



Hall Farm Cottage, Hooton Lane, Old Ravenfield, Rotherham, S65 4NH

# Hall Farm Cottage, Hooton Lane, Old Ravenfield

ROTHERHAM, S65 4NH

**Price :** Guide Price £325,000

**Tenure :** Freehold

**EPC Rating :**

**Council Tax :** Band D

**Local Authority :** rotherham

Guide Price £325,000 - £350,000

ELR is delighted to unveil a rare gem: Hall Farm Cottage, Old Ravenfield—a captivating 1-bedroom detached bungalow steeped in history, with origins tracing back to the 1800s. Nestled behind a majestic brick boundary wall, this hidden sanctuary spans approximately 0.7 acres of picturesque landscape, offering a serene haven for those seeking tranquility amidst the bustling world. Imbued with over five decades of cherished occupancy by our esteemed vendor, Hall Farm Cottage stands as a testament to time, beckoning its new custodians to embark on a journey of their own. As you pass through the gates, a world of

## Description

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- A very individual and unique 1 bedroom detached bungalow
- Fantastic large gardens including various vegetable plots
- Fantastic semi rural location.
- Freehold. Council tax band D
- Situated within a walled garden approx. 0.7 acres
- Outbuildings including former pigsties
- Mains gas and cess pit.
- Fitted kitchen with gas range cooker
- Large car port & spacious driveway
- Viewing recommended



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ESTD 1840

spacious living room, a sanctuary of warmth and comfort, where a feature fireplace serves as the focal point, offering a cosy retreat on chilly evenings. Through the windows, panoramic views of the sprawling gardens unfold—a symphony of nature's beauty captured in every glance. The heart of the home, the dining kitchen, beckons with its inviting ambience and modern amenities. Here, a multitude of culinary delights awaits, as the kitchen boasts an array of fitted units and a gas Esse Sovereign range cooker—an ode to traditional craftsmanship and contemporary convenience. The double bedroom exudes an air of tranquility, adorned with built-in wardrobes that offer both functionality and style. Meanwhile, the shower room invites you to indulge in moments of relaxation, featuring a white suite and elegant fixtures that elevate the bathing experience to new heights.

Step outside into the sprawling gardens—a verdant tapestry of natural beauty and endless possibilities. From vegetable plots to wooden sheds with light and power, every corner of this outdoor haven is a testament to the joy of gardening and the allure of outdoor living. Marvel at the original brick-built outbuildings especially the Hayshed which is now a versatile space for relaxed workshops and other gatherings—a testament to the property's storied past and timeless elegance.

Located opposite open spaces in the village, Hall Farm Cottage offers a tranquil retreat for nature enthusiasts and keen walkers alike. With Thrybergh Country Park just a stone's throw away and Ravenfield's amenities within easy reach, convenience and serenity converge in perfect harmony.

In conclusion, Hall Farm Cottage is more than just a home—it's a sanctuary of peace and tranquility, where echoes of the past intertwine with the joys of modern living. With its timeless charm, verdant surroundings, and rich history, this hidden gem promises an unparalleled retreat for those who seek solace amidst the beauty of nature.







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GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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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.



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