

GROUND FLOOR
1911 sq.ft. (177.5 sq.m.) approx.



TOTAL FLOOR AREA : 1911 sq.ft. (177.5 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



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



Ivy Cottage, 50, Stubbin Road, Rotherham,
S62 7RZ

Asking Price £600,000

Ivy Cottage, 50 Stubbin Road, Nether Haugh, Rotherham, S62 7RZ

Description

This immaculate stone-built detached bungalow, originally constructed in 1980, has been meticulously extended and fully renovated to an exceptional standard. Nestled on approximately 0.5 acres of land in the highly sought-after location of Nether Haugh, the property offers stunning countryside views and spacious living areas, making it an ideal home for families or anyone seeking tranquility in a picturesque setting.

The charm of the stone construction is immediately apparent as you approach the property. The bungalow features a generous driveway with off-street parking for multiple vehicles, leading to a large double garage, a storeroom, and a workshop, providing ample storage space or potential for business use.

Upon entering, you're welcomed by an entrance porch that opens into a spacious hallway, complete with storage cupboards. The interior is both expansive and elegantly finished, showcasing high-quality fixtures and fittings throughout. The lounge is particularly inviting, with a contemporary gas fire serving as a cozy focal point. The bespoke dining kitchen is a standout, offering an extensive range of fitted wall and base units, along with integrated appliances such as an induction hob, electric oven, fridge, and two freezers. French doors from the kitchen open directly to the garden, making it perfect for entertaining and enjoying the outdoor space.

The property features four well-proportioned bedrooms, two of which are equipped with fitted wardrobes. A luxurious family bathroom includes a four-piece suite with a Jacuzzi bath, double shower cubicle, vanity wash basin, and low flush W.C.

The utility room is thoughtfully designed, featuring fitted units, plumbing for a washing machine, space for a tumble dryer, and a convenient cloakroom with a W.C. This area, along with two of the bedrooms, could easily be adapted for use as an annex, offering flexibility for extended family living for people with elderly or younger dependants or even as a home business setup.

The outdoor space is truly impressive, with beautifully landscaped gardens spanning approximately 0.5 acres. The stunning outdoor entertaining area includes a Pagoda measuring approximately 8m x 4m, ideal for family gatherings, barbecues, or simply relaxing and enjoying the serene surroundings.

The expansive grounds not only provide a wonderful outdoor lifestyle but also offer numerous opportunities. The size and layout of the land may appeal to those with equine interests or those considering residential development, subject to planning approval. Although the property is situated in a Green Belt setting, there is still potential for development.

Located in Nether Haugh, this property is ideally positioned near local amenities, Wentworth Village, and Wentworth Garden Centre. The area is well-connected, with excellent transport links, including motorway networks, making it convenient for commuting while still enjoying the benefits of countryside living. With rolling fields and countryside walks nearby, this property is a rare find and a must-see for those seeking space, quality, and beautiful views.

Viewings are highly recommended to fully appreciate the quality, space, and charm this unique home has to offer.

- Beautiful Stone Built Detached Bungalow
- Approx 0.5 Acres Of Land
- Large Garage And New Workshop
- Situated Across from The Wentworth Estate Grounds
- Stunning Location, Close to Open Countryside
- Well Positioned for Access to Sheffield, Rotherham and Further Afield



EADON LOCKWOOD



EADON LOCKWOOD & RIDDLE



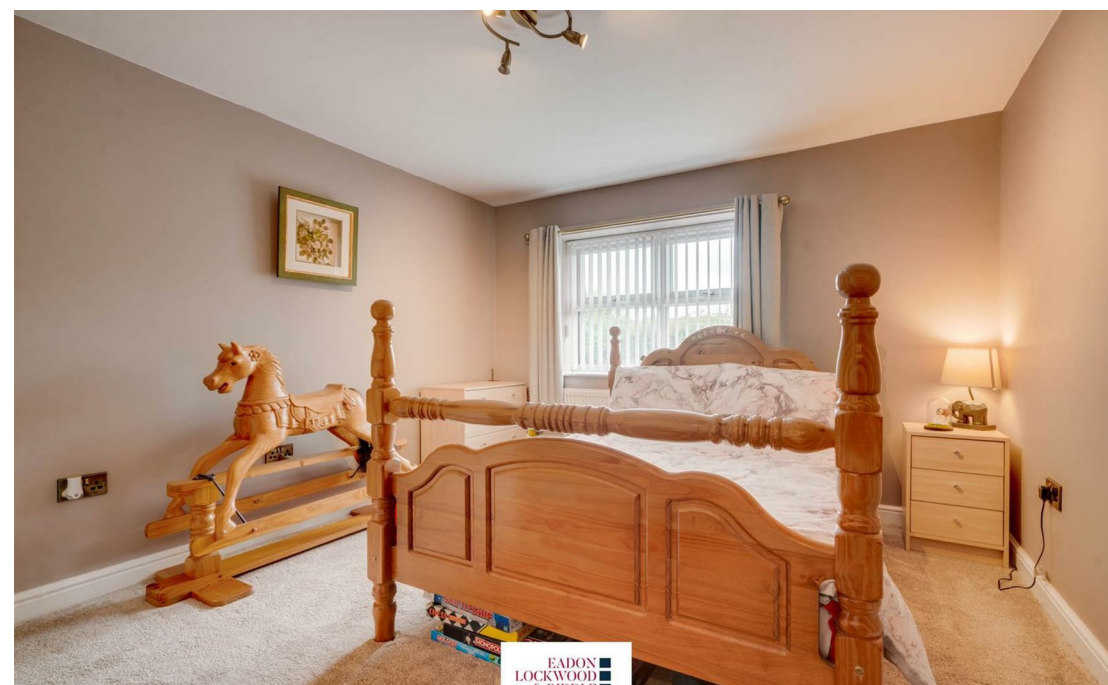
EADON LOCKWOOD & RIDDLE



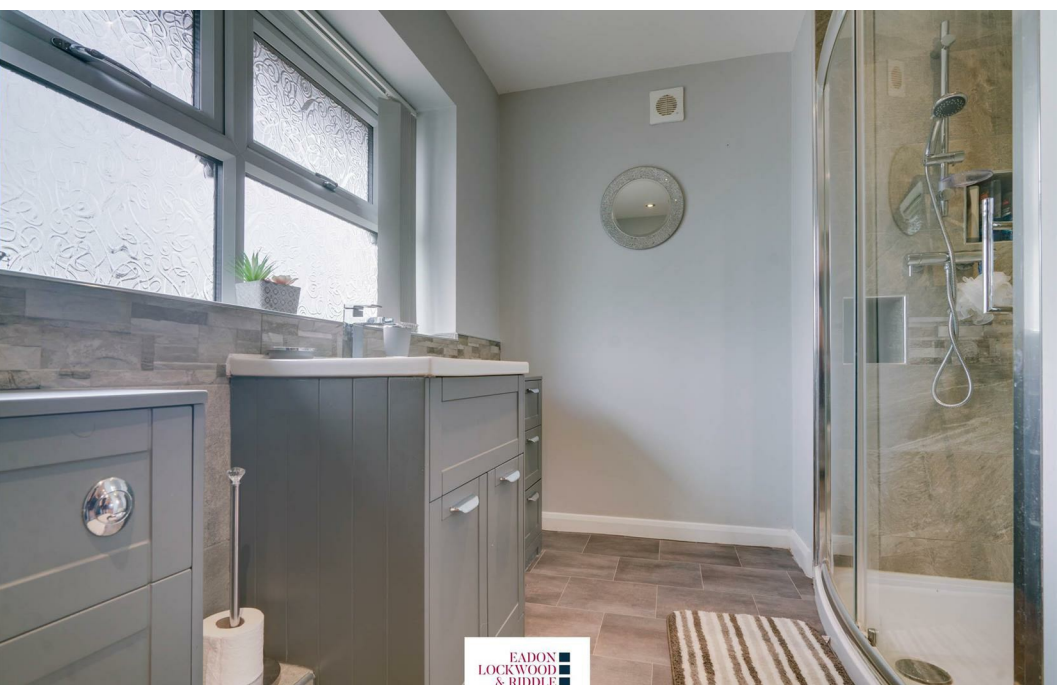
EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE



EADON LOCKWOOD & RIDDLE