



LOCK BRIDGE HOUSE, CLAYBRIDGE, SYKEHOUSE, DN14 9AL
£1,650,000

Carter Jonas

Lock Bridge House is a remarkable property of exceptional quality which rivals any house in the region, built from the ground up in the footprint of the former lock house with high end features and cutting-edge technology throughout the current owners have created an individual home with no expense spared. The position is sublime overlooking the lock to the rear and to the side an uninterrupted view down the canal and countryside beyond.

The accommodation is spacious without being rambling and is spread over 4 floors which are all dissected by a glass lift through the spine of the building. The lower ground floor consists of a triple garage, plant room and leisure suite which contains a top of the range pool/spa, a medical grade sauna and space for a gym. The ground floor benefits from open plan living; an enviable German kitchen with top class integrated appliances which leads into a dining area and living room benefitting from an impressive feature fireplace. The almost floor to ceiling windows means natural light can flood through the property and allows those inside to take full advantage of the beautiful surroundings. The first and second floors are made up of 5 double bedrooms each with its own ensuite and breath-taking views, the principle suite has the 'x-factor' which includes a stylish ensuite bathroom, walk-in wardrobe and bedroom with a balcony.

The house is approached via electric gates onto a driveway which provides parking for several cars in addition to the triple integrated garage with electric doors. To the left of the driveway there is a large vegetable patch and to the right a spacious and private walled garden. In addition to the lawned garden there is a wraparound terrace which is a perfect space for entertaining and al fresco dining.

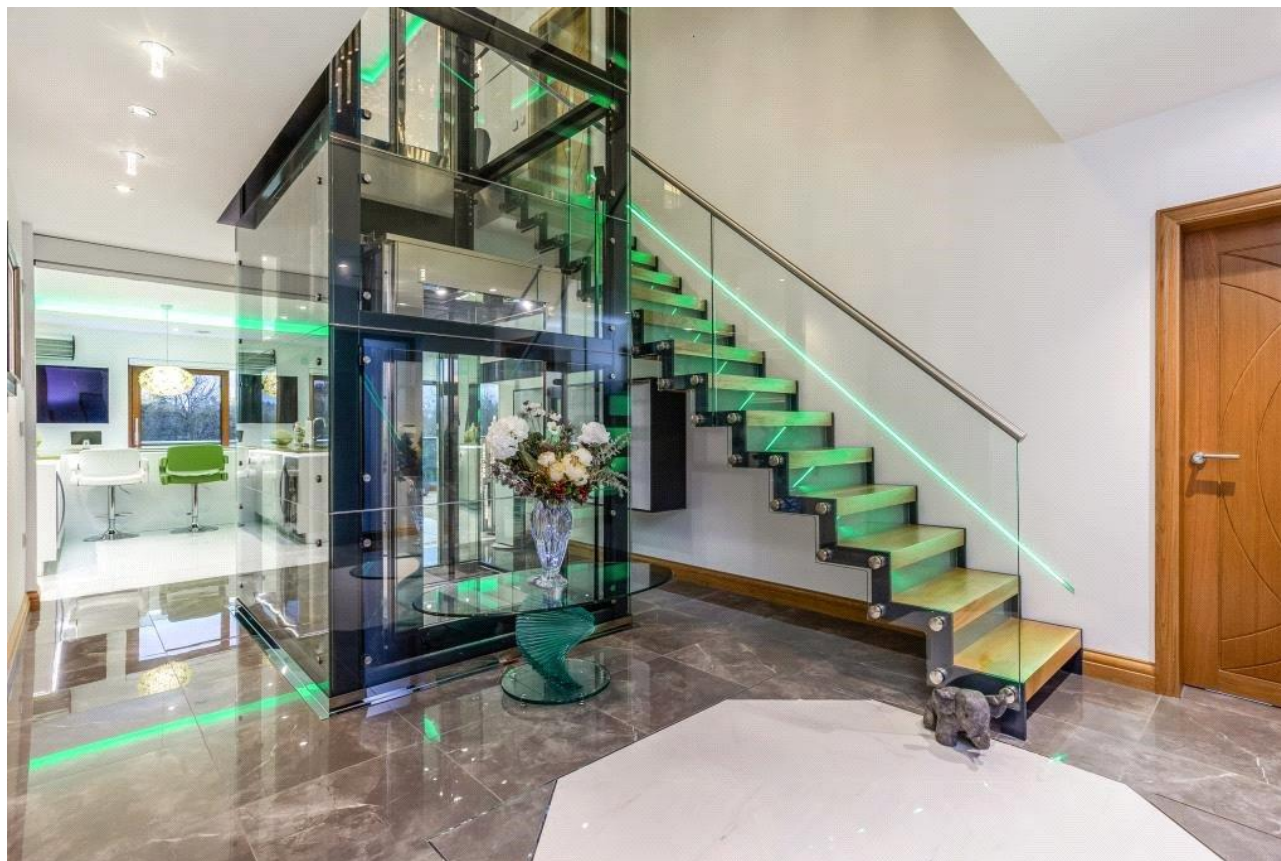
What makes this house extra special is the attention to detail and technology which is rarely seen in any residential property. It creates a house which is very energy efficient but also fun, to name but a few of these features the roof is made up of 900 (approx) solar tiles which is not only aesthetically pleasing but also contributes to the exceptionally low running costs. The house is fully integrated with Loxone technology which allows the entire home to work as one harmonious system meaning the lighting, heating, blinds and security systems will all work in tandem together to create a truly intelligent home. There are many other hi-tech features in this special home and an internal viewing is highly recommended.

The property is located in the village of Sykehouse, which has many amenities including a village pub, cricket pitch, church, village hall with children's play area and has good access to the local bridleway network, including the Trans Pennine Trail and the well-known Sykehouse Arena equestrian facility, which offers a range of hire, shows and clinics. The nearby towns of Askern and Thorne offer a good selection of facilities including banks, shops and a Post Office. The property is within easy reach of the M18 motorway and the M62, M180, A1(M) and M1 motorways providing easy access of all the major show centres. Doncaster has a mainline railway station with services to London (approx. 1 hr 40 mins) and has the Robin Hood Airport situated on its outskirts..

TENURE Freehold

EPC BAND A

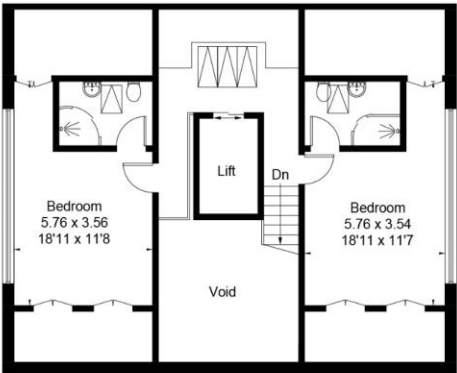
A SUPERB CONTEMPORARY HOME OF EXCEPTIONAL QUALITY OFFERING SPACIOUS ACCOMMODATION, A WIDE RANGE OF CUTTING-EDGE TECHNOLOGY AND IS SITUATED IN AN IDYLIC LOCATION.



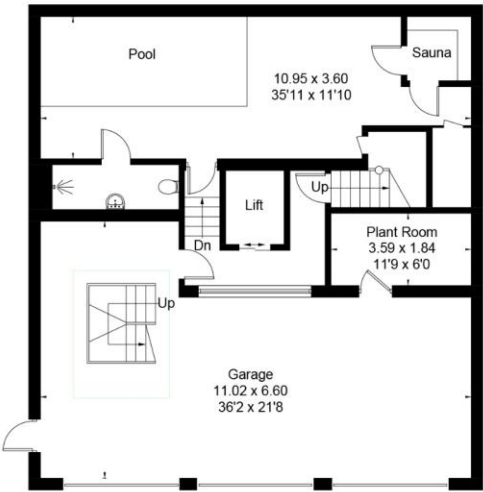




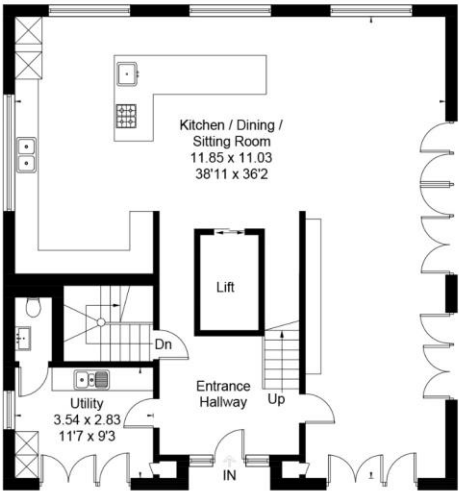
Approximate Area = 456.6 sq m / 4915 sq ft
(Including Lift / Pool / Excluding Void)



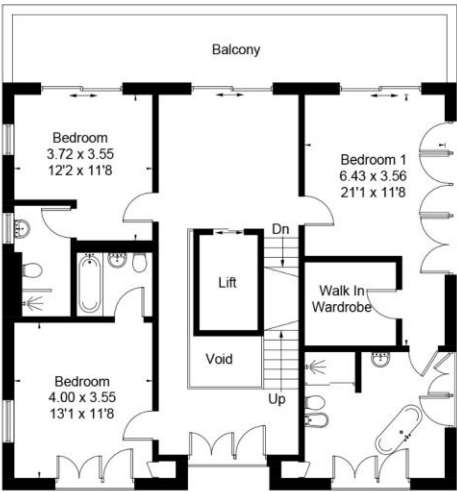
Second Floor



Lower Ground Floor




Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	93	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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