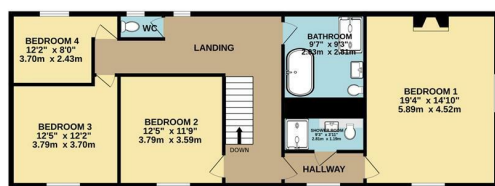


GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



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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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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Sycamore Cottage 69, Moorgate Road, Rotherham, S60 2TP Guide Price £700,000

Sycamore Cottage 69 Moorgate Road, Rotherham, S60 2TP

Description
 Guide Price £700,000 - £725,000
 Discover the Allure of a Mid-1700s Period Residence, Lovingly Extended Over Centuries

Sycamore Cottage, a mid-1700s gem, stands as a testament to historical grandeur, gracefully evolved and extended into a splendid family home. Cherished by its current owners for the past 34 years, this remarkable residence has undergone extensive internal redecoration in the last three years, including the meticulous modernisation of several sash windows. Nestled on one of Rotherham's finest residential streets, this home invites those who appreciate timeless elegance.

As you enter Sycamore Cottage, a welcoming reception hallway greets you with a warmth unique to homes of such character. The main living room, featuring dual-aspect windows, is bathed in natural light. An imposing open fireplace with an ornate surround captures the period essence, complemented by high ceilings and intricate coving. The formal dining room exudes elegance, making it an ideal space for entertaining. An extension to the original structure offers a versatile room, perfect for a home office or a cozy family snug.

For culinary enthusiasts, the kitchen showcases both functionality and style. It boasts abundant fitted wall, base, and drawer units, luxurious granite countertops, and an island with an integrated dishwasher and fridge/freezer. Additional features include access to the cellar, a utility area with WC, and a door leading to the conservatory.

Ascending the staircase, the impressive landing offers picturesque views of the front gardens. The Principal bedroom, located above the living room, is spacious and features a fireplace. An ensuite shower room with a modern white three-piece suite is accessed via an inner corridor. Three additional double bedrooms provide comfortable retreats. The family bathroom offers a modern white four-piece suite, including an oval-shaped bath, vanity unit, WC, and a spacious walk-in shower. An additional separate WC adds convenience.

At the rear, accessed from Moorgate Road, a double detached garage with an electric remote door and rear courtesy door offers direct access to the property. A seating area, brick-built stores, and additional parking complete the rear ensemble. The front of the property boasts an expansive, mature lawn garden adorned with 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 Sixth Form College, and close to Oakwood School and Rotherham Hospital. Rotherham town centre is less than a mile away, with easy access to the Sheffield Parkway and M1 motorway—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.

- Beautiful four bedroomed mid-1700s period residence
- Tremendously spacious Principal bedroom with modern en suite shower room
- Three characterful spacious reception rooms
- Double detached garage & double side driveway
- Ground floor Wc & utility room off the kitchen
- Rear conservatory, perfect for gatherings
- Beautifully spacious mature gardens with outbuildings
- Many original period features inc. wooden shutters
- Internal viewing highly recommended to appreciate the accommodation on offer
- Much sought after residential location



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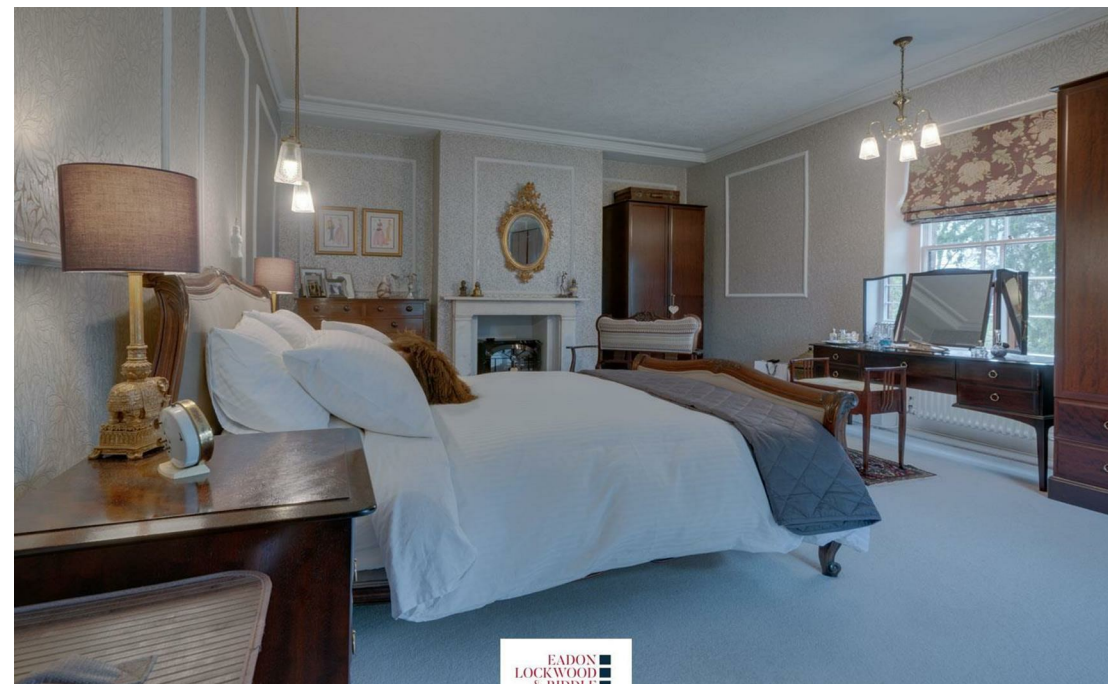
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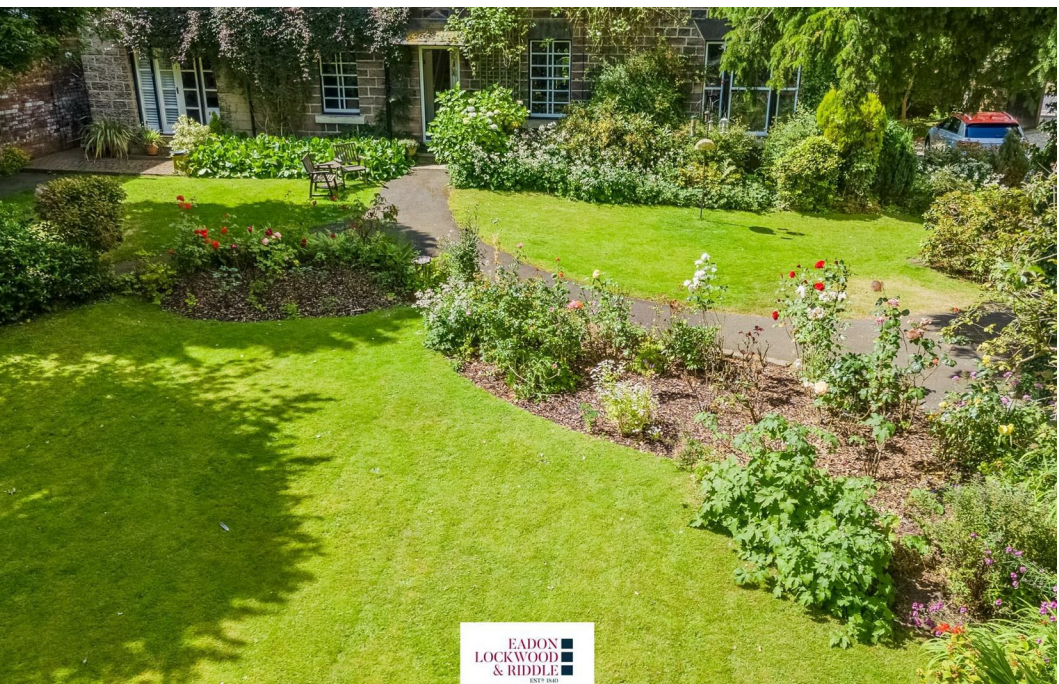
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