





# The Stables, Old School Yard, School Hill

WHISTON, S60 4JB

**Price :** Guide Price £549,000

**Tenure :** Freehold

**EPC Rating :** C

**Council Tax :** Band G

**Local Authority :** Rotherham

**Guide Price £549,000 - £560,000**

Exceptional 5-Bedroom Detached Residence in the Heart of Whiston Village. Discover the Essence of Spacious Living.

Situated at the end of a private road, this impressive 5-bedroom, 3-bathroom detached family home stands as a testament to thoughtful design and contemporary luxury. Boasting over 2800 sq ft of living space across three floors, this residence offers an unparalleled lifestyle in the highly sought-after Whiston Village.

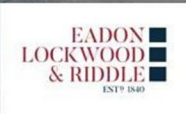
#### Description

Guide Price £549,000 - £560,000

Exceptional 5-Bedroom Detached Residence in the Heart of Whiston Village. Discover the Essence of Spacious Living.

Situated at the end of a private road, this impressive 5-bedroom, 3-bathroom detached family home stands as a testament to thoughtful design and contemporary luxury. Boasting over 2800 sq ft of living space across three floors, this residence offers an unparalleled lifestyle in the highly sought-after Whiston Village.

Approaching the property, the awe-inspiring feature window above the entrance door sets the tone for what lies within. Cascading natural light bathes the entrance hallway and first-floor landing, creating an inviting atmosphere. The spacious hallway provides access to the ground floor living areas, stairs to the first floor, and a convenient ground floor WC. To the left of the hallway, a doorway leads to the separate dining area, which seamlessly connects to the cozy living room adorned with a wall-mounted electric fireplace. French-style doors open into the conservatory—a delightful additional reception room with garden views. The heart of the home, the beautiful breakfast kitchen, features modern fitted units, integrated appliances, a double electric oven, and a central island with an attached breakfast table. The island boasts an induction



- A 5 bedroom detached family home with 3 ensuite bedrooms
- Situated at the end of a Private Road.
- Tremendous open plan breakfast kitchen with high end fixtures
- Conservatory and ground floor WC
- Open plan lounge with adjoining dining area
- Attached garage (which can accommodate 2 vehicles) & with access to utility room
- Living accommodation in excess of 2800 sq ft
- Fantastic opportunity for the growing family
- Sought after village location
- Freehold. Council tax band G



**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

hob and a wine chiller. A utility room, accessible from the kitchen, houses laundry facilities and additional storage. A courtesy door leads to the integrated garage, and an external door provides access to the side. Ascending to the first floor, a spacious landing, illuminated by a large picture window, leads to the bedrooms and bathrooms. Another staircase ascends to the second-floor Principal bedroom—a haven of space and comfort. Bedroom 2 features an interconnecting door to the ensuite/family bathroom, a lavish space with a 4-piece modern suite, including a double bowl 'his and hers' wash basin and a generously-sized jacuzzi bath along with a majestic walk in rainfall shower. Bedrooms 3 and 5 enjoy a 'jack and jill' ensuite shower room with a modern 3-piece suite. Bedroom 4 is a generously sized double bedroom. The Principal bedroom is a spectacular retreat, featuring velux windows, an abundance of fitted wardrobes, a separate dressing room, and a spacious ensuite bathroom room. Fronted by double gates, the block-paved driveway provides ample off-road parking and leads to the integral single garage. The front lawned garden and side path extend to further areas at the rear. The new owner will also own the Private Road leading from School Hill upto the property. Within a short walk from the property, Whiston Village offers three public houses and a pharmacy. For commuters, the residence provides excellent motorway links, with the M1 just approximately 2 miles away, along with the Sheffield Parkway. Nature enthusiasts will appreciate the doorstep walks, ideal for stretching legs and dog-friendly strolls. In summary, this exceptional family property invites an early internal inspection to fully appreciate its spacious design, luxurious finishes, and the quality of living it offers. Welcome home to Whiston Village—an address that combines style, comfort, and village charm. N.B. The successful purchaser has the option to purchase 1 or 2 building plots if so desired as these are available as a separate transaction with full planning permission passed Reference (Ref RB 2022/1701). \* The council tax band will likely be reduced once the two development plots have been sold although this will need to be discussed with the relevant RMBC department.



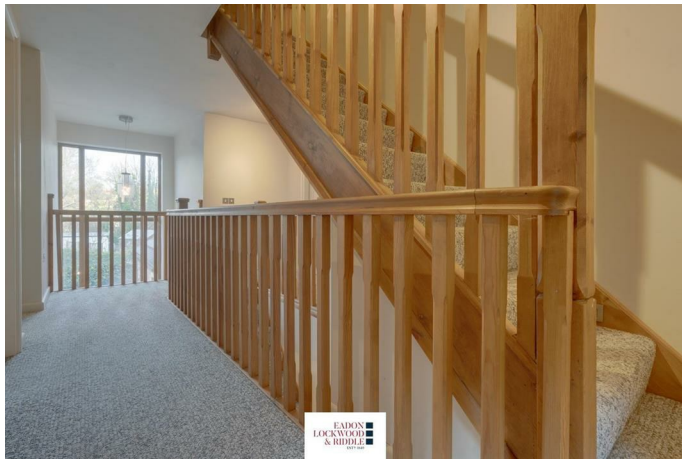




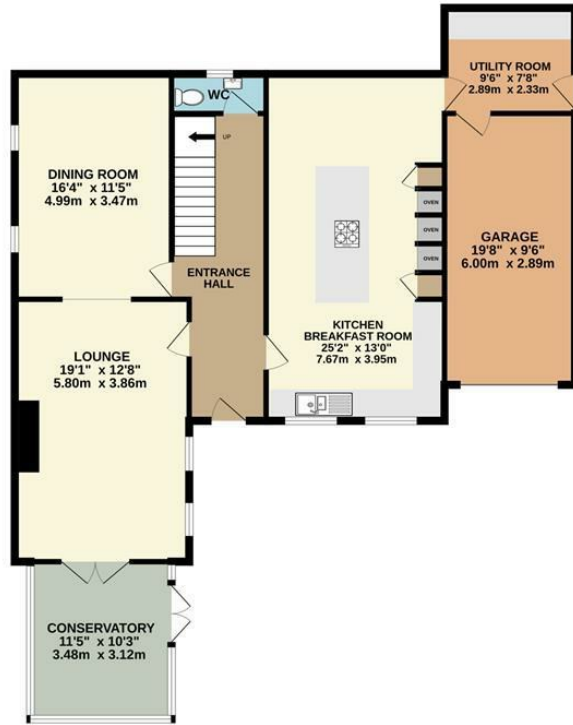


EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840

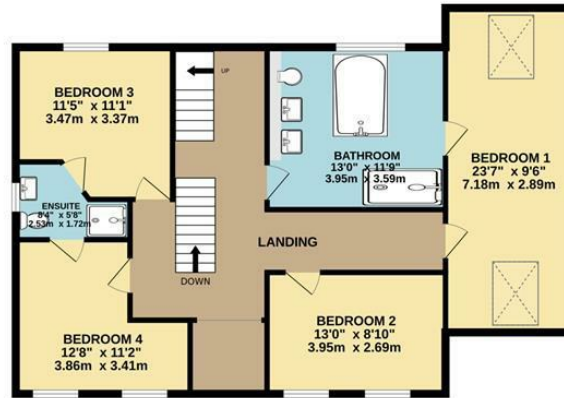




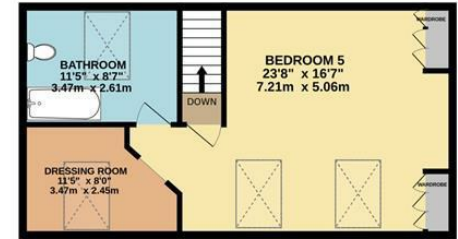
GROUND FLOOR  
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR  
1009 sq.ft. (93.8 sq.m.) approx.



2ND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 2812 sq.ft. (261.2 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.  
Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



Google 2024 Imagery ©2024 Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The GeoInformation Group



EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840

**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.