



**Rockley Lodge
Rockley Lane
S75 3DS**

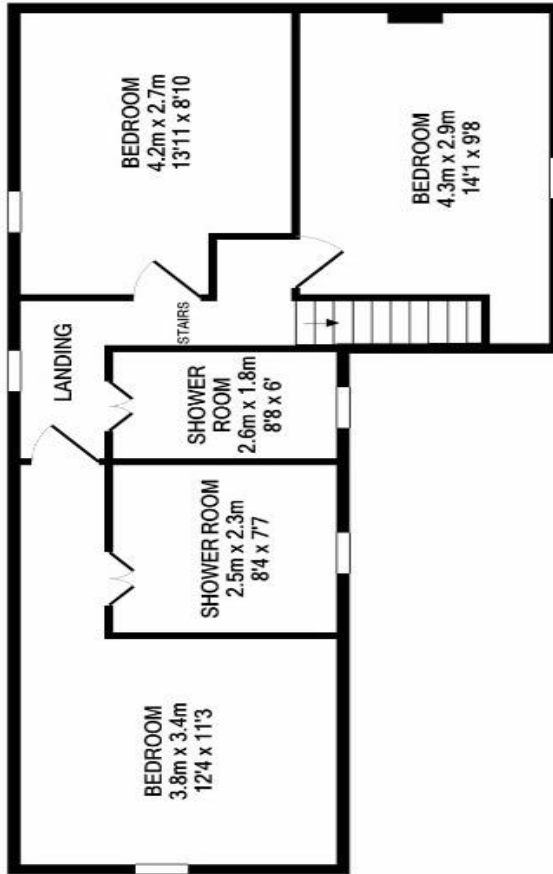


Offers around £510,000

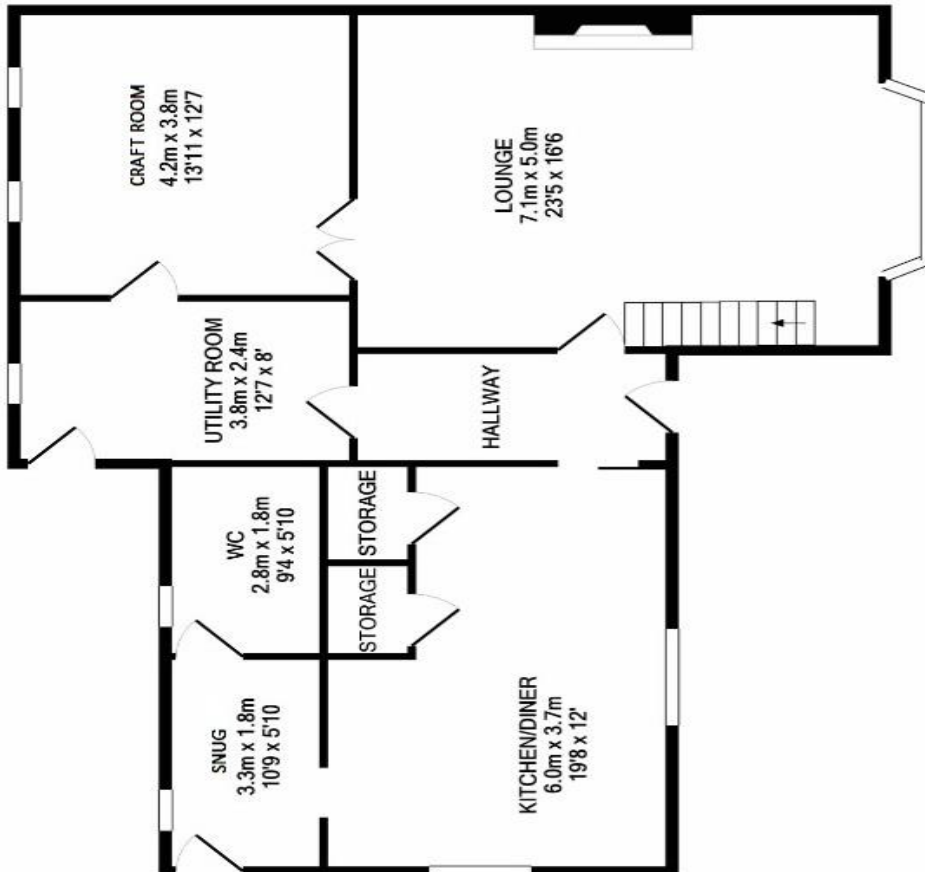


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1ST FLOOR
APPROX. FLOOR
AREA 59.4 SQ.M.
(639 SQ.FT.)



PROPERTY DESCRIPTION

A gardener's paradise, a rare opportunity to purchase this three-bedroom detached character property. Located in a sought-after location in a semi-rural setting but with excellent road links for the daily commute.

The property sits approximately in 1/3 acre of beautiful gardens, the totally enclosed property which is approached by a gated driveway has plenty of parking, a car port and a detached double garage that offers the potential to convert into a spacious home office or extra accommodation subject to necessary planning consent.

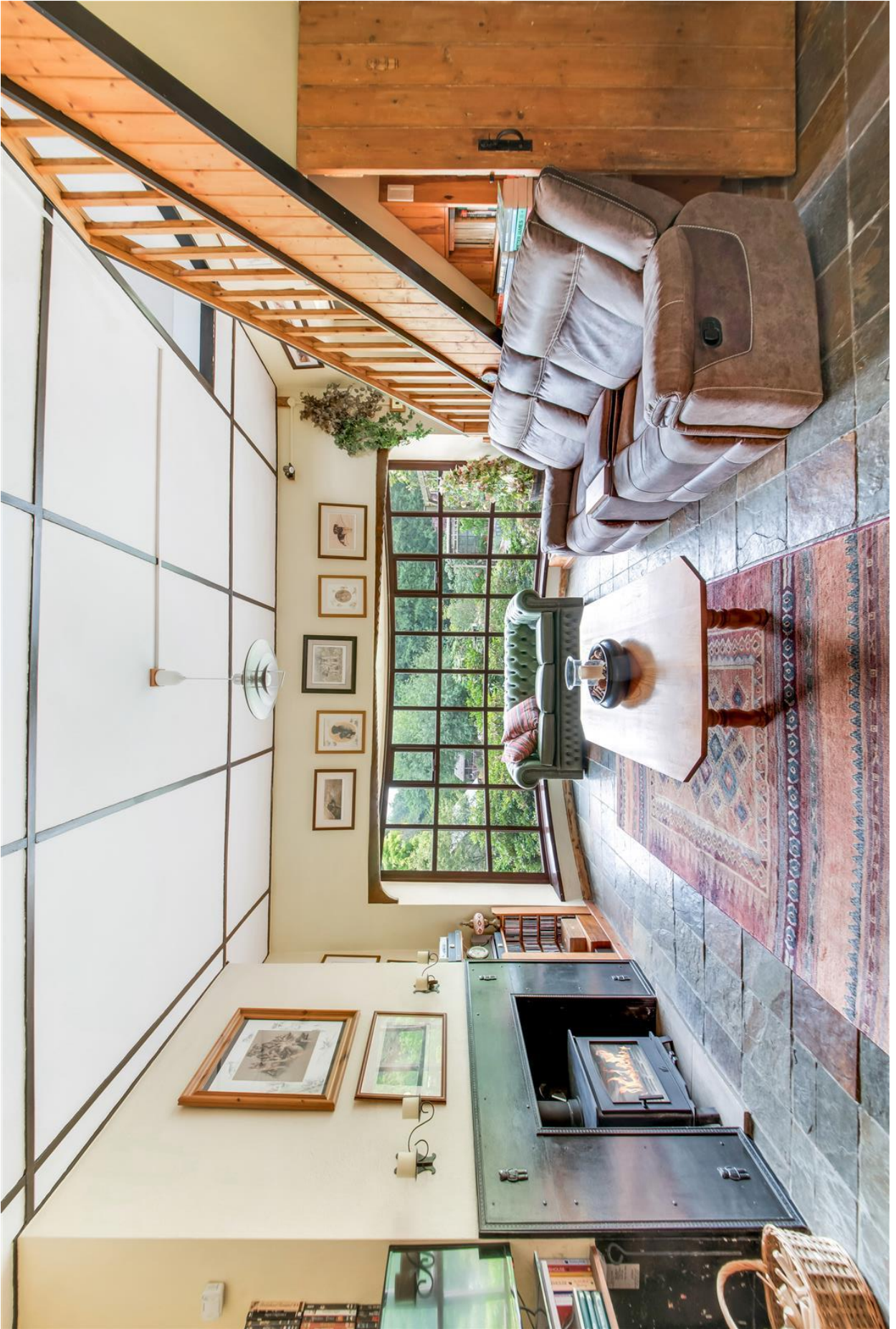
Constructed originally in 1860 with a later added extension the property boasts original features it has its own mains water supply and a septic tank, it was re roofed in 2006 and re wired in 2011.

The accommodation briefly comprises entrance hallway, lounge, kitchen, snug, craft room/sitting room, utility, three bedrooms and two shower rooms.

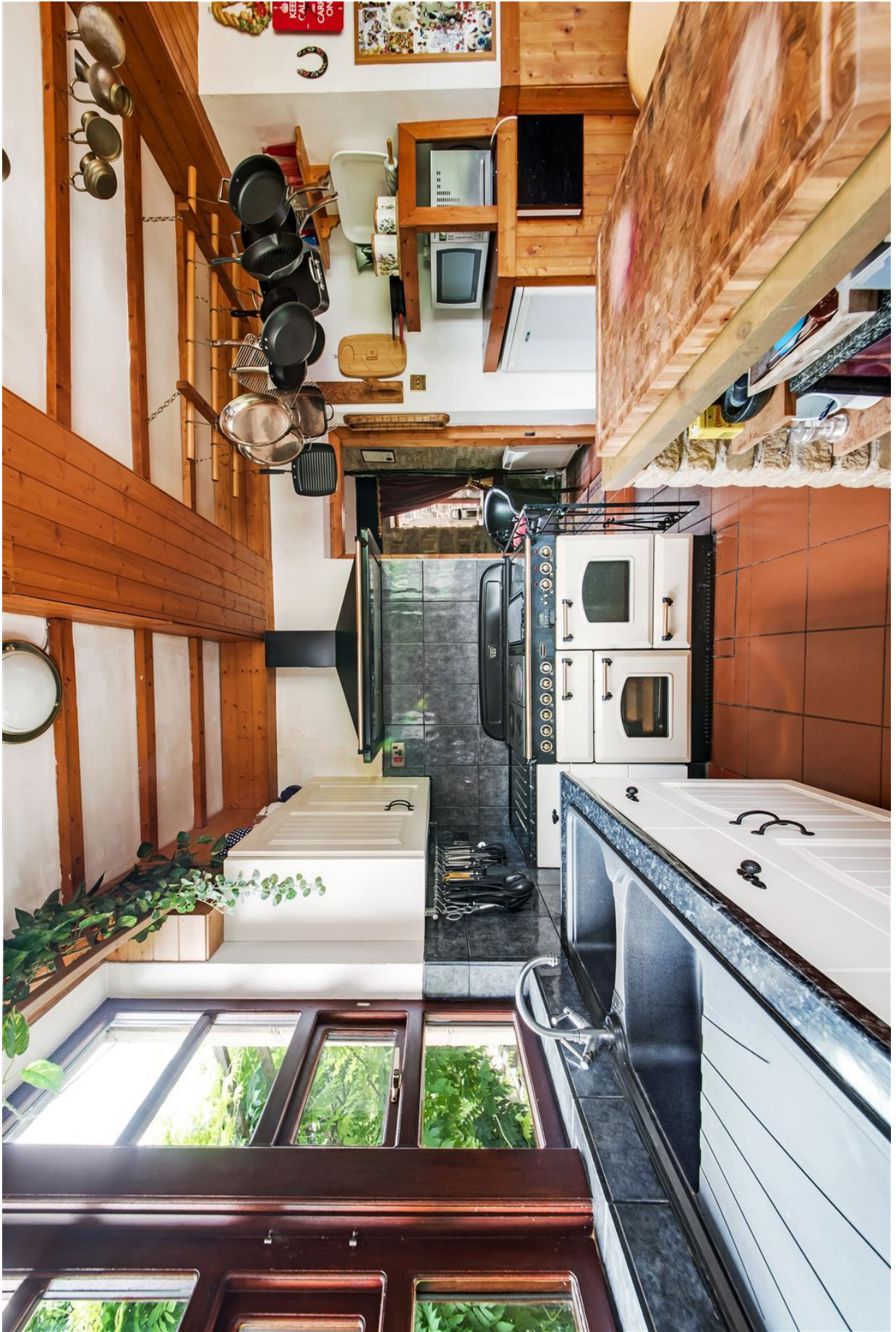
ENTRANCE HALLWAY



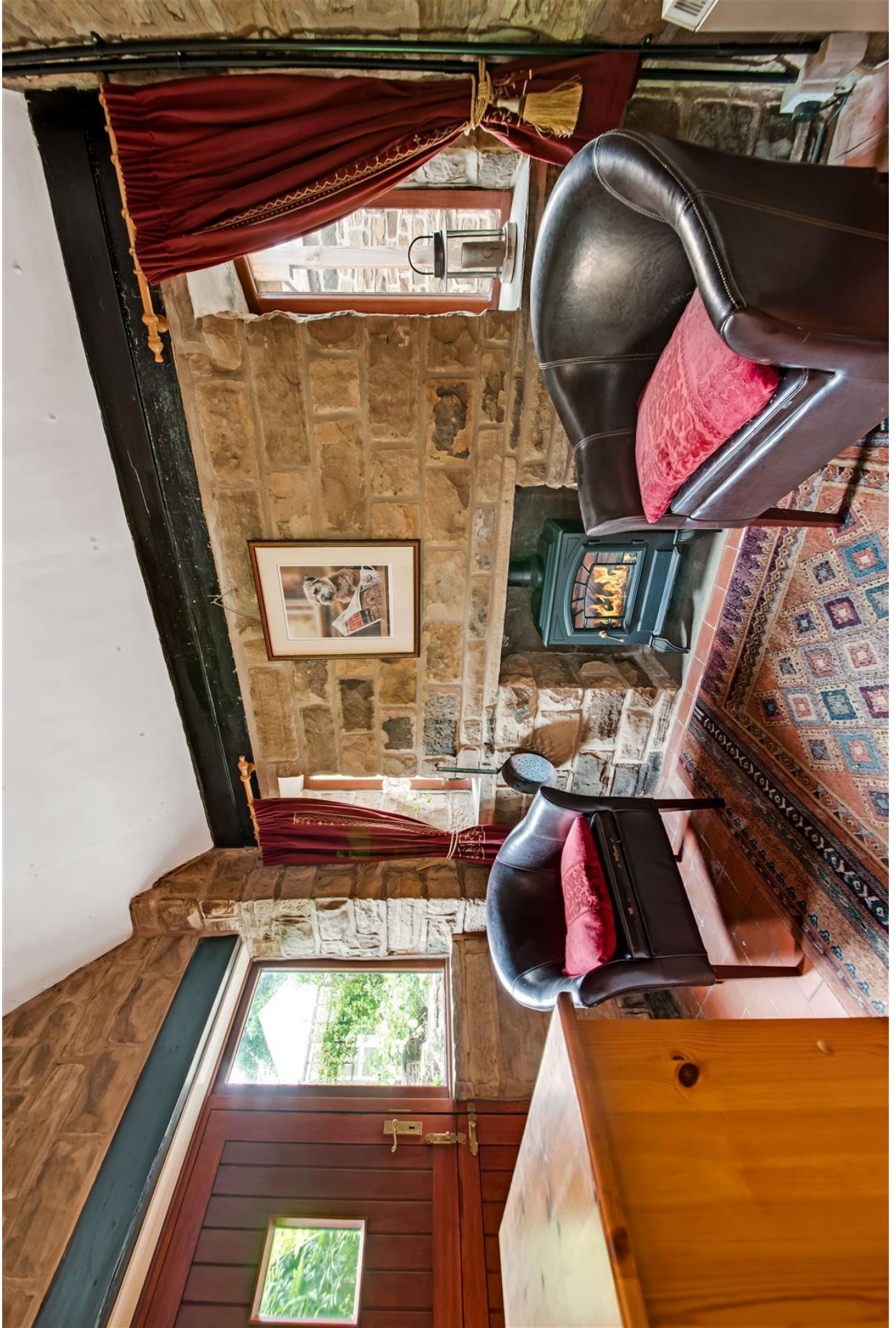
LOUNGE



KITCHEN



SNUG



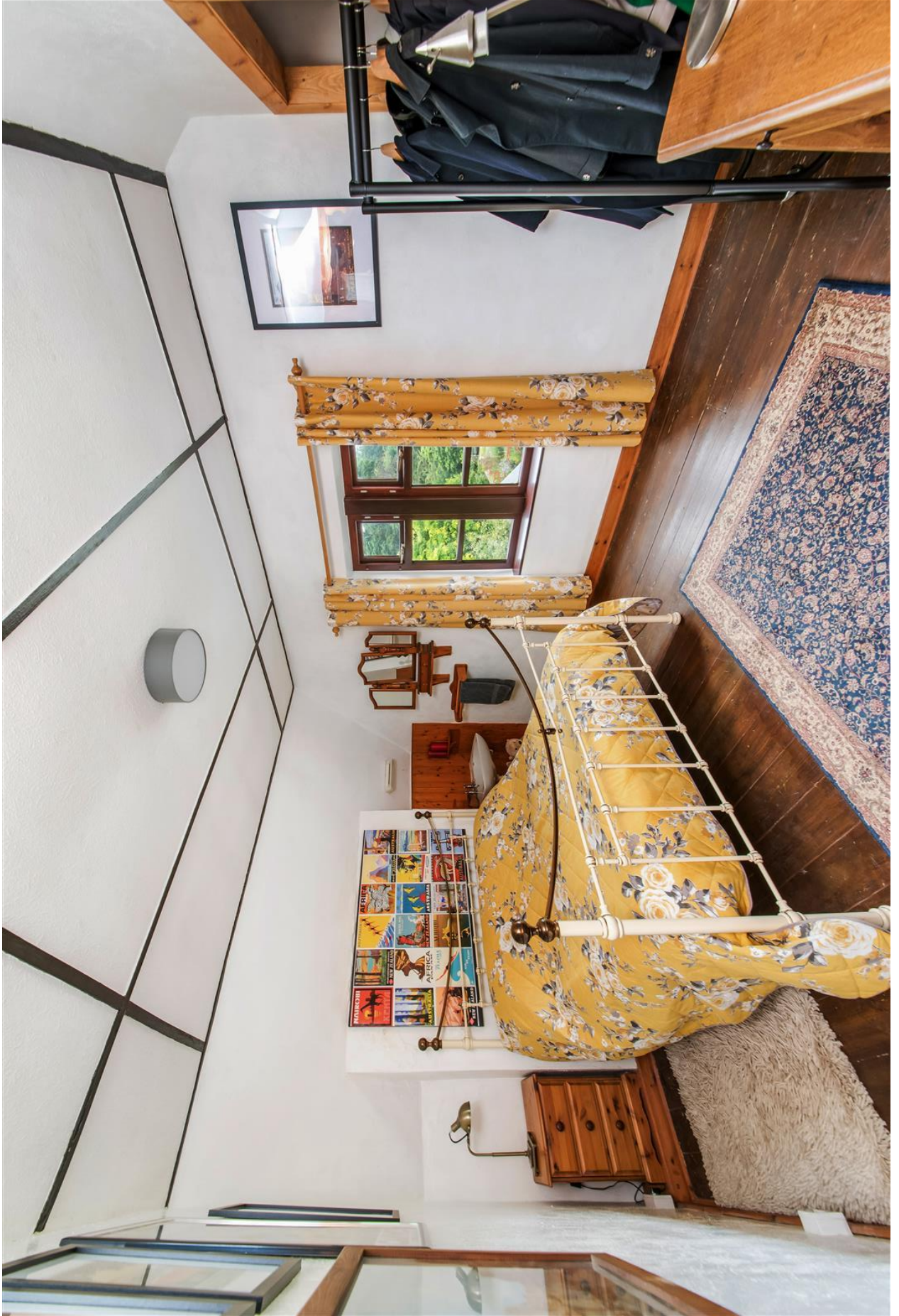
CRAFT ROOM / SITTING ROOM



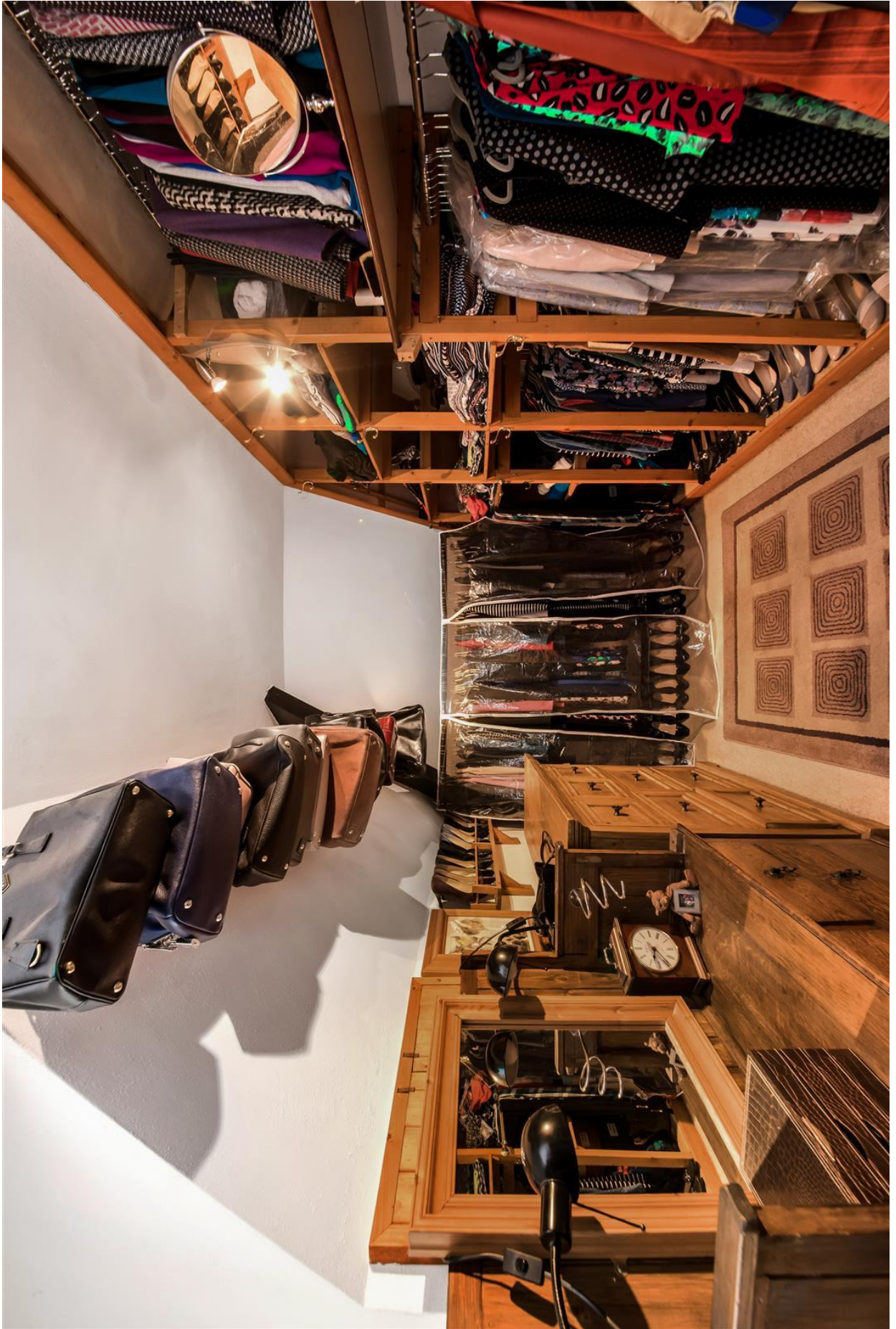
BEDROOM ONE



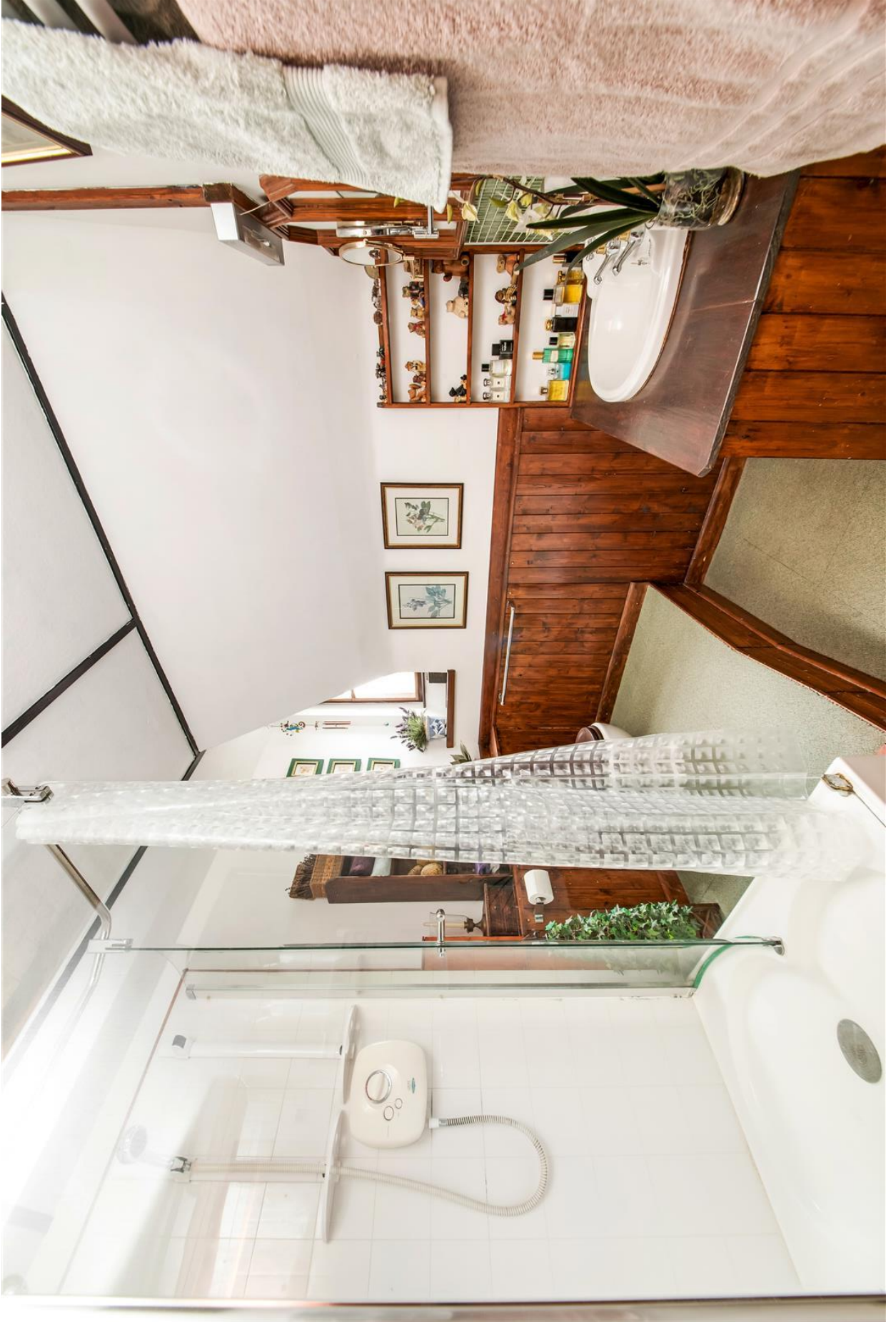
BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE





ENTRANCE

A front entrance portico gives protection from the elements and an entrance door opens into the reception hallway.

HALLWAY

With tiled flooring, half wood cladding to the walls, plate rack and three wooden lats to the ceiling. From the hallway is access to the lounge, craft room and utilities.

KITCHEN 19'8 x 12'10"

With front and side facing windows, tiled flooring a range of wall and base units with white cupboard doors and granite effect worktops. Having a two-bowl inset sink, space for a range style cooker with a cooker hood over, tiled splashback to the walls above the cooker and base units, half wood cladding to the walls, wooden lats to the ceiling, electric storage heater and two pantry stores. From the kitchen an opening gives access to the snug.

SNUG 10'4 x 5'10"

Which has two rear facing windows, a side facing window and a wooden stable door. The cosy room has exposed stone wall, tiled flooring and a storage heater. A door gives access to a cloak/WC.

CLOAK / WC 9'4 x 5'1"

With rear facing window, tiled flooring, one exposed stone wall, low flush wc, wash hand basin and having plumbing for a washing machine.

LOUNGE 23'5 x 16'6"

With a large front facing bay window, tiled flooring, a multi-fuel stove, exposed beams, bookcases, and an electric storage heater.

CRAFT ROOM 12'7 x 8'0"

With two rear facing windows, tiled flooring, wooden slats to the ceiling, wall lights, a door to the utility room and an electric storage heater.

UTILITY ROOM 12'7 x 8'0"

With a rear window and a side wooden stable entrance door. Having a Belfast sink with mixer taps over, a range of wall and base units with white cupboard doors and granite effect doors, space for a tumble dryer, part tiled walls and having wooden slats to the ceiling.

FIRST FLOOR LANDING

From the lounge a staircase rises to the first-floor landing, which has a rear facing window.

BEDROOM ONE 14'1 x 9'8"

With a front facing window, slats to the ceiling exposed wooden floorboards, a wall mounted sink and useful storage space.



BEDROOM TWO 12'4 x 11'3"

With a side facing window, exposed wooden floorboards, wooden slats to the ceiling and wooden wardrobes.

BEDROOM THREE 13'1 x 8'10"

With a rear facing window and currently used as dressing room.

SHOWER ROOM ONE 8'4 X 7'7"

With front facing window, walk in shower, low flush WC, vanity sink, half wooden cladding to the wall, wooden slats to the ceiling and an electric towel radiator.

SHOWER ROOM TWO 8'8 X 6.0"

With a front facing window, low flush WC, half pedestal sink, shower cubicle, half wooden cladding to the wall, wooden slats to the ceiling and a electric towel radiator.

OUTSIDE

Double gates give access to the long driveway which leads to a turning / parking area. There is a double car port and a detached garage 19'2 x 17'3" which has front facing bi-folding doors and a single front facing entrance door and a rear pedestrian door. The garage offers the potential to convert to a office/gym or extra living space.

The gardens are absolutely stunning which need to be viewed there are numerous beds with established shrubs and mature trees. There is a ornamental pond, patio areas, numerous seating areas, tropical greenhouse, alpine greenhouse, fruit trees and soft fruit shrubs.

ADDITIONAL INFORMATION

The EPC Rating for this property is TBC and we are informed by the vendor that this property is freehold.

VIEWING:

For an appointment to view, please contact the Barnsley office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.



Rockley Lodge, Rockley Lane, Worsborough, S75 3DS

OFFICE OPENING TIMES
7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 2:00 pm

Sunday - 11:00 am - 1:00 pm
