

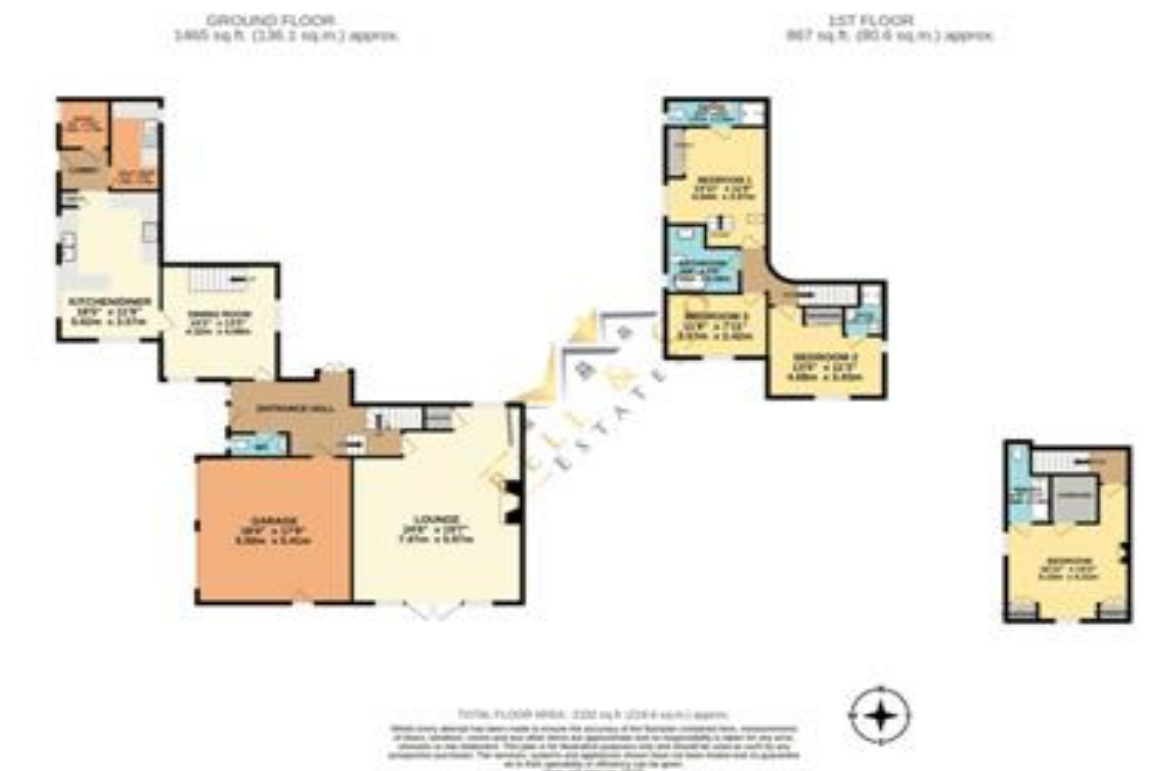


Abbey Stone Barn | Main Street | S25 1YA

Guide Price £650,000 to £690,000



Bell & Co Estates are thrilled to present Abbey Stone Barn, a magnificent four-bedroom detached family home offering over 2,300 sq. ft. of beautifully presented accommodation, nestled in a private courtyard setting in the heart of the sought-after village of Brookhouse. Brimming with period charm and set on a substantial plot, this unique home blends country character with contemporary design, perfect for those seeking a lifestyle move with space and privacy. Step into a grand entrance hall that sets the tone with its spacious layout and character features. To the right, a spectacular 24' lounge with dual aspect French doors offers a bright, open space ideal for entertaining or relaxing with log burner. The adjoining garage offers internal access and excellent potential for a workshop or further living space. To the left, a generous dining room, perfect for family meals or hosting guests and flows into the impressive open-plan kitchen/diner featuring modern appliances, ample worktop space. Beyond the kitchen lies a utility room, a practical lobby, and a home office, ideal for remote work or hobbies. A ground floor WC adds convenience to this thoughtfully designed layout. Upstairs, the home offers three spacious bedrooms plus an additional self-contained annex bedroom with en-suite-ideal for guests, older children. Bedroom one is a large double with en-suite shower room and fitted wardrobes. Bedroom two is another generous double with a private en-suite and full-height wardrobe space. Bedroom three is perfect for a nursery or study, with access to the main family bathroom complete with bath and separate shower and bedroom four is set apart from the main house, featuring its own shower room, storage cupboard, and dual-aspect windows, making it a private retreat with scope for independent living. The home boasts a picturesque stone façade, well-maintained paved driveway, and landscaped courtyard. To the rear, the property opens to substantial plot which is mainly laid to lawn perfect for enjoying the great outdoors. Abbey Stone Barn is an outstanding, character-filled residence that offers space, versatility, and stunning surroundings. With its blend of luxury, privacy, and land, it is a truly unique home in a prime location this is a rare opportunity to acquire this stunning home.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

ABBAY STONE BARN
MAIN STREET
BROOKHOUSE
ROTHERHAM
S25 1YA

Energy rating

C

Valid until

3 October 2030

Certificate number

9340-2352-3000-2300-4005

Property type

Semi-detached house

Total floor area

177 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements