

BASEMENT
1045 sq.ft. (97.1 sq.m.) approx.



GROUND FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 3420 sq.ft. (317.7 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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Mill House Kingswood Lane, Stone, Stone, Rotherham, South Yorkshire, S66 8NW

Guide Price £980,000

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Mill House Kingswood Lane, Stone, Stone, Rotherham, South Yorkshire, S66 8NW

Description
Guide Price £980,000 - £1,000,000

Absolutely phenomenal!
Having valued properties for over 20 years, never have I come across one like this before nor had the pleasure to be able to bring to the open market. The front remote security gates opened up for me to drive along the sweeping pebbled driveway with the stream running alongside & then the property came into view with Roche Abbey behind it, I was breathless. An absolutely incredible property in an even better setting. This property really has to be seen both inside and out to fully appreciate what is on offer.
Boasting accommodation in excess of 3400 sqft, the property has accommodation over three levels with three double en suite bedrooms to the first floor & a fourth bedroom to the Lower ground floor with adjoining shower room & kitchen. This is an extremely versatile part of the house because our vendors had this designed and created for a dependant relative to live with them at the time & this would have almost been a self contained annexe area to the property. It has an entrance door leading from the side patio area.
Mill House, a former Mill was derelict before our clients purchased it in 2011 & deigned the house themselves. The main focal point to the family home is without doubt the open plan kitchen diner with adjoining snug area with its huge front picture window & with bi fold doors from the snug area opening onto the rear garden. To the snug area is a log burner. The kitchen certainly also has that 'Wow' factor as it incorporates an abundance of fitted gloss finished units with central island housing the induction hob. There is an array of integrated electrical appliances, granite work surfaces & a fitted raised Breakfasting bar. This area is flooded with an abundance of natural light not only from the front picture window but also the side & velux windows. From the kitchen area is a spiral staircase leading down to bedroom 4. If the successful purchaser didn't require four bedrooms but worked from home, not only could this be used for a Home office but large enough for a dance studio, hair salon etc.
There are two further reception rooms to the ground floor, a front facing dining room & large dual aspect living room with further log burner. There are front french style doors opening onto the balcony area overlooking the front gardens & further bi fold doors leading onto the rear gardens.
The three 1st floor bedrooms all enjoy en suites with two of them having fitted wardrobes whilst the bedroom 2 has a walk through dressing room with large ensuite beyond. The large Principal bedroom benefits from a 'his and hers' vanity units to the spacious ensuite & has a rear balcony where the occupants can sit & enjoy phenomenal views whilst enjoying the Sunday morning cup of coffee!
Without doubt a most impressive feature to this stunning home are the external gardens. A sweeping pebble drive leads to the under house garages with ample drive & with a stream running alongside the mature well maintained gardens. There are two split level patio areas with outdoor speakers & from the rear patio & garden are views towards Roche abbey.
There are various shops & a Tesco supermarket within approx 3 miles at Maltby & a little further afield is the M18 motorway network.
This is a truly remarkable family home which can only be fully appreciated from an early viewing.

- A quite unique & beautiful 4 bedroom, 4 bathroom stone detached house
- Overlooking open fields to the rear & Roche Abbey
- Electric security gates & CCTV
- Double garage & abundance of vehicular parking space
- Set within grounds approximately 3/4 acre
- Large gardens with stream running alongside
- Ground floor WC
- Most idyllic rural location
- Internal viewing essential to appreciate within
- Freehold Council Tax Band G





