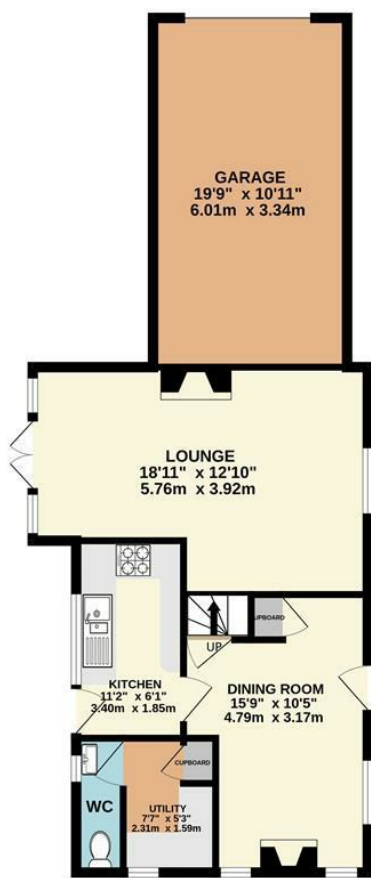


GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



24, The Green, Rotherham, S60 4JD

Guide Price £450,000

Abdy Cottage, 24 The Green, Whiston, Rotherham, S60 4JD

Description
Guide Price £450,000 to £475,000 -Sited on the edge of the picturesque and historic village of Whiston, this exquisite period home is a perfect blend of character, comfort, and modern convenience. From the moment you arrive, the property captivates with its traditional stone façade, beautiful setting, and welcoming atmosphere. One of its most impressive features is the stunning countryside backdrop—imagine waking up to rolling fields stretching for miles, with the charming sight of Whiston Forge Cricket Club just beyond. This peaceful and scenic setting creates a wonderful sense of space and escape, making it a truly special place to call home.

Stepping inside, the property retains its period charm while offering well-proportioned and inviting living spaces. Three generous bedrooms provide comfortable accommodation, perfect for families, professionals, or those looking for a countryside retreat. The two reception rooms are warm and welcoming, designed for both relaxation and entertaining. Whether you envision cozy evenings by the fire or hosting guests in a light-filled and sociable space, this home adapts beautifully to different lifestyles. The well-positioned bathroom ensures convenience, while the integral garage offers valuable storage with potential for further customisation. There's scope to enhance period features, reconfigure the layout, or even extend (subject to planning), allowing you to tailor the home to your exact needs.

Step outside, and you'll find a truly exceptional garden, bursting with colour, charm, and potential. Thoughtfully landscaped, it strikes the perfect balance between vibrant flowerbeds, lush lawns, and inviting seating areas—a space to enjoy all year round. Whether you're an enthusiastic gardener or simply love spending time outdoors, this garden is a delight, offering a peaceful retreat or the ideal setting for entertaining family and friends.

Additionally, two outbuildings provide valuable year-round storage, ideal for housing gardening tools, outdoor furniture, or even serving as a hobby space, workshop, or studio. The possibilities are endless for those looking to make the most of this generous outdoor area.

While this home enjoys a peaceful village setting, it remains incredibly well-connected. Whiston is ideally located for access to Rotherham and Sheffield, making it an excellent choice for commuters. The nearby M1 and M18 motorways provide swift links to the wider region, ensuring that both work and leisure destinations are easily reachable.

Whiston itself is a vibrant and welcoming village with a wonderful sense of community spirit. Its traditional stone buildings, cobbled streets, and rich heritage create a charming and characterful environment. The village is home to independent shops, inviting pubs, and regular community events, making it a lively yet relaxing place to live. Throughout the year, Whiston hosts seasonal festivals, markets, and social gatherings, giving residents plenty of opportunities to get involved and enjoy village life.

For history lovers, Whiston's heritage is truly remarkable. The striking medieval Manorial Barn, one of the last of its kind in northern England, and the beautiful 12th-century St. Mary's Church serve as reminders of the village's deep historical roots. Living here means becoming part of a community that values tradition while embracing modern living.

This property is far more than just a house—it's a lifestyle enriched by history, beauty, and a strong sense of community. Whether you're searching for a family home, a countryside escape, or a place with room to grow, this charming period house presents an incredible opportunity.

Viewing is highly recommended to fully appreciate the character, setting, and exceptional outdoor space this home has to offer. Don't miss your chance to own a piece of Whiston's heritage and make this beautiful home your own.

- Prime Location: Situated in the picturesque village of Whiston, offering charm and history.
- Scenic Views: Overlooks rolling fields and Whiston Forge Cricket Club.
- Spacious & Versatile: Three bedrooms, a welcoming reception room, and an integral garage.
- Great Potential: Opportunities for customisation, including open-plan layouts or extensions (STP).
- Excellent Connectivity: Close to Rotherham, Sheffield, and major motorways (M1 & M18).
- Rich Heritage: Near historical landmarks like the medieval Manorial Barn and St. Mary's Church.

