams, creating a charming yet contemporary feel.
The room enjoys a UPVC double glazed window and central heating radiator.

BEDROOM FOUR

A wonderful fourth double bedroom offering superb views across the surrounding countryside.
The room features a UPVC double glazed window, vaulted ceiling with exposed beams and central heating radiator, creating a comfortable and characterful space.

LUXURY FAMILY BATHROOM

A beautifully appointed and generously proportioned family bathroom, offering a luxurious combination of contemporary fittings and timeless design.
The impressive suite comprises a large walk-in shower enclosure with mains-fed waterfall shower and separate shower attachment, together with a freestanding roll-top claw-foot bath incorporating a shower mixer tap. Further features include a stylish vanity wash hand basin, low-flush WC, part-tiled walls, laminated wood flooring, chrome heated towel radiator, contemporary ceiling downlighting and an obscure UPVC double glazed window.

OUTSIDE

The property occupies an impressive and generous plot in a peaceful rural setting, surrounded by spectacular open countryside and far-reaching views. The gardens are predominantly laid to lawn and provide an excellent level of privacy and outdoor space, making this an ideal setting for family life, entertaining and enjoying the surrounding landscape.
An extensive pebble driveway provides excellent off-road parking and leads directly to the substantial triple garage.
The outside space is further enhanced by external lighting, power and a water tap.

DETACHED TRIPLE GARAGE

An exceptional triple garage providing extensive parking, storage and potential for further accommodation.
The garage is accessed via three individual up-and-over doors and benefits from eaves storage, power and lighting. Plumbing facilities are also available, offering considerable versatility and the potential, subject to any necessary planning and building regulations, to create a self-contained annexe, home office, studio or additional living accommodation.
Overall, the triple garage provides an exciting opportunity for the new owner to further enhance this already impressive home.

AGENTS NOTE

Please note: The original farmhouse next door is currently undergoing the final stages of a high-specification renovation, which is on track for completion by November.

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ADDITIONAL INFORMATION

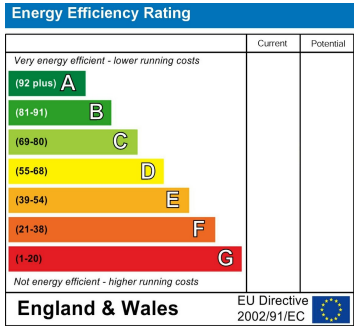
Local Authority – Rotherham

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 3073.30 sq ft

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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