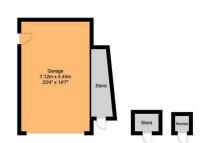
Ground Floor 78 sq m/839.58 sq ft Approx.

78 sq m/839.58 sq ft

Outbuildings 40 sq m/430.55 sq ft







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to sca based on interior measurements. Any figures given is for initial guidance only and should not be relied on as a basis of valuation. The plan are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square toolegic enterings of quoted on this guidance.





### 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

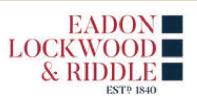
33 Townhead Road Sheffield S17 3GD T: 0114 2362420 E: dore@elr.co.uk

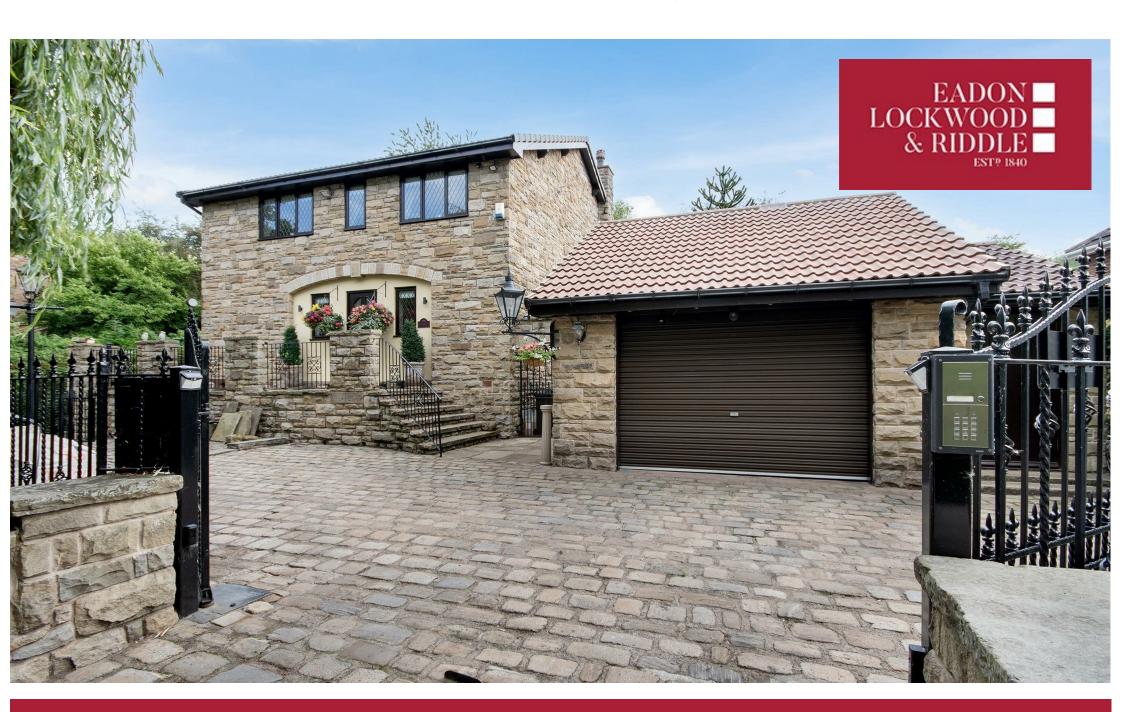
#### Hathersage

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





# Bridgebrook Moorhouse Lane, Whiston, Rotherham, S60 4NQ

Description Guide Price £630,000 - £650,000

A Truly Stunning Stone-Built Detached Cottage in the Heart of Whiston

Situated in the picturesque village of Whiston, this exceptional stone-built detached cottage offers a rare opportunity to own a home filled with character, charm, and enviable surroundings. Standing on a generous plot with breath-taking views, the property's welcoming curb appeal is enhanced by a delightful brook running through the front garden, complete with a charming stone bridge, a perfect introduction to this idyllic home.

Whiston is one of the region's most sought-after villages, offering a wonderful sense of community alongside a range of local amenities. Residents can enjoy three welcoming village pubs, a local chemist, and popular restaurants all within walking distance. Excellent transport links include easy access to Sheffield and the M1 motorway network, approximately two miles away, making commuting effortless. For those who enjoy the outdoors, Ulley Country Park and the beautiful surrounding countryside are just a stone's throw away, providing scenic walks and a tranquil escape.

The property itself has a warm and inviting feel throughout. The spacious entrance hallway sets the tone for the rest of the home, leading into a cosy lounge that is perfect for relaxing. The kitchen diner provides the ideal setting for family living and everyday convenience, with the benefit of an adjoining utility room. A private study offers a peaceful space for home working, while a downstairs WC adds to the practicality of the ground floor.

Upstairs, the property boasts three generously sized double bedrooms, each complete with fitted wardrobes. The master bedroom enjoys its own en-suite shower room, while the family bathroom features a stylish three-piece suite with a corner bath, ideal for unwinding at the end of the day.

Beyond the electric gates, a stone-built driveway leads to the property and its double garage, which also benefits from a useful adjoining storage area. The front garden is truly special, with the charming brook and peaceful seating areas offering the perfect spot to relax. To the rear, a beautifully landscaped tiered garden begins with a paved patio, ideal for alfresco dining, with steps leading up through two further levels that include delightful features and lawned areas. At the very top, the garden opens out to the fields beyond, offering a gateway to the stunning walks through Whiston and nearby Ulley.

This property represents a rare opportunity to purchase a characterful family home in a highly desirable village location. Blending traditional stone-built charm with practical and spacious living accommodation, it is the perfect setting for family life.

- STONE BUILT CHARACTER COTTAGE
- STUNNING PROPERTY IN IDYLLIC LOCATION
- DELIGHTFUL BROOK RUNNING THROUGH THE FRONT GARDEN
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES AND EN-SUITE TO MASTER
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- UTILITY ROOM AND DOWNSTAIRS WC
- EXCELLENT VILLAGE LOCATION WITH SUPERB WALKING TRAILS
- CLOSE TO THE MOTORWAY NETWORK
- FREEHOLD / TAX BAND
- EARLY VIEWING IS ESSENTIAL













