

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,
 Rotherham, S66 9AT

Guide Price £475,000

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

Description
 Guide Price £475,000 - £500,000
 Nestled in the heart of an award-winning village, this enchanting Grade II listed property boasts a rich history dating back to the mid-1600s. With 3 to 4 bedrooms, an enclosed front garden, this home offers a blend of historical charm and modern convenience.

Our current vendors acquired the property in 2015 with the intention of modernizing it while preserving its original character. Though circumstances have shifted, presenting a unique opportunity for a new owner with vision to complete the renovation. Several rooms have already been meticulously refurbished, including the stunning family bathroom. This space features a luxurious white period-style suite, complete with a separate shower cubicle, a freestanding clawfoot bathtub, and a telephone-style mixer shower tap. The exposed half-height stone adds a touch of rustic elegance. A drop-down loft hatch with ladders provides access to the loft area, which offers tremendous potential to be transformed into a magnificent principal bedroom with a dressing room and en-suite (Planning reference number RB2010/1174).

Upon entering the property, you're welcomed by an inviting entrance hallway. To the right, you'll find a ground floor WC and a utility room, while the kitchen lies to the left. At the rear of the hallway, there's a convenient storage area and a staircase leading to a shower room and a mezzanine 'bedroom'. The breakfasting kitchen is equipped with a range of units and a Belling range cooker, perfectly suited to the home's era. A pantry at the rear of the kitchen features quirky shelving and additional exposed stonework.

The opposite side of the house is home to two spacious reception rooms. The living room showcases a full feature wall of exposed stonework, a cast iron dual fuel burner, and wooden ceiling beams, creating a cozy and inviting atmosphere. The formal dining room, with its box window seat and original wooden shutters, offers a charming space for entertaining. A walk-in storage area at the rear of the room adds to the practicality.

Upstairs, the first floor houses three bedrooms and the family bathroom. Two of the bedrooms are generous doubles, while the third is a beautifully appointed single. The principal bedroom features a delightful period cast iron fireplace, perfect for enjoying a warm fire from the comfort of your bed.

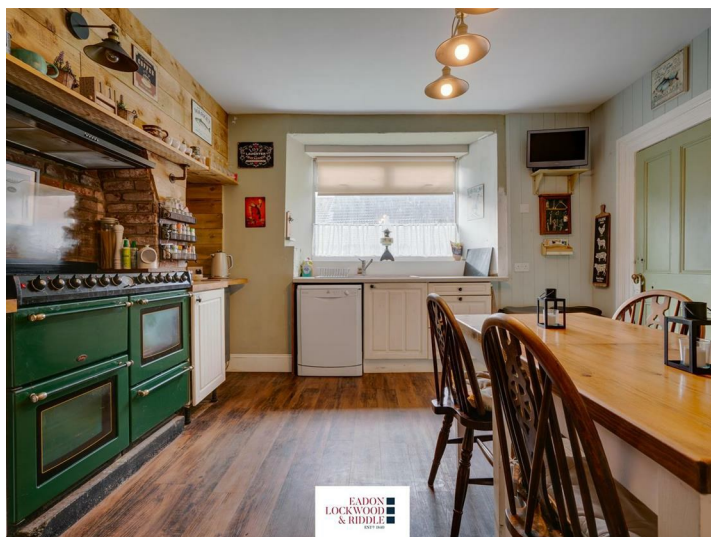
The front of the property boasts an enclosed lawned garden and a pebbled driveway that can accommodate at least two vehicles. Additional off-road parking is available at the rear, courtesy of the two-car carport. The village itself is home to the delightful pub 'The Rising Deer,' known for its real ales and excellent food. Children can enjoy the nearby playground. The property is conveniently located approximately 5 miles from the M18 motorway at Hellaby, or you can join the M1 at junction 31 from the A57 near Todwick. Nearby Thurgroft, just 2 miles away, offers shops and amenities, while Wickersley, a bit further afield, boasts a variety of bars and restaurants.

This period family home holds immense potential. Once completed, it promises to be a truly remarkable property, blending historical elegance with modern living. Seize the opportunity to make this dream home your own.

- 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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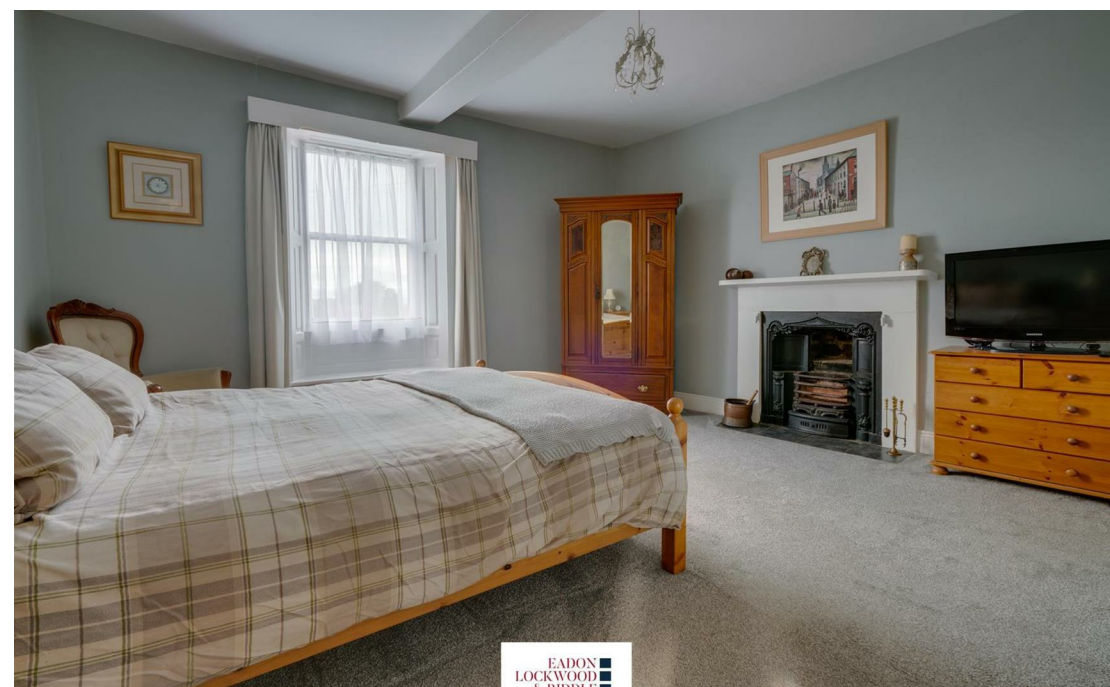
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