











## 116 Thorpe Street

Thorpe Hesley • Rotherham • S61 2RP

Guide Price £325,000 - £350,000

Occupying a sought after village location is a 3-bedroom stone built detached property built during the 1700's. Deceptively spacious accommodation, retaining period features and charm, complemented by occasional attic room and spacious conservatory overlooking a south facing, private enclosed rear garden with woodland backdrop. Features off street parking, EV charger and garage. A composite front door opens into the inner hallway leading down to the vaulted cellar. Dual aspect, open plan living space offers versatility and adjoins a spacious garden room overlooking the private, enclosed rear garden. A shaker style kitchen has been designed to mould the original features, complete with integrated oven, gas hob, dishwasher, washing machine and providing space for a larger sized fridge freezer. French doors offer direct access to the attractive patio. The first floor comprises 3 bedrooms, both double bedrooms offer a pleasant garden / woodland outlook to the rear. The main bedroom located in the extension benefits from an ensuite shower room and fully boarded loft storage. The family bathroom is equipped with tiled walls, 3-piece white suite and overhead shower. Steps lead to the occasional attic room providing a fabulous space fitted with 2 Velux windows, offering potential to further develop into a fourth bedroom, subject to consents. Externally a driveway provides off street parking for 2 vehicles along with EV charger and adjoining larger sized garage with access to boarded loft space. Secure gates lead through to a private, enclosed, southerly facing rear garden, designed with attractive stone patio and partial lawn, bordered by established planting, complete with outbuilding. Sought after village location well-served by local shops and amenities, schools, public transport, and access links to the motorway, Wentworth, Sheffield, Rotherham, and Barnsley.









- Stone Built, Extended Detached Family Home
- 3 Bedrooms & Occasional Attic Room
- Generously Proportioned Accommodation
- Dating Back to Around 1700
- Woodland / Park Backdrop

- Private Enclosed South Facing Rear Garden
- Sought After Village Location in S61
- Driveway, Garage & EV Charging Point
- Freehold & No Chain
- Council Tax Band E, EPC Rating E







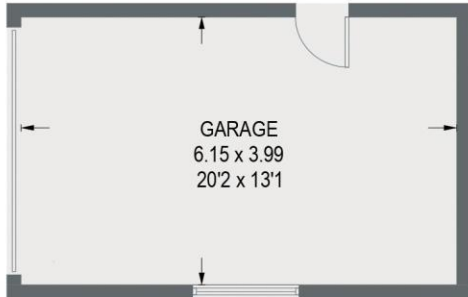
# 116 THORPE STREET

APPROXIMATE GROSS INTERNAL AREA = 153.8 SQ M / 1656 SQ FT

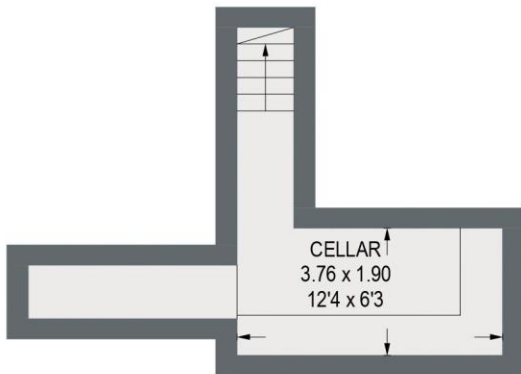
CELLAR = 11.9 SQ M / 128 SQ FT

GARAGE = 24.6 SQ M / 265 SQ FT

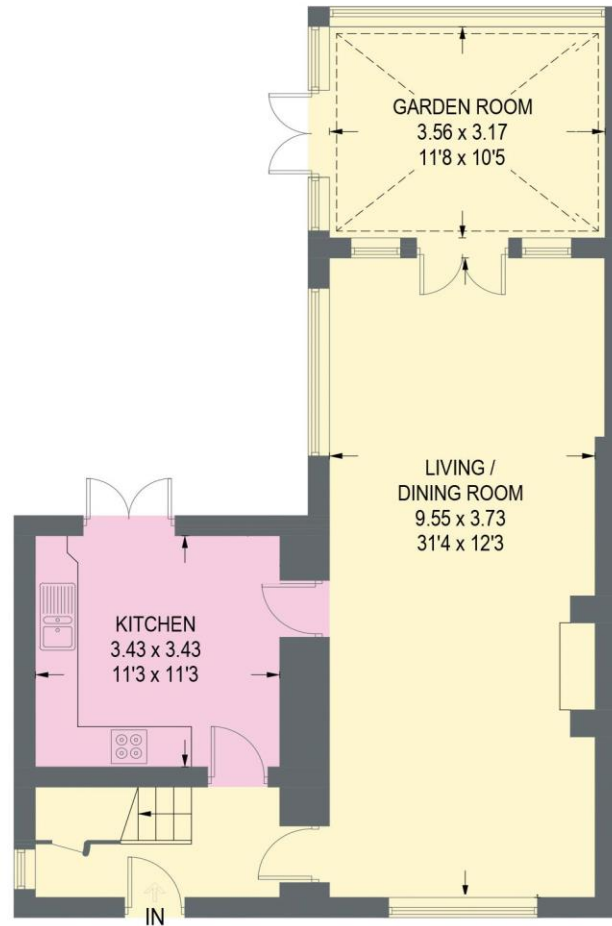
TOTAL = 190 SQ M / 2049 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**CELLAR**  
11.9 SQ M / 128 SQ FT

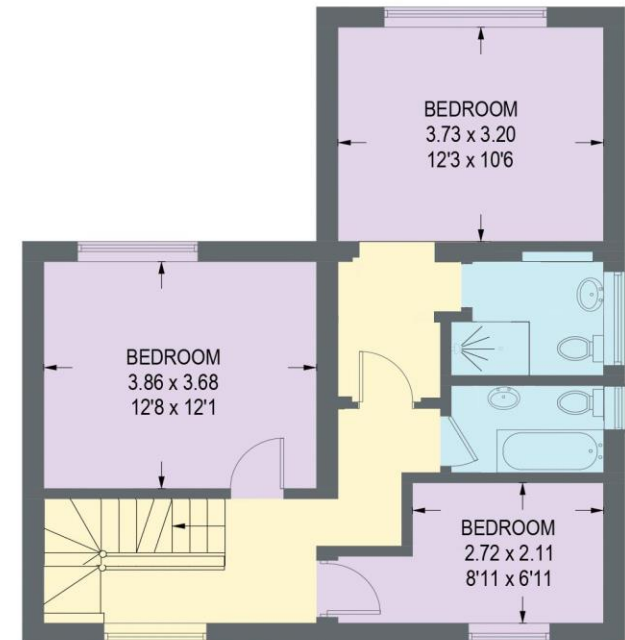


**GROUND FLOOR**  
71.7 SQ M / 772 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.



**SECOND FLOOR**  
26.3 SQ M / 283 SQ FT



**FIRST FLOOR**  
55.8 SQ M / 601 SQ FT





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