

Sky-House.Co

Rother Valley.

Sky Lark.

This is Sky-House.Co Rother Valley



Station Road, Killamarsh, S21 1EN

TM



Thirteen re-imagined 'Sky Lark' bungalows with open plan living



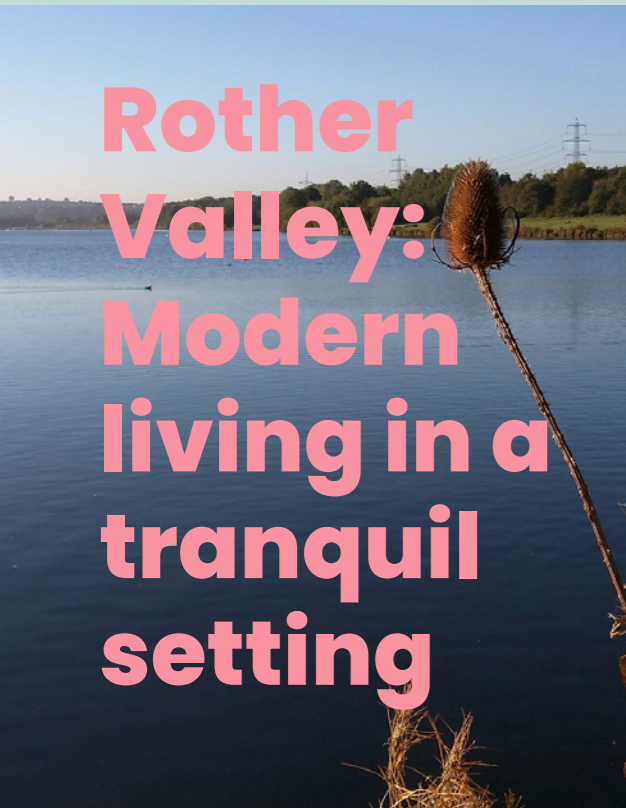
Did you know that less than 1% of new build homes are bungalows?

Located in north-east Derbyshire in the village of Killamarsh, bordering Rotherham and Sheffield, Sky-House Rother Valley is our stunning new development of thirteen 3-bed homes with a twist. Our 'Sky Lark' homes feature bungalow designs, re-imagined for modern living. With vaulted ceilings and open plan living, it is everything you would come to expect from a Sky-House but on a single level.

This eye-catching development includes brick façades with feature stone banding. The two house types on offer include pitched roofscapes, skylights and varied detailing to echo the past use of the site as a Victorian railway siding. Whilst most of the homes are on a single level, some include a lofted bedroom level with shower room.

Each property has French doors that open out onto a rear private patio and turfed garden, with off-street parking for two vehicles.

Rother Valley: Modern living in a tranquil setting



Popular due to its suburban location situated on the east side of Rother Valley, Killamarsh is a great location for those commuting into Sheffield, Chesterfield and Rotherham and the M1. For those wishing to get out into nature, the development is nestled between the stunning Rother Valley country park and the Transpennine Trail, close to the River Rother.

Rother Valley Country Park is a beautiful park offering an array of outdoor activities. With three large lakes, facilities include an aqua park, cable ski and a wide range of water sports, lakeside walks and bike trails.

The National coast-to-coast Transpennine Way is a mapped and signposted trail. With easy gradients and surfaced paths, its a paradise for walkers and cyclists alike wanting to get a glimpse of the dramatic scenery. You can find out more about The Trans-Pennine Way at [transpenninetrail.org.uk](https://www.transpenninetrail.org.uk)

For those wishing to explore the local area, Creswell Craggs is a short 20 minute car journey. This extraordinary archaeological park has beautiful landscapes, gorges, and caves to explore featuring the only authenticated Ice Age cave art in Britain.

Rother Valley.

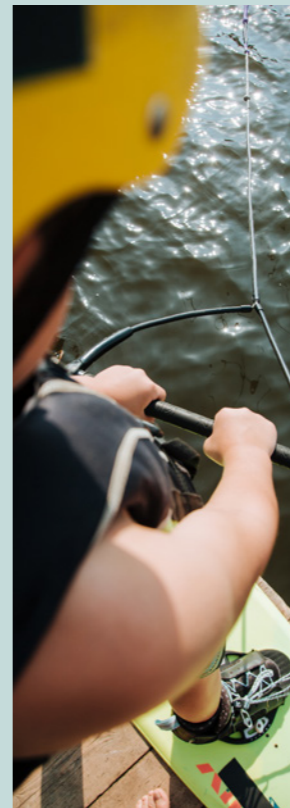
Although the development is perfectly placed for those wanting to be close to nature, it also boasts an array of local amenities right on the doorstep.

Just a short 10 minute walk to Sheffield Road/Bridge Street you will find an array of cafés, bars and local shops. Sheffield Road is also a main public transport route with regular buses to Sheffield City Centre and elsewhere.

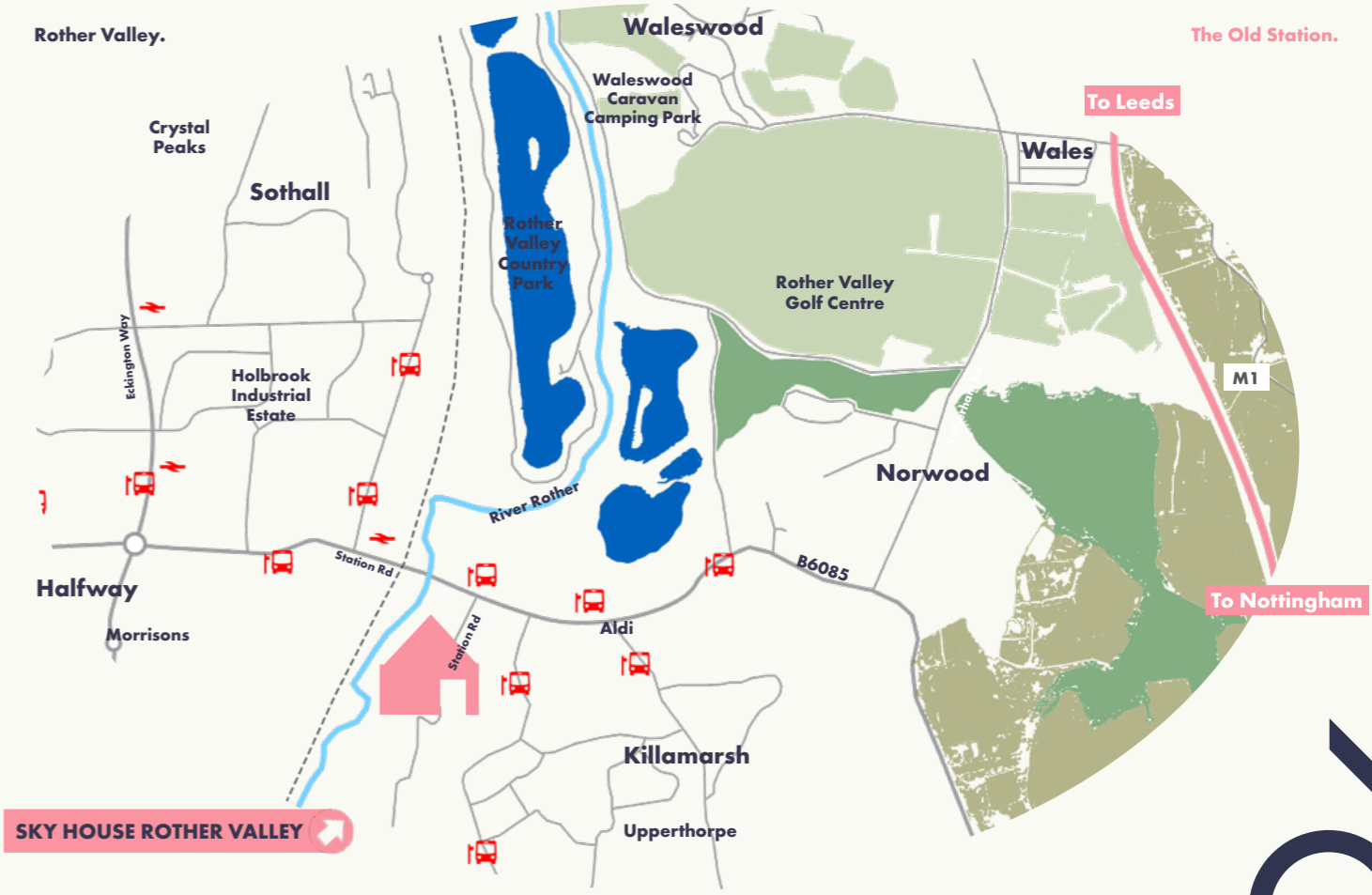
The area boasts a number of schools within walking distance from Killamarsh Village Day Nursery and Pre-School to St Giles CE Primary School and Killamarsh Junior School. Mount St. Mary's College is located just 2.7 miles south of the development and the Sheffield College (Peaks Campus) under 3 miles away.

Killamarsh Sports Centre and larger supermarkets such as Aldi and Co-Op are just a 12 minute walk away. Halfway Tram stop is just 1 mile away or a 20 minute walk.

The larger shopping complexes of Crystal peaks and Meadowhall are just a short drive away.



The Old Station.



TRANSPENNINE TRAIL



STATION ROAD

Key

- SKY LARK T1 3BED
- SKY LARK T2 3BED
- SHOW HOME

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.



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Sky-Lark Type 01

3BED BUNGALOW

78M²/
844FT²

Three bedroom single level home,
featuring open plan living and a large
master bedroom with ensuite and views
over a private rear garden.

Dimensions

Living	3800 x 3200 mm
Kitchen	3300 x 3200 mm
Dining	4300 x 3200 mm
Bedroom 01	3800 x 3200 mm
Bedroom 02	3100 x 1950 mm
Bathroom	1850 x 2000 mm
Bedroom 03	2150 x 3100 mm



Sky-Lark Type 02

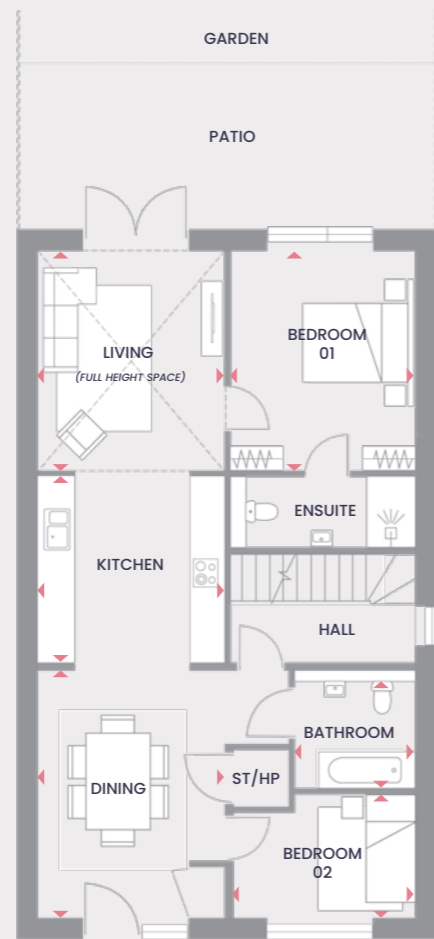
3BED DORMER BUNGALOW

99M²/
1,062FT²

Three bedroom dormer bungalow, featuring open plan living, a large first floor master bedroom and a private rear garden.

Dimensions

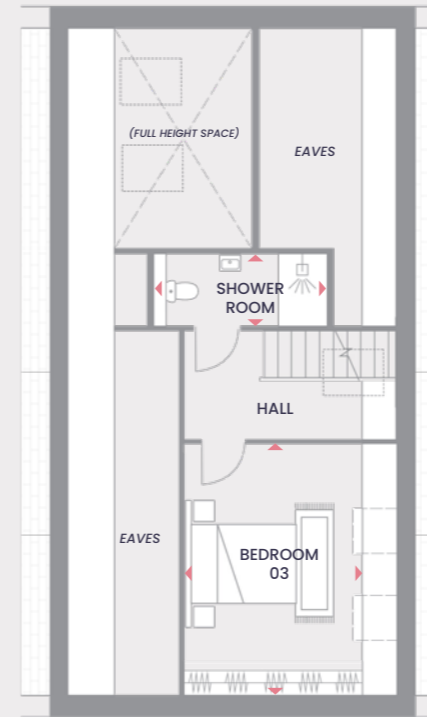
Living	3800 x 3200 mm
Kitchen	3300 x 3200 mm
Dining	4300 x 3200 mm
Bedroom 01	3850 x 3100 mm
Bathroom	1800 x 2000 mm
Bedroom 02	2100 x 3100 mm
Shower Room	1250 x 3000 mm
Bedroom 03	4400 x 3100 mm



Ground Floor

Key

- ST Store
- HP Heat Pump
- ◊ Dimension location



First Floor



High spec homes with a focus on sustainable living



Sky-Lark homes are curated to reflect the Victorian past but for modern day living. Our in-house designers have created a high quality specification as standard with a focus on quality and sustainability.

Depending on when you reserve, you may have the option to personalise your home with upgrades and extras for added comfort.

Our homes boast contemporary kitchens with integrated appliances including electric oven, ceramic hob with stainless steel splash-back, fridge freezer, dishwasher and extractor fan in stainless steel finish.

Modern fitted bathrooms benefit from chrome fittings and heated towel rails. A range of flooring options are also available.

If you'd like to know more about available options and extras, please speak to our Sales Team!

Specifications and options may be subject to change depending on house types, suppliers and build stage on reservation. Please contact the sales team for more information on specification, options and prices.



Spec.

KITCHEN + FINISHES

	Average Housebuilder	Sky-House co.	
	Standard	Standard	Optional Extras
Walls, ceilings + woodwork painted throughout in white.	✓	✓	
Full height windows + internal ladder-style doors.	✗	✓	
Fully fitted kitchen with soft closing cabinets, handles + laminate worktop.	✓	✓	
Integrated appliances including hob, oven, extractor, fridge freezer + dishwasher.	✗	✓	
Integrated microwave oven.	✗	✗	✓
Quartz worktop + upstand.	✗	✗	✓
Luxury Vinyl Tile flooring to kitchen + dining in a range of styles.	✗	✗	✓
Luxury carpet to living + bedrooms in a range of shades.	✗	✗	✓

ELECTRICAL

Electrical sockets + faceplates in white plastic.	✓	✓	
Pendant lighting to living (Lark T1 only) + bedrooms.	✓	✓	
Recessed LED spotlights in kitchen + dining, finished in white.	✗	✓	
USB sockets in kitchen + master bedroom.	✗	✓	
Plain white Wifi-enabled electric heaters.	✗	✓	
Eco-friendly MEV indoor heat pump + heat exchange for extraction + hot water.	✗	✓	

BATHROOMS

	Average Housebuilder	Sky-House co.	
	Standard	Standard	Optional Extras
Plain white contemporary sanitaryware with chrome fittings.	✓	✓	
Fitted white bath tub + handheld shower.	✓	✓	
Low-profile shower tray, shower screen + chrome shower fittings.	✓	✓	
Full height porcelain wall tiles to bath/shower enclosure + tiled floor.	✗	✓	

EXTERNALS

External light to front + rear of property.	✗	✓	
Vertical hit + miss timber fencing to rear garden.	✓	✓	
Slab paving to rear terrace.	✓	✓	
Rear garden to be finished in turf.	✗	✓	
Timber bin enclosure (to certain housetypes).	✗	✓	
Feature signage to front of property.	✗	✓	
Outdoor tap to rear garden.	✗	✓	
Parking bays finished in tarmac.	✓	✓	

Homes designed with the future in mind

Rother Valley.

The Old Station.

Zero gas.

App-enabled heating.

Solar.



Our Sky-Lark's are naturally efficient by design, effectively retaining heat. The average household emits 2.7 tonnes of CO2 every year through heating. However, our zero gas homes have the ability to be powered with 100% renewable energy.

A KERS indoor heat pump recycles waste energy from within the home and converts it to low-cost renewable hot water for your home. For every 1kW of energy consumed, the KERS system can produce up to 4.5kW of thermal energy.

Our homes also include solar panels to the roof, providing residents with a source of clean, renewable energy (battery not included).

As part of our commitment to reducing our carbon footprint and creating communities, we have partnered with social enterprise Kids Plant Trees. Their vision is for a world in which every child has a positive, for a long-lasting and healthy relationship with nature. They aim to provide the opportunity for 10,000 children in the Sheffield City Region to connect with nature in a direct way.

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Please get in touch with our Sales Team to find out more!



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sky-house.co



[@skyhouseco](https://www.instagram.com/skyhouseco)



Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements in this brochure. Sky-House Co also reserves the right to alter specifications without notice. Please get in touch with our sales team for the most up-to-date details.

