



Nether Haugh House
Nether Haugh | Rotherham | S62 7RZ

NETHER HAUGH HOUSE

This strikingly handsome stone-built period home, enjoys a superb location within the pretty hamlet of Nether Haugh. The location is enveloped by glorious rolling countryside, and yet it lies within close proximity to Rotherham town centre and is also within easy reach of Sheffield, Doncaster and Barnsley.



NETHER HALLS
HOUSE





A rare example of a substantial country home, built in the early 1800's presenting a statement of both character and grandeur. Automatic wrought iron gates open to a sweeping driveway revealing the privately enclosed grounds of approximately 1.3 acres.

Nether Haugh House retains original period features, has generous landscaped gardens and adjoins glorious open countryside commanding breath-taking rural views. Positioned within an enviable semi-rural hamlet, offering immediate access to glorious open countryside, the property is highly commutable, located central to major commercial centres, only a short drive from the M1 motorway whilst at the same time being well served by an abundance of local facilities including highly regarded schools.

This magnificent home retains many original features; examples of which are displayed throughout the property. Nether Haugh House has been sympathetically refurbished throughout with great care and attention to detail being focussed on retaining the charm and character of the period. Nether Haugh House has been restored with emphasis encompassed around the atmosphere of this delightful character property.

The reception hall offers a grand introduction to the property that includes features such as high ceiling heights, deep skirting boards, ornate coving to the ceiling, and dado and picture rails; all themes that continue throughout the property. The hallway has traditional cast iron radiators and an impressive solid oak parquet floor. A staircase gives access to the first floor passing a full height arched window that allows good levels of natural light. Three formal reception rooms on the ground floor, present grand living accommodation in the form of spacious rooms, once again showcasing exquisite retained original features, ranging from ornate cornices, high ceiling heights, deep skirting boards and period fireplaces. All the main reception rooms are positioned to the south-west aspect of the house with full height windows and working shutters, allowing excellent levels of natural light whilst also commanding impressive views over the gardens and the Wentworth estate beyond. A large living kitchen is situated to the rear aspect of the house and presents a generously proportioned versatile family room with an Aga, separate oven, breakfast island, dining area and access to the cellars.





Seller Insight

“This strikingly handsome stone-built period home, enjoys a superb location within the pretty hamlet of Nether Haugh. The location is enveloped by glorious rolling countryside, and yet it lies within close proximity to Rotherham town centre and is also within easy reach of Sheffield, Doncaster and Barnsley. “It was a combination of the gorgeous location, a large family home and the fact that we were looking for a project that initially drew us to this house,” says Joanna. “In the forty years prior to us owning the property, our house had only had two other owners, so it had been a much-loved family home, but one that prior to us purchasing the house, had been somewhat neglected. Despite being in need of modernisation, we could see that the house had enormous potential to be transformed into a really lovely family home, and that’s what we have done.”

We essentially uncovered the hidden architectural gems from under layers and layers of paint, and modernised where required by re-plumbing, installing a new central heating system with antique-style radiators, and re-wiring the whole house. We added a beautiful new kitchen, two new bathrooms and also restored many period features that had disappeared over the years. It is now a very comfortable home that is ideal for modern family life.

This beautiful house is situated in just over an acre of grounds that take in the views of the rolling countryside beyond. “The great thing about the position of the house is because it doesn’t sit centrally within the grounds, you still feel a part of the community and not in the slightest bit isolated,” continues Joanna. “The majority of the garden lies to the back of the property, so it’s extremely private, and as it gently slopes away from the house we’re able to enjoy the most magnificent vistas and spectacular sunsets.”

“The drawing room is a lovely big, comfortable room that enjoys fabulous views across the Wentworth Estate,” says Joanna, “but the kitchen has been the hub of our home. It’s a real family space in which we have all spent a lot of time socialising with family and friends seated around the big dining table.”

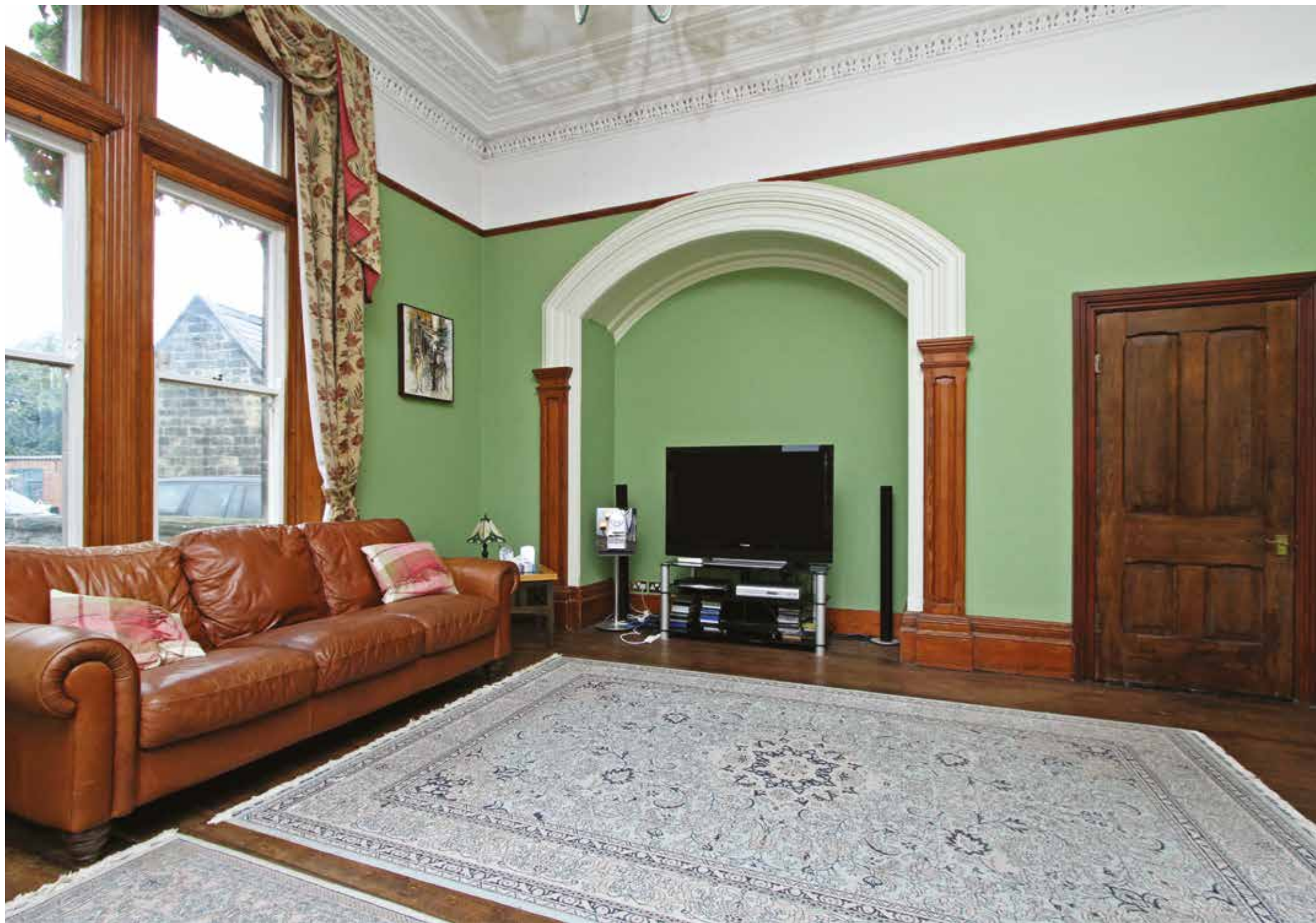
“Our immediate surroundings are extremely picturesque,” says Joanna, “but at the same time we’re close to both Parkgate and Meadowhall shopping centres, and the nearby transport links are very good; we definitely enjoy the best of both worlds.”

“There’s no doubt that this is a very large house,” says Joanna, “but because the layout has such a good flow you don’t feel lost within it. Our children in particular have loved having so much space to socialise with friends both indoors and in the garden;

“I think it’s the space both inside and out that I’ll miss most when we leave and the stunning views,” says Joanna, “that and the fact that this is a real family home. We’ve loved living and raising our family here.”













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To the first floor the landing gives access to the three main bedrooms to the south-west elevation, all commanding impressive views over the grounds and adjoining countryside and displaying features such as period fireplaces and high ceiling heights. Two self-contained bathrooms serve these bedrooms. A rear landing gives access to the study with a fourth bedroom and shower room presenting an ideal private guest suite or annexed bedroom. A second staircase leads down to the kitchen. The second floor offers two additional bedrooms and a home office/store room.





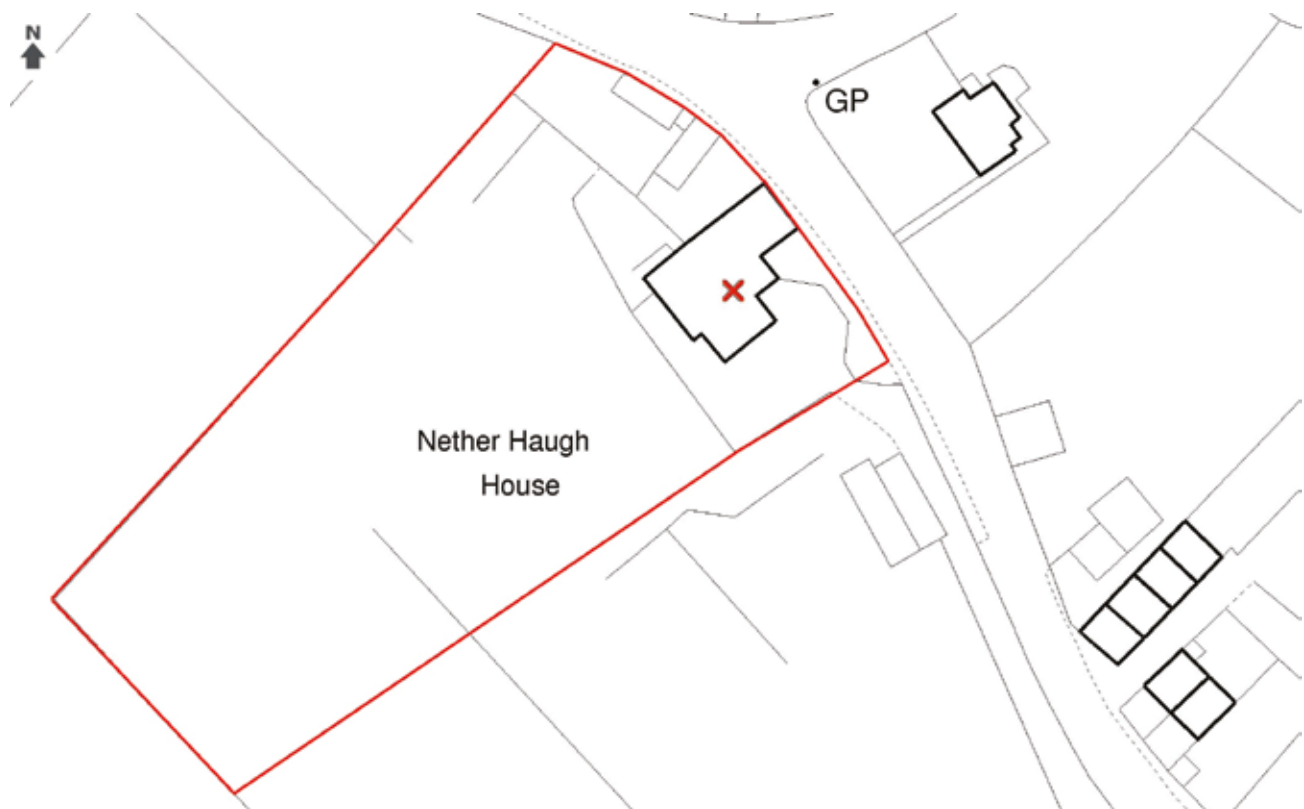


Local area

Occupying a delightful position adjoining open countryside, located on the outskirts of the village slightly north of both Rotherham and Sheffield within a few miles of Junction 36 of the M1 motorway. The immediate locality is semi-rural boasting unspoilt scenery and walks resulting in an idyllic external lifestyle.

The location is both private and convenient central to major commercial centres whilst being only a brisk walk from the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, Wentworth garden centre and the associated traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive and Meadowhall shopping centre is access within 20 minutes. In short this delightful location offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive.





Externally the property enjoys well maintained grounds which measure approximately 1.3 acres. Surrounding the house is a courtyard and parking area to the rear with outbuildings and a garage. A stone stairway leads down to a substantial garden, mainly laid to lawn with a well and has established mature trees which shelter part of the grounds. The gardens back onto open countryside resulting in a delightful setting commanding breath-taking views and immediately accessing delightful walks and an idyllic external lifestyle.

Additional Information

A Freehold detached home with origins as far back as the early 1800's. The property provides mains gas, water, electric and drainage. The property also benefits from CCTV and alarm system.



Nether Haugh House, Nether Haugh, Rotherham, S62 7RZ

Approximate Gross Internal Area = 413.8 sq m / 4454 sq ft

Garage = 56.7 sq m / 610 sq ft

Cellars = 59.2 sq m / 637 sq ft

Attic Store = 13.9 sq m / 150 sq ft

Total = 543.6 sq m / 5851 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 176068

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.10.2016

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Fine & Country
Tel: +44 (0)114 404 0044
sheffield@fineandcountry.com
470 Ecclesall Road, Sheffield S11 8PX

