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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



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21-23, Bole Hill, Rotherham, S60 5RA

Guide Price £500,000

21-23 Bole Hill, Treeton, Rotherham,
S60 5RA

Full of warmth and character, this impressive detached stone cottage enjoys a peaceful position on the edge of the village, with far-reaching views across open countryside. Originally three farm cottages dating back to the late 18th century, the property has been sympathetically extended, adapted, and enhanced over the years, resulting in a home that combines period charm with modern family living.

The accommodation is generously arranged over two floors. To the ground floor, there are three welcoming reception rooms: a cosy lounge with exposed beams and double-sided woodburner shares with the dining room, a versatile dining space perfect for family gatherings, and a further sitting/family room which offers flexibility for play, hobbies, or a home office.

At the heart of the home lies the impressive breakfast kitchen, beautifully appointed to balance contemporary style with everyday practicality. Fitted with an extensive range of shaker-style units, solid wood work surfaces, and a central island with additional storage, this is a space designed for both cooking and entertaining. The bold splash of colour from the range cooker with matching tiled surround creates a striking focal point, while integrated appliances and generous workspace make it highly functional. Large windows draw in natural light, with space for a family dining table making this a true hub of the household. A useful utility room sits adjacent, along with a convenient downstairs shower room.

Upstairs, the property provides four spacious double bedrooms, each with its own character and charm, along with a stylish modern family bathroom. The layout offers excellent flexibility for families and those needing dedicated space for working from home or welcoming overnight guests.

Externally, the cottage is set within extensive gardens approaching a quarter of an acre, carefully landscaped and thoughtfully planted. A wide variety of mature fruit trees, established shrubs, and colourful borders create seasonal interest and privacy, while

- Charming 17th-century stone cottage – Originally three farm cottages, beautifully extended and enhanced to blend period character with modern family living.
- Spacious and versatile living areas – Three welcoming reception rooms including a cosy lounge with beams and fireplace, plus a flexible family/sitting room.
- Stunning breakfast kitchen – Shaker-style units, solid wood worktops, central island, range cooker feature, and space for family dining.
- Four generous double bedrooms – Each full of character, complemented by a stylish modern family bathroom.
- Extensive landscaped gardens (approx. ¼ acre) – With mature fruit trees, colourful planting, lawns, and a decked entertaining terrace with built-in seating and BBQ.
- Impressive detached outbuilding – Incorporating a large garage, office/gym, and games room with potential for annexe conversion (subject to permissions).

