Lakeside View Silkstone

Approached from the front entrance door into the impressive main reception hallway, having a centrally positioned staircase giving access to the first floor landing. The hallway is spacious and naturally well lit. To the left hand side is the main living accommodation. To the front elevation is a large spacious lounge, having a focal point fireplace and various double glazed windows with a delightful aspect overlooking the house grounds. There are internal French doors giving access to the formal dining room and conservatory which in turn gives access onto the paved seating terrace, being a natural sun trap. The dining room also gives access to the dining kitchen which features cottage style fitted kitchen furniture comprising of wall and base units with granite work surfaces and an abundance of integrated kitchen appliances with windows overlooking the rear elevation and swimming pool. There is also access to a utility room, featuring complimentary units to the kitchen and access to a downstairs W.C. There are two bedrooms off the main hallway, one of which is used as a home office and the other is a large guest bedroom, being rear facing overlooking the grounds and swimming pool. The room features an open plan bathroom with a free standing roll top bath, step in shower cubicle, low flush W.C., wash hand basin, part tiling to the walls, fully tiled floor. There is a central hallway giving access to the games room which is versatile in use, being a dual aspect room taking advantage of the views over the front and rear grounds. Beyond this is a formal sitting room, an outstanding room, again being versatile in use, having a wrought iron rail staircase giving access to the principle bedroom suite. Positioned at first floor level within the eaves of the property is this hugely spacious room, having focal point windows overlooking the house grounds, an open plan bathroom featuring a large jacuzzi style bath, low flush W.C., wash hand basin and a step in shower cubicle. Beyond this is a dressing room, having ample storage space and gives access to the main house landing and staircase descending to the main entrance hallway. Beyond this is the fourth bedroom with stunning views.

If you would like to arrange to view, or have your property appraised please give us a call on 01226 414 150

BRIEFLY COMPRISING;

GROUND FLOOR

* ENTRANCE HALLWAY
* STAIRS TO 1ST FLOOR
* LOUNGE
* DINING ROOM
* CONSERVATORY
* DINING KITCHEN
* UTILITY
* W.C.
* BEDROOM 2
* EN SUITE
* BEDROOM 3
* GAMES ROOM
* SITTING ROOM

FIRST FLOOR

* LANDING AREA
* BEDROOM 1
* EN SUITE & DRESSING ROOM
* BEDROOM 4

OUTSIDE

* Externally approached off Blacker Green Lane via electrically operated wrought iron rail gates opening onto a large cobbled driveway providing off street parking for several vehicles and gives access to the front aspect and the main house grounds. The extensive house grounds are mainly set to the front elevation, being privately enclosed landscaped gardens, mainly laid to lawn with established trees and shrubbery incorporating a stream and pond. There is an elevated section to the garden featuring various tiered levels and a bridge which gives access to the rear of the property. To the rear elevation are south facing gardens with Yorkshire stone paved pathways which surround the full extent of the property and also features an outdoor heated swimming pool with a stone built pump house.

PLEASE NOTE:

TENURE: FREEHOLD

COUNCIL TAX BANDING;

We understand the council tax band is to be confirmed. (SOURCE: GOV.CO.UK)

SERVICES

Mains water. Mains electric. Oil powered heating. LPG & drainage via septic tank.

DIRECTIONS

S75 4NF

COVID-19 PROCEDURE

We at Mallinson & Co are confidently adhering to the government guidelines in connection to the covid-19 pandemic, should you wish to see a copy of our procedure please ask a member of the team.

DISCLAIMER

1. MONEY LAUNDERING: We may ask for further details regarding your identification and proof of funds after your offer on a property. Please provide these in order to reduce any delay.

2. Details: We endeavour to make the details and measurements as accurate as possible. However, please only take them as indicative only. Measurements are taken with an electronic device. If you are ordering carpets or furniture, we would advise taking your own measurements upon viewing.

3. No services or appliances have been tested by Mallinson & Co.