



Beck View Cottage
1 Kilnhurst Road | Hooton Roberts | Rotherham | S65 4PE

BECK VIEW COTTAGE



Set within 1/3 of an acre grounds, enjoying landscaped south facing gardens and scenic views, a delightful family home, sympathetically restored, retaining original period features, offering spacious 5 bedroom accommodation and a self-contained 2 bedroom annexe.



Occupying a sought after position backing onto open fields resulting in the most idyllic of settings and enviable external lifestyle; the accommodation incorporating a generous lounge, lining kitchen, snug and garden room, complemented by five bedrooms with two bathrooms, a double garage and a detached annex bungalow which offers versatile accommodation.

Situated on the edge of this delightful village, offering immediate access into glorious open countryside whilst being well served by local facilities and centrally positioned in between Rotherham and Sheffield, ideal for the daily commuter with both the M1 and M18 being easily accessible whilst train services offer a direct link to the capital.

GROUND FLOOR

A composite entrance door opens to the reception hall, which immediately offers an impressive introduction to the home, features on display including exposed beams to the ceiling, a stone flagged floor and an oak spindle staircase to the first-floor level. A full height window offers good levels of natural light, there is a feature fireplace to one wall, a concealed cloakroom and access to a shower room.

The shower room features a three-piece suite incorporating a corner shower, a pedestal wash hand basin and a low flush W.C. The room has Travertine tiling to the floor and full tiling to the walls.

An inner lobby gains access to both the lounge and living kitchen, the lounge is positioned to the rear aspect of the home offering generous proportions, with windows to three aspects, the rear being full height and offering a delightful outlook over the gardens and adjoining land beyond. The room has a stone flagged floor, exposed beams to the ceiling and a stunning Inglenook style fireplace with an inset beamed lintel and a gas powered stove which sits on a stone flagged hearth.

The living kitchen forms the hub of the home, incorporates a kitchen and dining area, has windows overlooking the rear garden, whilst French doors open directly on to an external flagged terrace. There are exposed beams to the ceiling, a stone flagged floor and an impressive stone chimney breast with an inset feature Range being the focal point to the room. A bespoke range of kitchen furniture is complimented by granite work surfaces, whilst a contrasting solid wooden work surface incorporates a Belfast double sink with a mixer tap over. A central island has a granite surface with an inset sink, with base cupboards beneath with an overhang extending to a breakfast bar. A complement of appliances includes a Rangemaster stove, which is set back into an ornate surround, incorporating a double oven and grill, with a four-ring gas hob, griddle and hotplate with a tiled splash back and a concealed extraction canopy over, a fridge and a dishwasher.

The adjoining utility has furniture matching the kitchen and plumbing for an automatic washing machine ensuring washing and drying facilities are self-contained.

An inner lobby has a secondary staircase to the first-floor level, a window which overlooks the garden and gives access through to the snug which has exposed beams to the ceiling, a chimney breast with an inset dog grate electric fire and access through to the garden room.

The garden room is flooded with natural light, commands a stunning outlook over the grounds and fields beyond, whilst benefiting from a wood burning stove which is set back into a stone chimney breast. The room has a stone flagged floor, French doors opening onto the garden terrace and access to an adjoining room which offers versatile accommodation, whether this be storage, a gym, a home office or a playroom.













FIRST FLOOR

The landing spans the front aspect of the home and has exposed floorboards, beams to the ceiling and four windows offering good levels of natural light. A cupboard is home to the boiler.

The principal bedroom suite offers generous double accommodation, has French doors opening to a Juliette balcony overlooking the terrace, whilst two windows to the rear command a stunning rural outlook. This room has fitted wardrobes to one wall and en-suite facilities incorporating a pedestal wash hand basin, a low flush W.C, a bidet and a step-in corner shower. The room benefitting from full tiling to both the walls and floor whilst a window commands a stunning rural outlook.

There are four additional double bedrooms, all positioned to the rear aspect of the property, enjoying a south facing position and all capturing stunning views over the garden and beyond.

The family bathroom is presented with a modern suite finished in white, comprising a low flush W.C, a bidet, a free-standing roll top bath and twin pedestal wash hand basins. This room has complimentary tiling to the floor, wood panelling to the walls, two windows and a feature stone chimney breast.

















OUTSIDE

Externally

The driveway to the side aspect of the home provides off-road parking for several vehicles, is set within a stone wall and hedged boundary and gains access to the stone-built double garage, which has two electronically operated roller entrance doors, power, lighting and incorporates a utility area.

The annexed accommodation is versatile, lending itself to a number of uses including a home office, leisure facility or self-contained ancillary living accommodation. Incorporating a reception area, an open plan breakfast kitchen and lounge, two bedrooms and a shower room.

The gardens are positioned to the rear aspect of the property and enjoy a south facing position, a generous lawn having planted beds, hedged boundaries and a flagged stone terrace, the rear elevation set within a fenced border adjoining open fields, resulting in stunning views and an idyllic setting.





LOCATION – S65

Occupying a delightful position commanding stunning rural views and boasting one of Rotherham's most sought after post codes. Positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18 at junction 1. The immediate locality provides open countryside which is immediately accessed as are open walks and an idyllic external lifestyle.

The location is both private and convenient; central to major commercial centres whilst being only a short drive from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. The small town of Conisborough and the famous Castle is easily accessible as is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, the garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. The Travellers Rest country pub is within a short walk in nearby Brookhouse, whilst there are public footpaths through the village which lead to the historic Roche Abbey. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful location close to both Rotherham and Sheffield.





INFORMATION

Additional Information

A Freehold property with mains gas, water, electricity and drainage.

Council Tax Band - E.

EPC Rating - D.

Fixtures and fittings by separate negotiation.

Directions

From the A630 Doncaster Road turn onto Kilnhurst Road. The property is on the left.

Tenure

Freehold

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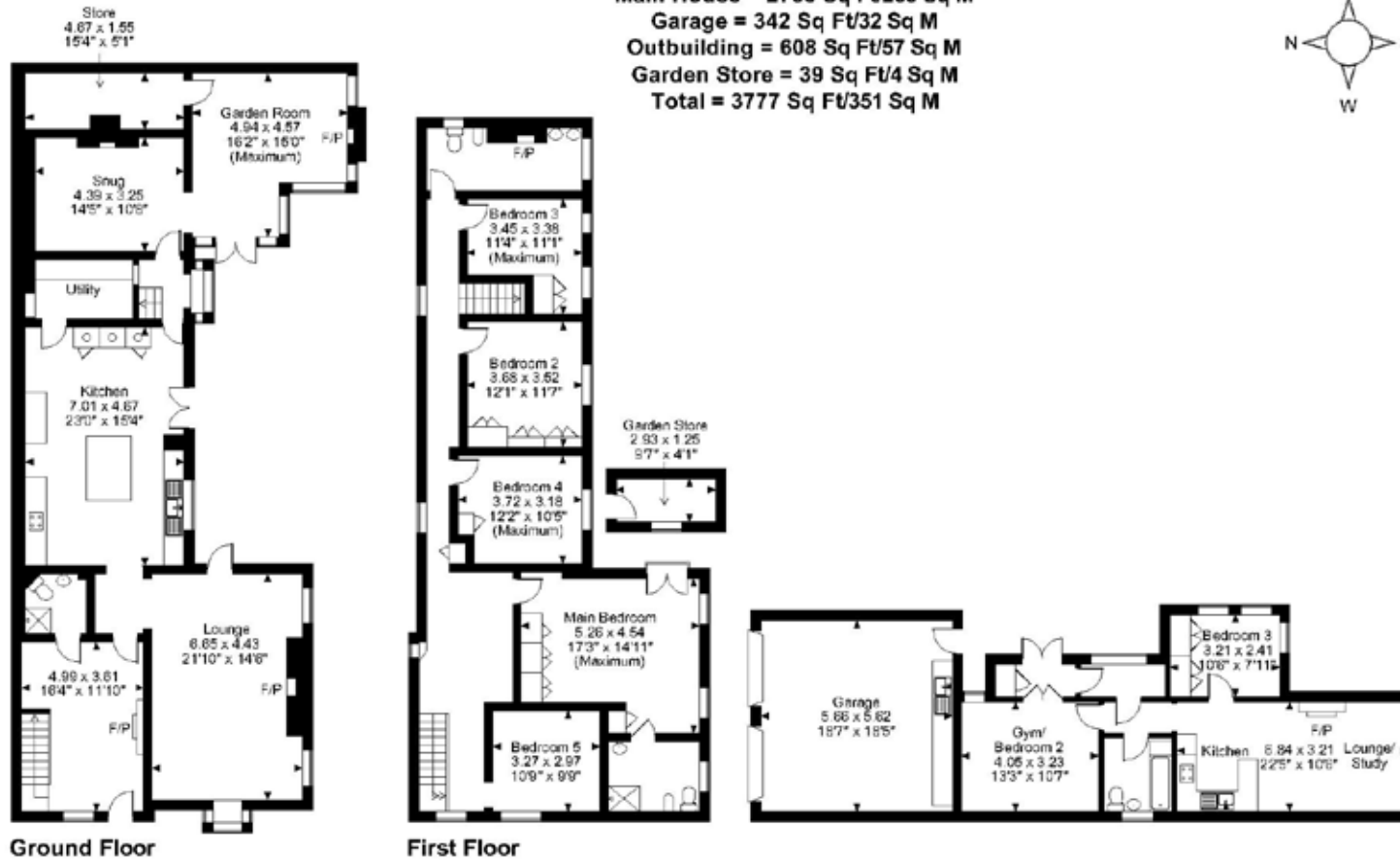
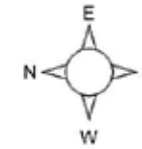


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Kilnhurst Road, Hooton Roberts, Rotherham
Approximate Gross Internal Area
Main House = 2788 Sq Ft/259 Sq M
Garage = 342 Sq Ft/32 Sq M
Outbuilding = 608 Sq Ft/57 Sq M
Garden Store = 39 Sq Ft/4 Sq M
Total = 3777 Sq Ft/351 Sq M



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



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