

Ash House Lodge

Limb Lane, Dore,
Sheffield S17 3ES

Saxton Mee

ASH HOUSE LODGE

AN IMPRESSIVE LARGE FAMILY HOME IN AN ATTRACTIVE IDYLLIC SETTING

A substantial, spacious and tastefully extended five bedroom / four bathroom large family residence on the edge of Dore in an attractive private setting with attractive country views.

The property benefits from a large double garage, stable block with three stables and tack room, a ménage and paddock extending to approximately 1.75 acres.

The impressive family home offers generous accommodation with spacious reception hall, family room with Clearview Stove, music room/study, sitting room with feature fireplace, large open plan living kitchen area extensively fitted out with high quality range of units, electric Aga and Corian work surfaces, including a large feature central island, adjacent dining area and family area with Scandinavian Soapstone wood burning stove and aluminium sliding patio doors leading out onto large terrace overlooking the landscaped garden, ménage and paddock. Rear hall, utility room, cloakroom, boot room and gym.

On the first floor an impressive master bedroom with his and hers en-suite dressing rooms and shower room, bedroom suite two with en-suite shower room, two further double bedrooms and family bathroom. On the second floor, double bedroom and en-suite bathroom.

Outside, the property is approached via a long private lane, leading to an extensive driveway providing ample parking and access to a double garage. The equestrian facilities include a stable block with three loose boxes and tack room, an adjacent 20ft x 40ft ménage and paddock. To the rear, a generous entertaining terrace overlooks beautifully maintained landscaped gardens, featuring a well-kept lawn and attractive, well-stocked floral borders.

Enjoying a stunning location off a quiet country lane, yet within easy access of the excellent amenities of Dore Village, with shops, restaurants, public transport and on the edge of the open countryside of Blackamoor and the Peak District.

Ideal for purchasers with equestrian interests.





KEY FEATURES

- Very large and tastefully extended detached family home
- Five double bedrooms and four bathrooms
- Quiet peaceful, tranquil location
- Equestrian including stables with 3 loose boxes and tack room and 40ft x 20ft ménage
- Paddock and grounds extending to just over 2 acres
- Fantastic very large open plan living kitchen with Scandinavian Soapstone wood burning stove, electric Aga and extensive range of units
- Separate utility room, downstairs WC and boot room
- Private driveway, extensive parking and double garage
- On the edge of Dore with excellent amenities and first class schools
- Walking distance of the open countryside of Blacka Moor, Ecclesall Woods and the Peak District National Park





GROUND FLOOR

Large broad entrance hall and double doors opening into the family room with Clearview Stove, music room / study

Large open plan living kitchen area extensively fitted out with high-quality range of units and Corian work surfaces and large central island, electric Aga, further range of built in appliances. Adjacent dining area and aluminium patio doors leading out onto a rear entertaining terrace and overlooking the garden. Adjacent family area with Scandinavian Soapstone wood burning stove. Sitting room with feature fireplace















FIRST FLOOR

Staircase to large first floor landing, master bedroom with very generous proportions with en-suite dressing room for him and her and en-suite shower room with full suite.

Bedroom suite two with en-suite shower room, double bedroom three, double bedroom four, family bathroom fully tiled with full suite including separate shower cubicle.







SECOND FLOOR

Staircase to second floor with good sized bedroom and ensuite bathroom with full suite and Jacuzzi bath







OUTBUILDINGS

Large, detached, garage. Dog pound. Stable block by Highfield Equestrian with three loose boxes and tack room. Turnout yard leading to ménage (20ft x 40ft) of sand and rubber plus adjoining paddock leading down to the stream and with field shelter.



LAND & GARDENS

Ash House Farm is approached via a long private lane, electric security entrance gates give access to the property with extensive parking and turning space giving access to the garaging, stables and land.

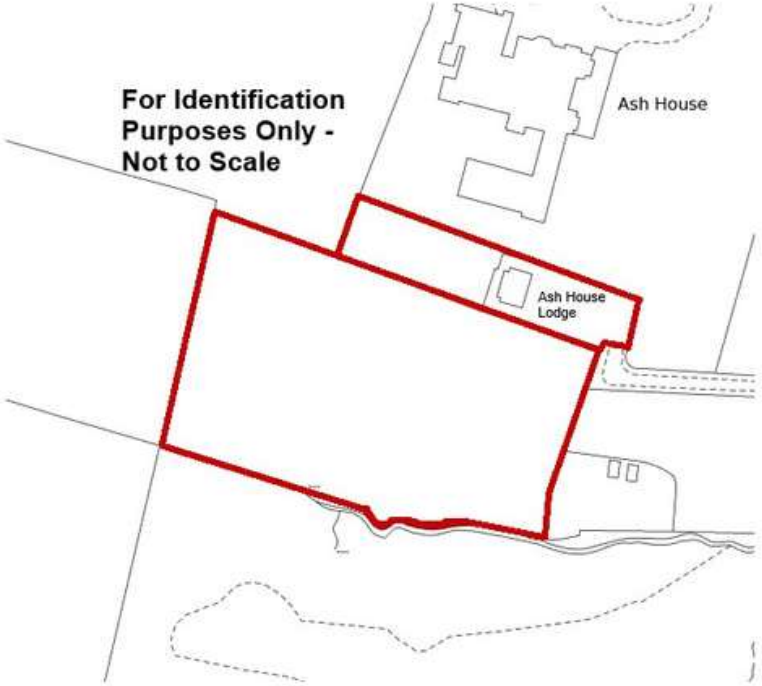
Lovely, well maintained, garden to the rear of the property with extensive patio area, lawn and well stocked floral borders creating a lovely setting.

The garden grounds and paddock extend to approximately 1.75 acres.

The property has mains gas, electric and water and mains drainage.







SELLER INSIGHT

How long have you lived at Ash House Lodge?
We moved here from Doncaster in 1998, and the house has grown with our family

What have you loved most about living at the property?
We loved it from the moment we moved in. The position is perfect for us, being rural but within reach of the village. There is everything here we need, from great schools, to clubs and pubs, to the closeness of both the city and the Peak District, to the field, stables and many bridle tracks for the horses, and walks with the dogs.

What will you miss about living here?
We will miss everything about it. A lovely spacious but cosy house. Lots of internal and external space but easy to manage.

Why have you decided to move?
To downsize now our family have grown

What do you love most about the location?
It is the most amazing location, private but not isolated, within the village and community, but sitting in it's own space, the riding and walking in Ecclesall woods at the bottom of the track, the Limb Valley, and proximity to both the city and the Peak District.





Ash House Lodge



Outbuildings
Approximate Floor Area
537 sq.ft
(49.86 sq.m.)

Ground Floor
Approximate Floor Area
2,243 sq.ft
(208.35 sq.m.)

First Floor
Approximate Floor Area
1373 sq.ft
(127.58 sq.m.)

Second Floor
Approximate Floor Area
221 sq.ft
(20.55 sq.m.)

Approx. Gross Internal Floor Area 3,837 sq.ft / 356.48 sqm
Outbuildings 537 sq.ft / 49.86 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

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For further information
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