

KIVETON HALL

WHERE ELEGANCE MEETS SECLUSION

Set within beautifully enclosed grounds, Kiveton Hall stands as a striking example of period architecture reimagined for modern life. With its commanding presence, carefully curated interiors and expansive setting, it offers a rare combination of grandeur and liveability. Every detail has been considered, creating a home that feels both impressive and entirely inviting.





FRAMED IN STONE & SILENCE

Carefully composed, the approach to Kiveton Hall is both striking and deliberate, designed to create a moment of quiet anticipation. Electric pillared gates open to reveal a beautifully enclosed setting, where traditional Grade 1 listed stone walls frame the gardens and offer an immediate sense of privacy.



As you pass through, the drive unfolds ahead, leading you towards a sweeping tarmacked turning circle, its stone-set centrepiece adding both symmetry and subtle architectural detail.

There is a natural sense of ease here. Ample parking is thoughtfully arranged for six or more vehicles, complemented by a substantial triple garage, ensuring practicality sits seamlessly alongside the elegance of the setting.

Stepping from the drive towards the house, the experience softens. The scale remains impressive, yet the atmosphere becomes calm and welcoming, a home that feels every bit as grand as it is inviting.



A CRAFTED FIRST IMPRESSION

The first step inside Kiveton Hall is one that immediately sets the tone for the home beyond.

A substantial timber front door, framed by inset glazing and a glazed panel above, allows natural light to spill gently into the space, creating a bright and welcoming first impression. Your eye is drawn instantly to the striking staircase, a feature in its own right, rising with quiet confidence and anchoring the hall with a sense of scale.

Underfoot, the tiled floor adds both practicality and presence, whilst fitted storage beneath the stairs has been thoughtfully incorporated to ensure the space remains as functional as it is beautiful.

To one side, a large open fireplace with a stone hearth introduces warmth and character, offering a nod to the home's heritage and creating an atmosphere that feels both inviting and timeless. The addition of wall panelling further enhances this, wrapping the space in texture and depth, reinforcing the sense of craftsmanship throughout.

From here, the home begins to unfold naturally. The hall opens effortlessly into the principal living spaces, drawing you through to the dining room, the main lounge and the kitchen, creating a flow that feels both intuitive and perfectly considered.





ENTERTAINING ELEVATED

Positioned to the right of the entrance hall, a substantial solid oak door opens to reveal a room designed as much for occasion as it is for everyday living.

Underfoot, rich oak flooring sets a warm and elegant tone, whilst a beautifully carved wooden archway naturally defines the space, gently dividing it into two distinct yet connected areas.

The formal dining space centres around a striking stone fireplace, where a log burner brings both warmth and atmosphere to larger gatherings. Wall panelling, enhanced with inset mirrors, reflects light throughout the room, whilst bespoke fitted cabinetry incorporates thoughtful details including a plate warmer, perfectly suited to hosting and family celebrations.

Double doors open directly onto the garden, drawing the outside in and framing uninterrupted countryside views, creating a seamless connection between indoor dining and outdoor living.



MADE FOR ENTERTAINING

Beyond the archway, the room softens into a more relaxed snug area. Here, floor to ceiling windows capture the landscape beyond, flooding the space with natural light.



The continuation of the panelling ties the two areas together, whilst a fitted media wall introduces a more contemporary element, offering a space to unwind after the formality of dining. Above it all, the owners' statement chandeliers bring a sense of theatre, catching and reflecting a soft shimmer across the room, adding a final layer of elegance to a space that feels both refined and inviting.





LIGHT, ELEGANCE & REFINEMENT

Positioned at the end of the entrance hall, the formal lounge reveals itself as a beautifully composed space, where light and proportion take centre stage.

Large windows to two elevations draw natural light in throughout the day, creating a room that feels both bright and uplifting, yet calm and composed. The outlook beyond softens the space further, allowing it to feel connected to its surroundings whilst remaining entirely private.

At its heart, an ornate fireplace with a gas fire provides a refined focal point, bringing warmth and balance to the room. Above, delicate ceiling roses and decorative cornicing frame the space with subtle elegance, whilst intricate detailing around the doorway adds another layer of craftsmanship. Tall skirting boards complete the picture, reinforcing the sense of scale and period character that runs throughout the home.

This is a room that lends itself effortlessly to more formal occasions, yet remains inviting enough for quieter moments, a space to gather, to relax, and to simply enjoy the light as it moves through the day.



THE HEART OF EVERYDAY LIVING

Flowing naturally from the entrance hall, the kitchen and dining space is where the home truly comes to life. Designed to bring people together, it balances craftsmanship, warmth and everyday practicality with effortless ease.

Bespoke Brookmans cabinetry is paired with granite worktops, whilst a generous central island offers both presence and practicality, with ample storage and space to gather. A matching dining table continues the design language, creating a cohesive and sociable setting for everything from relaxed breakfasts to busy family evenings.





A SPACE TO GATHER

The specification has been carefully considered throughout. A Smeg double oven with seven ring gas hob forms a striking focal point, complemented by an integrated microwave, dishwasher, wine fridge, larder fridge and separate freezer.

A Quooker boiling tap adds convenience, whilst lighting both within and above the cabinetry enhances the sense of depth and atmosphere as the day moves into evening. Underfloor heating runs throughout, ensuring comfort underfoot all year round.

A contemporary gas fire introduces warmth and character, cleverly linking the kitchen with the adjoining play room, creating a subtle connection between spaces whilst allowing each to retain its own identity.

Glazed doors open directly onto the terrace, inviting the outside in and making al fresco dining feel like a natural extension of the space. Whether it's summer evenings with friends or a quiet morning coffee, the flow between inside and out is seamless.



THOUGHTFULLY
CONNECTED

An archway leads through to the adjoining play room, offering flexibility to suit family life, whether as a children’s space, additional snug or informal sitting room.

Fitted storage ensures everything has its place, whilst a hidden staircase, tucked discreetly away, adds a sense of intrigue and connects effortlessly to the first floor.

From here, further practical spaces unfold, including a downstairs WC and plant room, thoughtfully positioned to support the rhythm of daily life without interrupting the flow of the home.



Accessed from the play room, the walk-in pantry provides generous and practical storage, keeping the main kitchen beautifully uncluttered. Naturally cool throughout the year, thanks to the absence of underfloor heating, it is perfectly suited for food storage and everyday essentials.

Finally, the utility room provides a highly functional workspace, with plumbing for both a washing machine and dryer, as well as a traditional Belfast sink. Generous in size and well laid out, it ensures the practicalities of family life are handled with ease, keeping the main living areas calm, organised and beautifully uncluttered.





THOUGHTFULLY DESIGNED FLEXIBLE LIVING

The layout of Kiveton Hall offers exceptional flexibility, with a natural opportunity to create a self-contained annexe within the existing footprint. Tucked just beyond the main living spaces, the rear hallway reveals a more practical side of the home, thoughtfully designed to support everyday living without compromising on style.

From here, the gym offers an energising and light-filled space, where a striking roof lantern and a full wall of glazing allow natural light to pour in throughout the day. It is a room that feels uplifting and open, equally suited to focused workouts or quieter moments of wellbeing.

Centred around the rear entrance hall, a combination of the integral garage, generous utility room, WC and the beauty studio space could be reconfigured to form independent accommodation, ideal for extended family, visiting guests or multi-generational living.

Equally, this arrangement lends itself perfectly to those looking to run a business from home, creating a space that feels separate yet remains seamlessly connected to the main house. It is a rare and valuable addition, offering the freedom to adapt the home to suit both lifestyle and future needs.





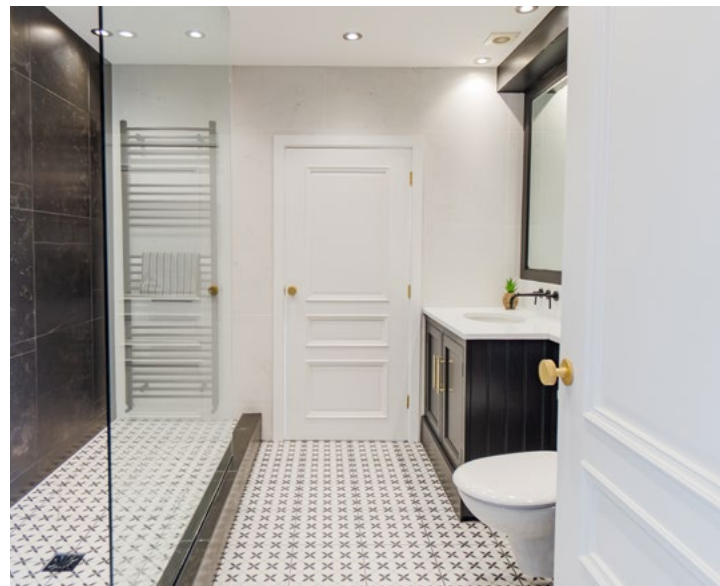
CONNECTED, CONSIDERED & FAMILY-FOCUSED

At the top of the staircase, the home continues to unfold with a layout designed to balance comfort and practicality.

To the right, bedroom five is a beautifully positioned room, currently fully fitted with Brookmans wardrobes, offering excellent storage whilst maintaining a calm and uncluttered feel. From here, far-reaching countryside views create a peaceful backdrop, bringing a sense of openness and connection to the landscape beyond.

Next door, bedroom four sits alongside, thoughtfully arranged with fitted storage and a built-in children's bed, making it an ideal space for younger family members or visiting guests.





CALMLY COMPOSED

The two rooms are connected by a stylish Jack and Jill ensuite, that has been recently refurbished in 2025, creating a space that feels both contemporary and beautifully considered.

Porcelanosa tiling introduces a clean, refined backdrop, whilst bespoke Brookmans cabinetry provides elegant storage and a sense of cohesion with the wider home. A granite worktop sits above the vanity, housing twin basins and offering both durability and a subtle sense of luxury.

A walk-in rainfall shower completes the space, bringing together practicality and indulgence, perfectly suited to both family living and guest use.



SPACE, CHARACTER & VERSATILITY

Continuing along the corridor, bedroom three reveals itself as a generous and beautifully balanced space.

Dual aspect windows draw in natural light from both sides, creating a room that feels bright, open and connected to its surroundings. Fitted Brookmans storage has been thoughtfully incorporated, ensuring practicality without compromising the calm, refined aesthetic.





CLASSIC COMFORT

The en-suite is equally impressive, thoughtfully designed to evoke a sense of everyday indulgence whilst remaining timeless in its styling. Taking centre stage, the freestanding claw foot bath introduces a classic elegance, creating a natural focal point within the room and inviting long, restful evenings of relaxation.

Alongside it, the spacious walk-in shower brings a more contemporary edge, balancing traditional character with modern comfort.

A vanity unit wash basin provides both practicality and refined storage, whilst the careful combination of textures, fittings and proportions ensures the space feels cohesive and beautifully considered. Altogether, the en-suite achieves a calm, luxurious atmosphere that feels both indulgent and entirely suited to daily living.





A PEACEFUL RETREAT

From here, a staircase leads to an additional room, offering a sense of separation and flexibility. Bedroom six is a charming and light-filled space, defined by its feature semi-circular window and additional Velux windows that flood the room with natural light.

Tucked away yet connected, it offers wonderful versatility, whether as a guest bedroom, a relaxed snug or a private dressing space for older children or teenagers. Together, these rooms create a suite that feels both adaptable and full of character, perfectly suited to evolving family life.





A PRINCIPAL SUITE DESIGNED TO UNWIND

Accessed from the extensive landing, the principal suite unfolds as a calm and beautifully considered retreat. Thoughtfully zoned, the suite is arranged to offer a natural flow between the bedroom, dressing room and en-suite, allowing each space to feel both connected and distinct. The bedroom itself is generous in scale, easily accommodating king-sized furniture whilst maintaining a sense of openness.

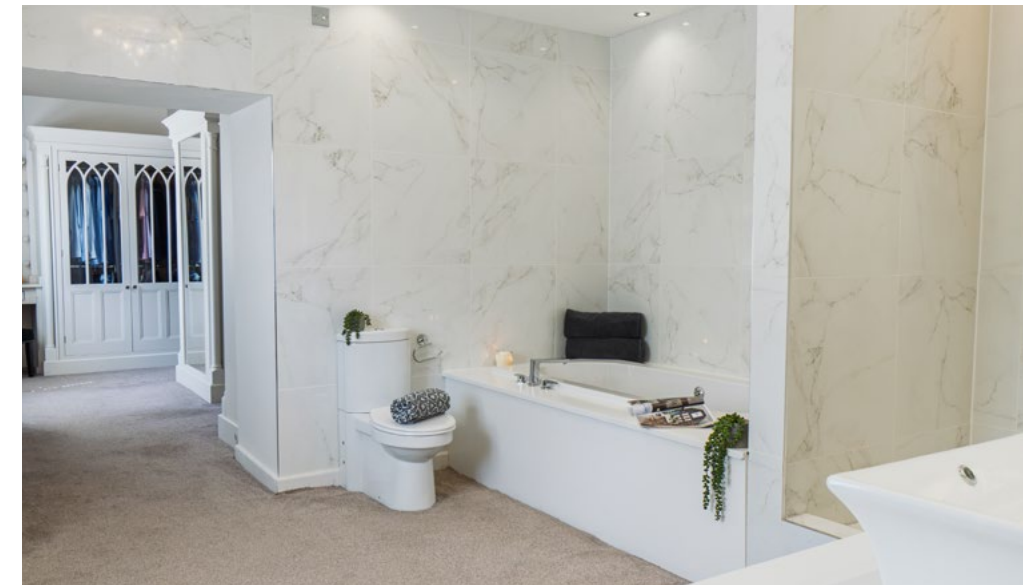




RELAX & REFRESH

Windows to the front elevation frame views across the pond and paddock beyond, bringing a peaceful, ever-changing outlook into the room. A statement chandelier, chosen by the current owners, adds a touch of elegance, catching the light and creating a striking focal point.

The en-suite continues the sense of indulgence, centred around a large, centrally filling bath, perfectly positioned for relaxation. A walk-in shower and a vanity unit with his and hers basins complete the space, combining practicality with refined design.





SOFT LIGHT & STORAGE

Flowing from the bedroom, the dressing room has been thoughtfully designed with fully fitted, tall cabinetry offering excellent storage. Automatic lighting illuminates the wardrobes, whilst a well-lit dressing area creates a space that feels both functional and luxurious.

Together, the principal suite offers a true sense of retreat, a place to begin and end each day with ease, comfort and quiet refinement.



MORE THAN A PASSING SPACE

Return to the extensive landing, where soft carpeting underfoot enhances the calm and comfortable atmosphere of the first floor. Generous in scale and filled with natural light, the landing offers space for a dedicated study area, creating an ideal setting for working from home or quiet daily routines.





A PRIVATE SUITE FOR COMFORT

Accessed via a secondary staircase at the end of the landing, these additional bedrooms offer a sense of privacy and separation, creating an ideal retreat for guests.

Bedroom two is arranged as a beautifully appointed guest suite, generous in scale and thoughtfully designed.

The en-suite, fitted with Brookmans cabinetry and granite worktops, is particularly impressive, featuring a centrally positioned freestanding bath, a large walk-in shower and a vanity unit with his and her basins, combining practicality with a sense of indulgence. Subtle feature spot lighting set into the floors adds a unique layer of warmth and character, enhancing the overall atmosphere.

Alongside, bedroom seven provides a comfortable and versatile space, with room for a double bed and additional furnishings, making it perfectly suited for guests or older children.

Both rooms are rich in character, with original beams adding texture and a sense of history, whilst their tucked-away position offers a peaceful escape from the main living areas of the home. Together, these rooms create a private wing that feels calm, inviting and perfectly suited to hosting family and friends.



AN ESTATE WITH COUNTRY SURROUNDINGS

The grounds at Kiveton Hall are as impressive as the home itself, offering a beautiful balance of open space, structure and lifestyle. Expansive gardens stretch out from the house, creating endless opportunity for both relaxation and recreation.





GROUNDS WITH HERITAGE

Sweeping lawns provide space for children to play, whilst the wider setting creates a strong sense of privacy and connection to the surrounding countryside.

To the rear, wraparound decking forms a natural extension of the living space, complete with a dedicated seating area and outdoor kitchen, perfectly arranged for entertaining, from summer gatherings to quieter evenings outdoors.

Practicality has been equally well considered. A substantial triple garage with power, lighting and electric roller doors offers excellent storage and functionality, complemented by additional loft space above. Adjoining this, a further store provides convenient space for gardening equipment and everyday essentials.

Beyond the immediate garden, the grounds continue to unfold with a sense of space and quiet refinement. A secure fenced paddock offers versatility for equestrian or lifestyle interests, whilst a tranquil fishpond creates a peaceful focal point within the landscape. Mature planting and expansive lawns are framed by original stone walls, including a striking Grade I listed wall that runs the length of the paddock and much of the driveway, introducing a remarkable sense of heritage and permanence.

Altogether, this is outdoor space designed to be lived in, offering flexibility, privacy and a seamless extension of the home.



PERFECTLY
POSITIONED

Kiveton Hall enjoys a setting that feels wonderfully private and rural, yet remains exceptionally well connected for everyday life.

Beyond the gates, open countryside unfolds immediately, with a network of footpaths and bridleways offering endless opportunities for walking, cycling and exploring. The surrounding landscape becomes a natural extension of the home, ideal for quiet morning walks and longer weekend adventures alike.

For days out, Rother Valley Country Park is within easy reach, offering lakeside walks, watersports and open green space, whilst the wider area is rich in heritage, with Clumber Park, Sherwood Forest and Chatsworth House all readily accessible for seasonal visits and events.

Closer to home, nearby villages provide a welcoming sense of community, with a selection of cafés, pubs and everyday amenities all within a short drive. Families are well catered for with a range of respected schooling options nearby, including Todwick Primary School, South Anston Primary and Worksop College.

For a broader mix of dining, shopping and leisure, Sheffield, Worksop and Rotherham are all easily reached, whilst the M1, M18 and nearby rail links provide excellent connections to major cities, making Kiveton Hall a home that balances countryside living with effortless convenience.

It is this combination that makes Kiveton Hall so special, a setting that feels a world away, yet keeps you seamlessly connected.



FLOOR
PLAN

Approximate Gross Internal Area = 606.81 sq m / 6532 sq ft.
Garage = 59.00 sq m / 635 sq ft. Total = 665.81 sq m / 7167 sq ft
Illustration for identification purposes only. Measurements are approximate. Not to scale.



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