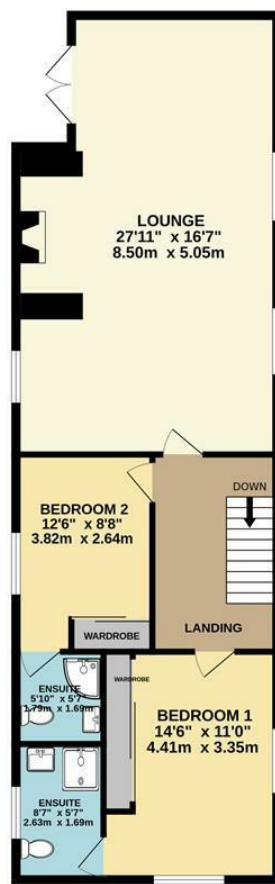
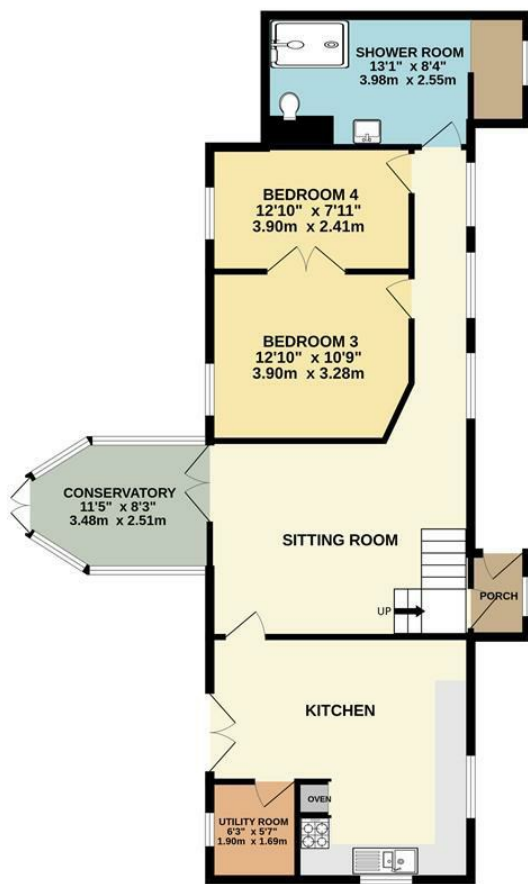


GROUND FLOOR  
1001 sq.ft. (93.0 sq.m.) approx.

1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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.



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**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



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The Mission House, Stubbin Road, Rotherham,  
S62 7RZ

Guide Price £410,000



# The Mission House Stubbin Road, Nether Haugh, Rotherham, S62 7RZ

Description  
Guide Price - £410,000 - £420,000

Nestled in the picturesque hamlet of Nether Haugh, The Mission House is a truly remarkable property that combines historical charm with modern comforts. This stunning early 19th-century period home, steeped in history, boasts four double bedrooms, three reception rooms, and three bathrooms, making it an ideal retreat for those who appreciate both the past and the present.

The enchanting history of Nether Haugh dates back to ancient times. The name itself derives from the Old English words 'nether,' meaning lower, and 'haugh,' referring to a low-lying meadow by a river. This small settlement has quietly witnessed the passage of time, evolving through various historical periods while retaining its idyllic rural charm. The hamlet's historical roots are intertwined with the broader narrative of South Yorkshire, reflecting the agricultural heritage and rural lifestyle that have defined this region for generations. Strolling through Nether Haugh, one can sense the rich tapestry of history woven into its landscape, where past and present coexist harmoniously.

As you step inside The Mission House, you'll be greeted by a palpable sense of history that emanates from every corner of this much-loved home. The beautiful stone building exudes character, with numerous period features that transport you back in time. From the now redundant bell tower to the focal inglenook fireplace in the first-floor sitting room, every detail tells a story of the past. The craftsmanship and attention to detail in this home are evident, preserving the essence of its historical significance while providing all the modern amenities one could desire.

The entrance hall, with its high ceilings, sets the tone for the rest of the house. Leading off, the double-aspect dining kitchen is a perfect blend of old and new, equipped with modern appliances and a range of base units including the double oven set into the exposed brickwork. The kitchen is a space where culinary delights come to life, with ample room for family gatherings and entertaining guests. Adjacent to the kitchen, a utility room adds yet more functionality, ensuring that practical needs are seamlessly met.

The ground-floor living room serves as an inviting reception space, particularly in the evenings when the adjacent sunroom fills the area with a warm, natural glow. This sunroom, with its large windows and serene views of the garden, provides a tranquil retreat where one can relax and unwind. Two ground-floor double bedrooms offer versatile living options, easily adaptable to home offices or additional reception rooms as needed. A stunning shower room at the end of the property, with its contemporary fittings and elegant design, must be seen to be fully appreciated.

Ascending to the first floor, you'll find two further double bedrooms, both of which feature en-suite bathrooms. The master bedroom is a haven of comfort, with its double-aspect windows providing panoramic views of the surrounding countryside. The en-suite bathroom, with its luxurious fittings, offers a private sanctuary where one can escape the stresses of daily life. The pièce de résistance of The Mission House is undoubtedly the 27-foot-long sitting room. This grand space, with its elevated views over the Wentworth Estate and direct access to the raised garden at the rear, effortlessly blends indoor and outdoor living. The inglenook fireplace, with its timeless charm, serves as the focal point of the room, creating a cozy and inviting atmosphere.

Outside, the property continues to impress with its well-maintained grounds. Off-road parking is available for several cars, leading to a detached garage equipped with both power and light. This garage provides ample storage space and could easily be converted into a workshop or studio. The main section of the garden is laid to lawn and split into two tiers, with the upper tier providing direct access to the sitting room. This outdoor space is perfect for alfresco dining, gardening, or simply enjoying the peace and tranquility of the countryside. The lower tier offers additional space for recreation and relaxation, making it an ideal setting for family gatherings and social events.

In summary, The Mission House is a property that truly has it all. Its rich history, combined with its modern amenities and idyllic location close to The Rockingham Mausoleum, makes it a unique and desirable home. Whether you are a history enthusiast, a lover of nature, or simply someone seeking a beautiful and comfortable place to live, The Mission House in Nether Haugh is sure to capture your heart and imagination.

- Early 19th Century Period Property Steeped in Rich History
- Four Double Bedrooms, Three Reception Rooms and Three Bathrooms
- 27ft Long First Floor Sitting Room with Feature Inglenook Fireplace
- Offering Views Over to the Wentworth Estate
- Ideal Family Setting with Almost 2,000Sqft of Accommodation
- Sizable Garden with Off Road Parking and Detached Garage

