



Sycamore Cottage 69, Moorgate Road, Rotherham, S60 2TP

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ROTHERHAM, S60 2TP

Price : Guide Price £700,000

Tenure : Freehold

EPC Rating : D

Council Tax : Band G

Local Authority : rotherham

Guide Price £700,000 - £725,000
Sycamore Cottage: A Timeless Journey Through History. Discover the Allure of a Mid-1700s Period Residence, Lovingly Extended Over Centuries.

Description

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Sycamore Cottage: A Timeless Journey Through History. Discover the Allure of a Mid-1700s Period Residence, Lovingly Extended Over Centuries. Steeped in history, Sycamore Cottage is a testament to the grandeur of the mid-1700s, evolved and extended over the years to become a resplendent family abode. Immerse yourself in the charm of this remarkable home, lovingly nurtured by our vendors for the past 34 years. The past three years have witnessed an extensive internal redecoration, including the meticulous modernization to some of the sash windows. Set against the backdrop of one of Rotherham's finest residential streets, this home beckons those who appreciate timeless elegance.

As you step into Sycamore Cottage, a reception hallway embraces you with a warmth only found in homes with centuries of character. The main living room, a dual-aspect sanctuary, bathes in natural light from the expansive sash windows. An imposing open fireplace, surrounded by an ornate fire surround, captures the essence of the period. High ceilings and intricate coving further enhance the ambiance. The formal dining room, adorned with elegance, beckons as a superb entertaining space. An extension to the original structure reveals another versatile room, ideal for home offices or a cozy family games room/snug. For culinary



- A superb 4 bedroom detached period style executive family home
- Double detached garage & double side driveway
- Beautifully spacious mature gardens with outbuildings
- Freehold. Council tax band G
- Tremendously spacious Principal bedroom with modern en suite shower room
- Ground floor Wc & utility room off the kitchen
- Many original period features inc. wooden shutters
- 3 characterful spacious reception rooms
- Rear conservatory
- Internal viewing highly recommended to appreciate the accommodation on offer



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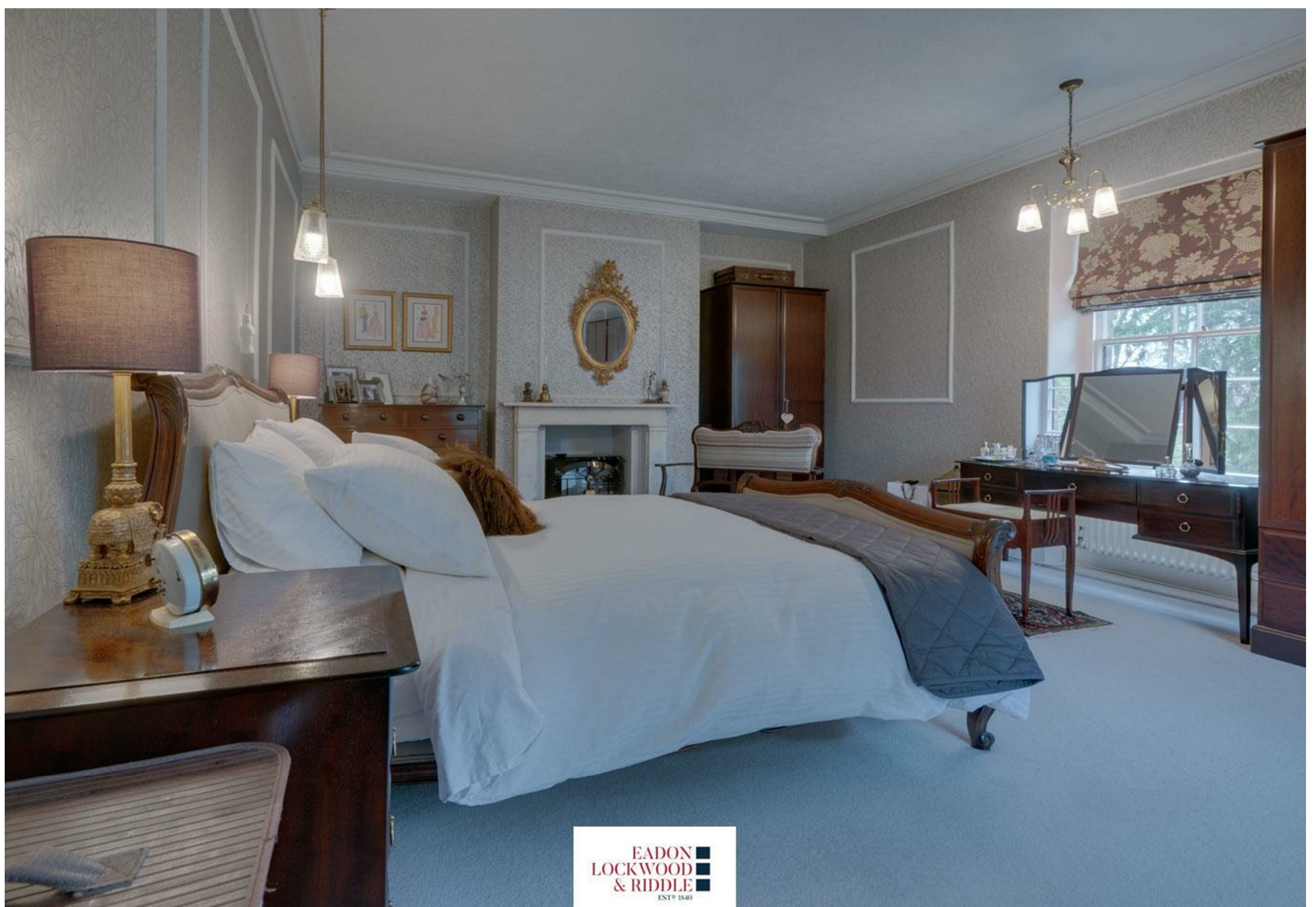
enthusiasts, the kitchen is a showcase of functionality and style. Abundant fitted wall, base, and drawer units grace the space, topped with luxurious granite countertops. An island, housing an integrated dishwasher and fridge/freezer, adds both utility and aesthetics. Access to the cellar, a utility area with WC, and a door leading to the conservatory complete this epicurean haven.

Ascending the staircase, an impressive landing unfolds, offering picturesque views of the front lawned gardens. The Principal bedroom, situated above the living room, exudes spaciousness and boasts a feature fireplace. An ensuite shower room, adorned with a modern white three-piece suite, lies off an inner corridor. The remaining three double bedrooms provide comfortable retreats. The family bathroom is a haven of relaxation, featuring a modern white four-piece suite with an oval-shaped bath, vanity unit, WC, and a spacious walk-in shower cubicle. An additional separate WC adds convenience. At the rear, accessed from Moorgate Road, a double detached garage with an electric remote door awaits. A rear courtesy door provides direct access to the property. A seating area, brick-built stores, and additional parking complete the rear ensemble. The front boasts an impressive, spacious mature lawned garden adorned with mature trees, shrubbery, and a greenhouse. A wooden summer house provides a delightful retreat for summer entertaining.

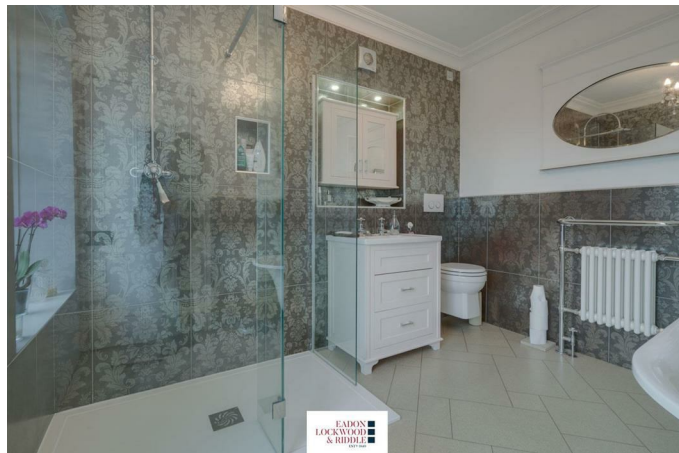
Conveniently positioned on Moorgate Road, opposite the Thomas Rotherham 6th form College, and a few hundred yards from Oakwood School and Rotherham Hospital. Rotherham town centre is less than a mile away, while the Sheffield Parkway and M1 motorway access beckon in the opposite direction—a commuter's dream. The expansive Boston Park lies behind Thomas Rotherham College field.

Sycamore Cottage is not just a home; it's a living legacy. To truly appreciate its timeless charm, an internal inspection is a must. Step into the embrace of history—a residence where elegance meets centuries of grace.

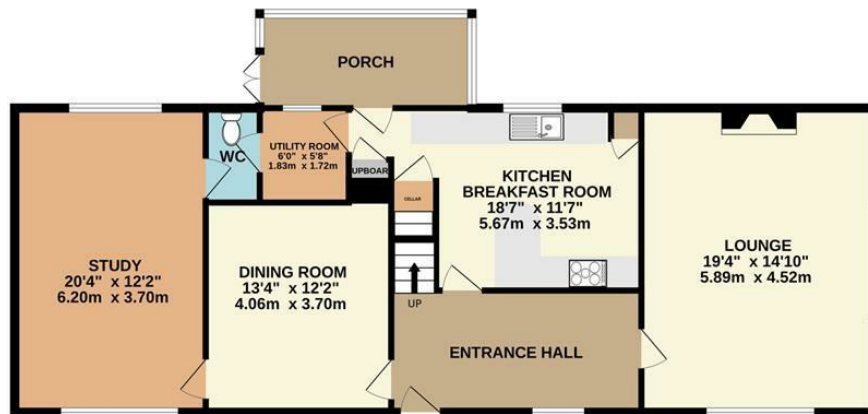




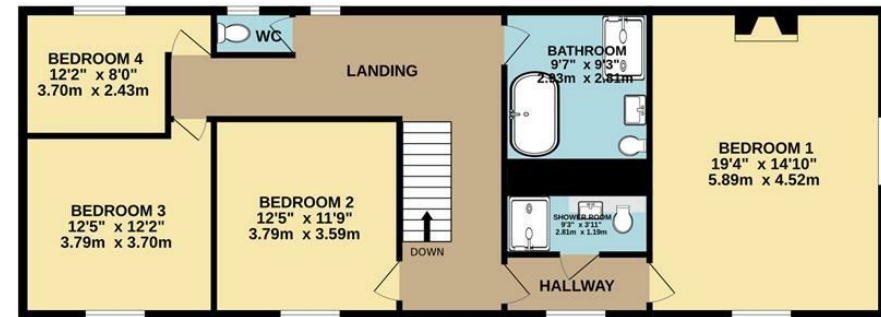
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GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



1ST FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 2164 sq.ft. (201.0 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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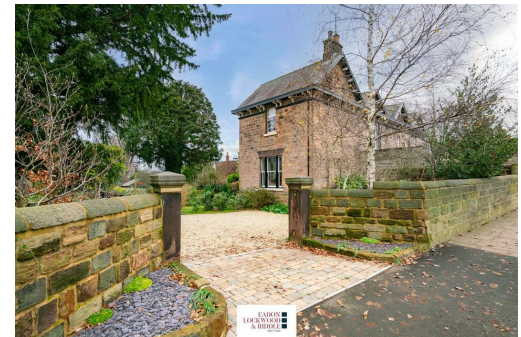
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