

TOTAL FLOOR AREA : 2169 sq.ft. (201.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Old Farm House Brampton Road, Brampton-En-Le-Morthen, Rotherham, S66 9AT

Guide Price £475,000

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EADON
LOCKWOOD
& RIDDLE
ESTD 1840

The Old Farm House Brampton Road, Brampton-En-Le-Morthen, Rotherham, S66 9AT

Description
Guide Price £475,000 - £500,000
Situating within this idyllic award winning village and with origins believed to date back to the mid 1600's in this Grade II listed 3/4 bedroom property with enclosed front garden area & a carport for at least 2 vehicles.

Our vendors purchased the property in 2015 with a view to modernise it throughout & bring its original character back to life, but a sudden turn of events has created the opportunity for someone else with vision & desire to complete the project. Some of the rooms have been completed and to fine standards too, in particular the family bathroom which has a glorious white period style suite with separate shower cubicle and a freestanding bath with claw on ball feet and with a telephone style mixer shower tap. The exposed half height stone certainly works well in this bathroom. There is a drop down loft hatch in the bathroom with ladders which in turn give access to the loft area. This is a tremendous space which the next successful purchaser could really 'go to town' on and create a superb Principal bedroom with dressing room & ensuite & with the staircase from the landing. (Planning reference number RB2010/1174)

Upon entering this property you are greeted by the entrance hallway with the ground floor WC & utility to the right & the kitchen to the left. To the rear of this entrance hallway is a useful storage area & a staircase to a shower room & mezzanine 'bedroom'. The breakfasting kitchen is fitted with a range of units along with a Belling range cooker - this looks perfect in a kitchen of this era! To the rear of the kitchen is the pantry with some quirky shelving & further exposed stone work.

Two spacious reception rooms occupy the opposite side of the house, one is the living room with a full feature wall of exposed stonework & housing a cast iron dual fuel burner along with wooden ceiling beams & the other is the formal dining room with box window seat & original style wooden window shutters. There is a very useful walk in storage area to the rear of the room.

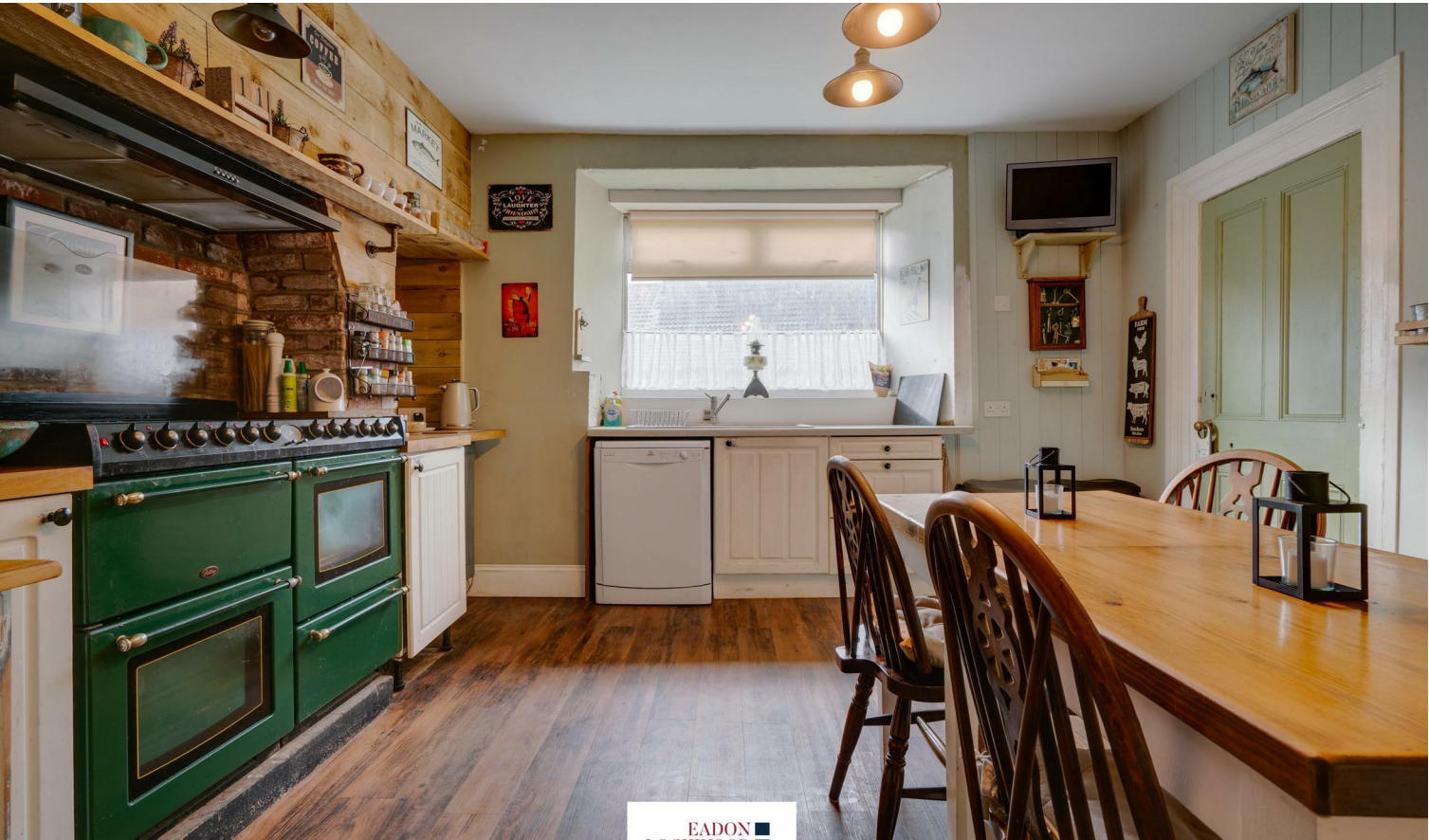
To the first floor are the 3 bedrooms & the family bathroom. Two of the bedrooms are of double size & a beautiful well appointed single. The principle bedroom houses a glorious period cast iron feature fire which can be used & the occupants watch the logs burn from the comfort of your bed!

Fronting is an enclosed lawned garden area and a pebbled driveway for at least two vehicles. Further off road parking is available at the rear via the two car port.

Within the village is a lovely pub 'The Rising Deer' which serves real ales & excellent food. The kids can let off steam in the playground opposite. The property is within approx. 5 miles of the M18 motorway at Hellaby or in the opposite direction the M1 can be joined at junction 31 from the A57 near Todwick. The nearest shops and amenities are in Thurcroft approx. 2 miles away or a little further is Wickersley with many bars & restaurants.

This is a period family home which still has phenomenal potential and when completed will be a truly remarkable property.

- A unique Grade II period style 3/4 bedroom property
- Situated within this idyllic award winning village
- With accommodation approaching 3000 sq ft
- Partly modernised within & still with potential scope
- Majority original sash style windows
- Ground floor WC & utility room. Lower ground cellar.
- Original wooden ceiling beams to many of the rooms
- Driveway to the front & rear car port for at least 2 further vehicles
- No upward chain
- Freehold. Council Tax Band E





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