



56 Doncaster Road
Braithwell | Rotherham | S66 7BB

FINE & COUNTRY



GROUND FLOOR

Step inside and you're welcomed by a spacious hallway that instantly sets the tone for the home's thoughtful flow and generous proportions. Two double bedrooms sit on the ground floor, perfect for guests, older family members, or those needing step-free access, alongside a stylish bathroom and a practical storage zone.

At the core of the home is a beautifully executed open-plan layout. The kitchen, dining and living space have been designed as one flowing area to encourage connection and flexibility. The kitchen itself is sleek and contemporary, complete with high-end integrated appliances, a large breakfast bar, and elegant finishes that feel both refined and relaxed. Smart lighting, remote-controlled Velux windows, air conditioning units, and efficient gas central heating with a Worcester Bosch boiler create a space that adapts to your lifestyle, whether you're entertaining or unwinding.

The lounge and dining area benefit from large picture windows and doors that open directly onto the rear terrace, inviting the outdoors in and making al fresco living part of everyday life.









Seller Insight

“We were first drawn to the peaceful village setting and those beautiful, uninterrupted countryside views. It's a location that instantly makes you feel grounded and connected to nature. One of our favourite things has been watching the seasons change across the fields and seeing the farmers working the land — it brings a real sense of calm and rhythm to daily life.

Entertaining here has been a joy. The outdoor kitchen, complete with a fridge, oven and dishwasher, has made everything feel easy and relaxed. We've hosted some incredible gatherings over the years, from summer barbecues with family to evenings with friends and even live entertainment. It's a space that has brought so many happy memories.

Inside, the open-plan design is both practical and beautifully finished. The zoned layout gives a real sense of flow, and the digital lighting has allowed us to create different atmospheres depending on the time of day or the occasion. The amount of natural light that pours in through the large windows and Velux skylights really enhances the feeling of space and calm throughout the home.

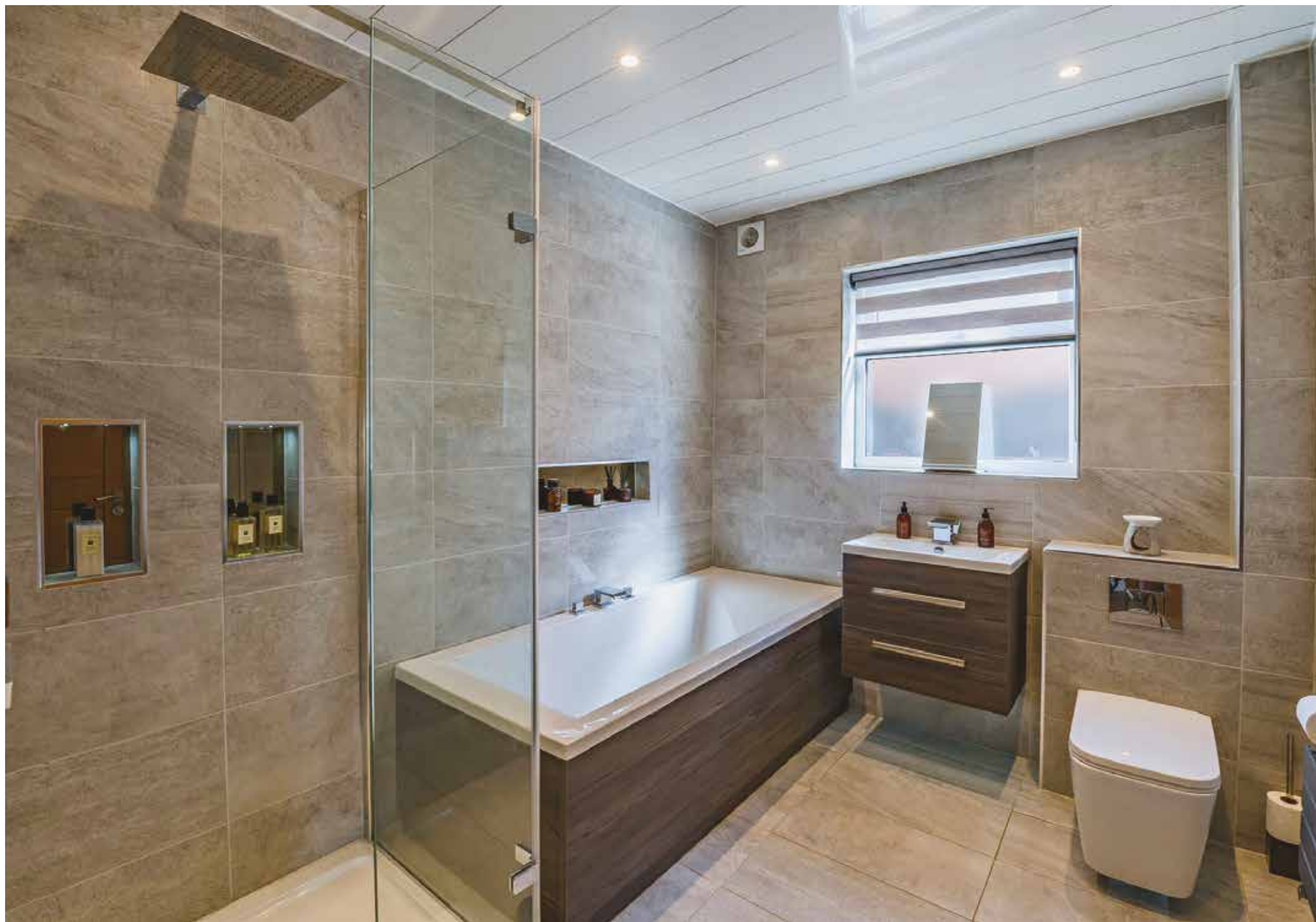
Since extending and fully refurbishing the house in 2022, it has been designed to support modern living with comfort and ease. Braithwell itself is a friendly and welcoming village with a strong sense of community. There are regular events throughout the year, including the much-loved wheelbarrow race, and the community centre offers a great mix of activities.

*To the next owners, we would simply say, enjoy every bit of it. Embrace the space, the lifestyle and the views, they're something truly special.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







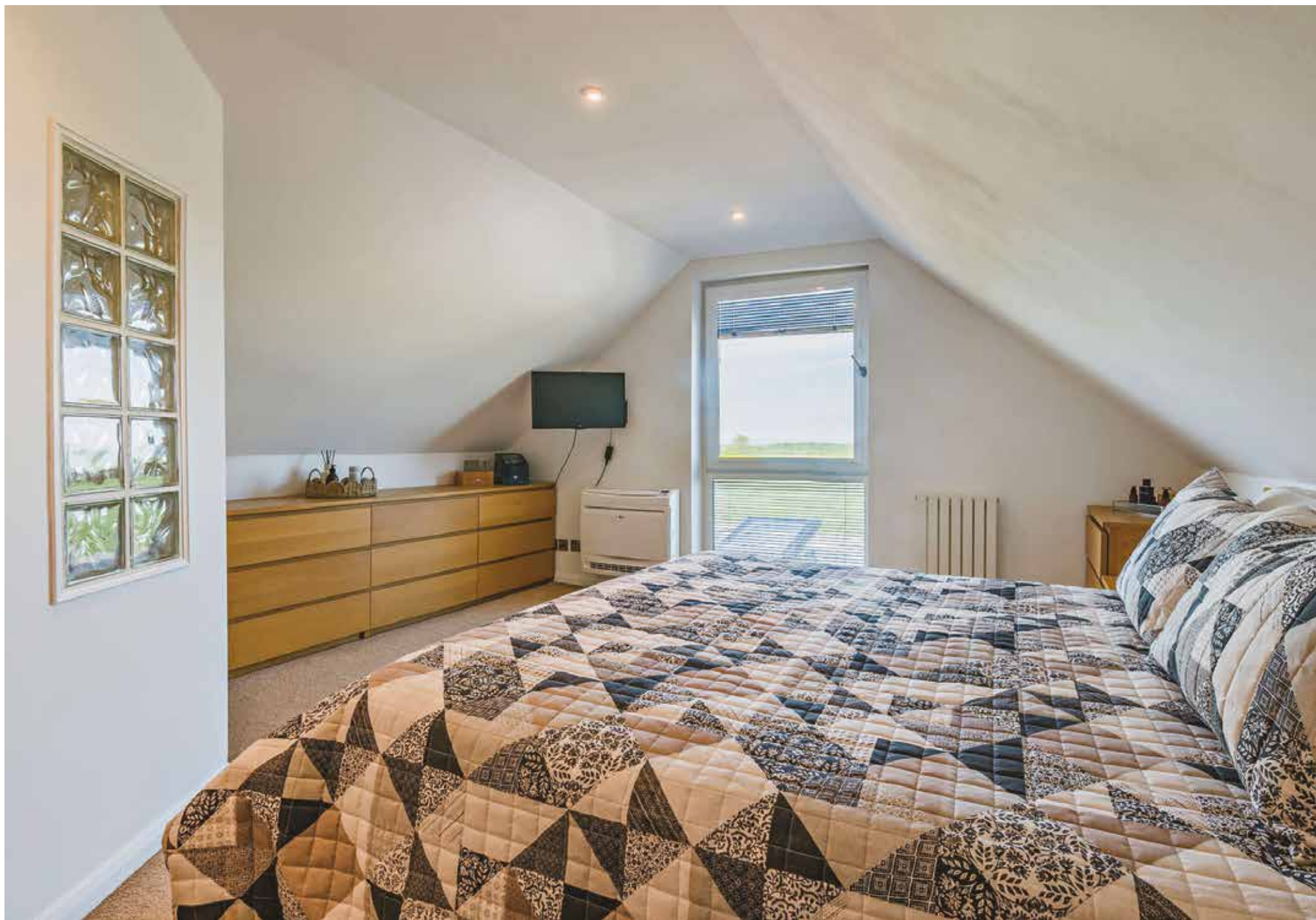


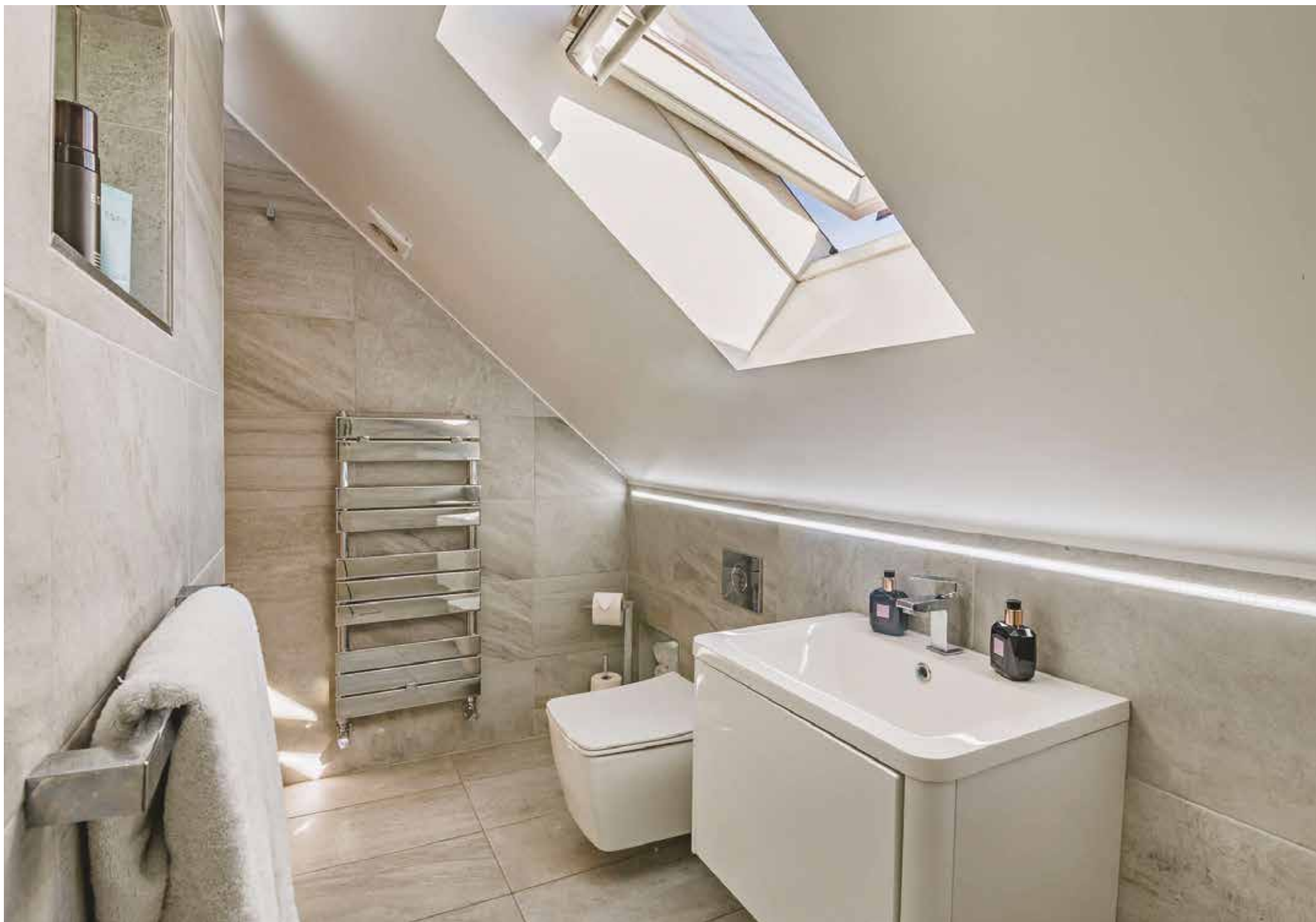
FIRST FLOOR

Upstairs, the layout continues to impress. The principal bedroom is a luxurious retreat, complete with a modern en-suite, a walk-in wardrobe, and wide countryside views that shift with the seasons. Soft tones and natural light bring a calm and restorative feel to the room.

Across the landing, a further double bedroom offers additional built-in storage, its own walk-in wardrobe, and charming front-facing views. This level balances privacy and comfort effortlessly – perfect for teenagers, guests, or a peaceful home office setup.









OUTSIDE

The outdoor areas are an extension of the home's luxurious design, tailored for entertaining and effortless enjoyment. A generous landscaped garden wraps around the property, with a large patio that seamlessly connects to the kitchen and living space, ideal for summer dining or evening drinks.

Further into the garden, a second, more intimate patio provides a relaxed zone with outdoor sofas and views back across to the house. The outdoor kitchen is a true showstopper: fully equipped with a Bosch oven, integrated dishwasher and fridge, and bi-fold doors that open the space entirely. A ceiling-mounted fold-down TV adds a touch of fun and practicality, making this the ultimate spot to host friends or unwind in style.

Practical features haven't been overlooked, the property includes off-road parking, EV charging points, a garage with an electric door, and cleverly concealed storage zones including one beneath the house that houses the boiler and AC systems.

And as the sun dips below the horizon, there's nothing quite like watching the sky turn amber while your favourite playlist flows through the surround sound system — a perfect close to a day in this exceptional home.







LOCATION

Braithwell is a charming and well-connected village in South Yorkshire, offering a peaceful, semi-rural lifestyle within easy reach of key northern cities. Surrounded by rolling countryside and open fields, the village enjoys a strong sense of community and a slower pace of life, yet it remains surprisingly accessible.

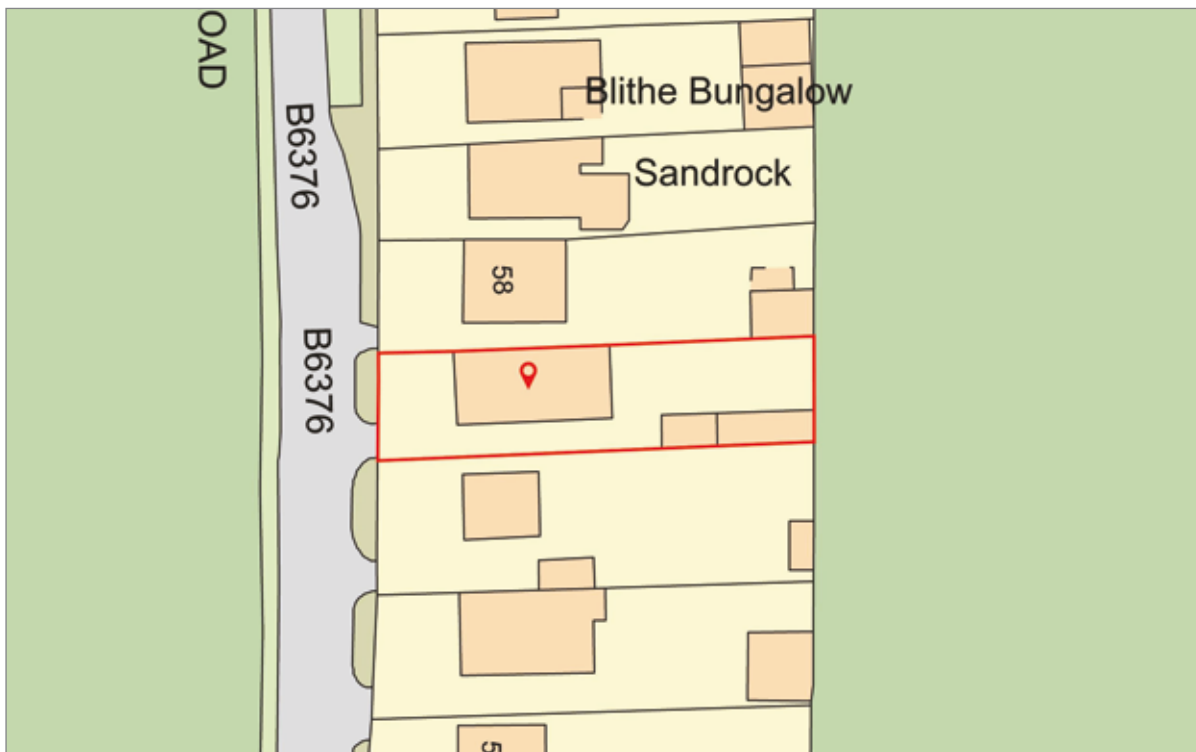
Positioned just 7 miles south of Doncaster and with the M1, M18 and A1(M) motorway networks close by, Braithwell offers excellent commuter links to Sheffield, Leeds and beyond. Sheffield city centre is just 25 minutes by car, while Leeds can be reached in under an hour.

For day-to-day convenience, the village has a community post office, a traditional pub, a wine bar, and a community centre that includes a public bar and regularly hosts private functions and events open to the wider public. While Braithwell doesn't have a school of its own, there are well-regarded schools in the surrounding villages, and the community events help create a warm and welcoming atmosphere.

Braithwell strikes a fine balance: peaceful and private, yet well placed for both business and leisure, a true hidden gem in South Yorkshire.







Services, Utilities & Property Information

Utilities: Mains Water, Main Electric, Mains Gas, Mains Sewerage

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability: Superfast Broadband Speed is available in the area, with predicted highest available download speed 35 Mbps and highest available upload speed 7 Mbps.

Off Road Parking Spaces: 4

Construction Type: Standard construction Brick

Tenure: Freehold

Directions

Postcode: S66 / what3words:///helped.racing.incorrect

Local Authority

Rotherham City Council

Council Tax Band: C

Viewing Arrangements

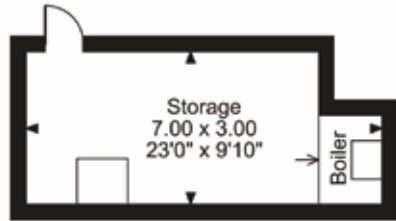
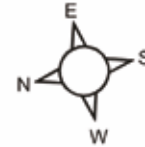
Strictly via the vendors sole agent at Fine & Country South Yorkshire & Huddersfield

Chenille Wood on M:+44 (0)7585 495 779 Tel: +44 (0)1785 33585

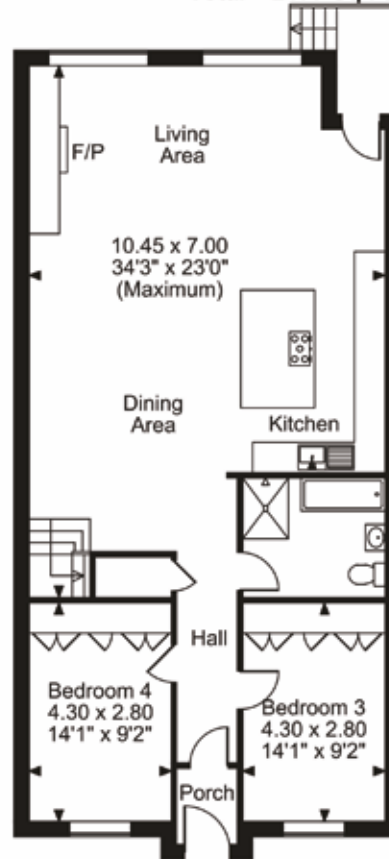
Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

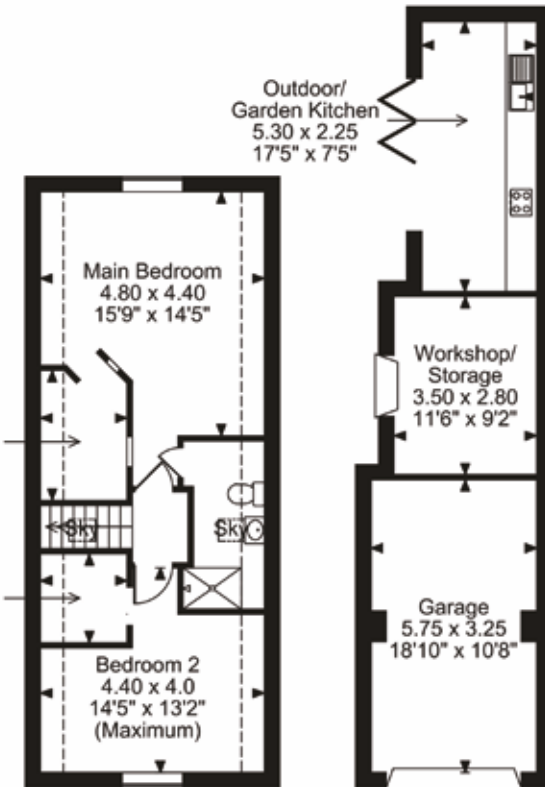
Doncaster Road, Braithwell, Rotherham
Approximate Gross Internal Area
Main House = 1531 Sq Ft/142 Sq M
Garage = 201 Sq Ft/19 Sq M
Outbuildings = 445 Sq Ft/41 Sq M
Total = 2177 Sq Ft/202 Sq M



Under Living Area



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Most energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(58-68) D		
(49-57) E		
(39-48) F		
(21-38) G		
Less energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646632/SS

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country Sheffield
0114 404 0044 | sheffield@fineandcountry.com
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ

