



Mill Cottage  
Mill Lane | Wath-upon-Dearne | Rotherham | South Yorkshire | S63 6HF

# MILL COTTAGE



*A 17th century cottage offering spacious four bedroom accommodation, set within private 1.5 acre grounds, incorporating a stone built stable block, double garage and leisure suite; adjoining open countryside resulting in the most idyllic of locations.*



A stunning home with retained period features, sympathetically restored and extended resulting in a spacious family home, the ground floor offering a breakfast kitchen, three reception rooms and a garden room whilst the first floor presents four bedrooms and two bathrooms.

Located on the edge of open countryside resulting in stunning views and the most idyllic of outdoor lifestyles; local services and amenities close by whilst the Dearne Valley road link offers easy access to both the M1 and M18 motorways ensuring convenient access throughout the region and beyond.

# KEY FEATURES

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## Ground Floor

An entrance door opens into the reception porch at the centre of the property which in turn gives access to a lobby that has an original staircase to the first floor.

The lounge has a walk-in bay window to the rear with a pleasant view over the gardens whilst a further window to the front ensures good levels of natural light. To the chimney breast a feature fireplace has an inset electric fire.

The dining room offers generous accommodation, has two windows to the front aspect, and an exposed beam, a rustic brick chimney breast is home to a feature cast iron fireplace with ornate tiled detailing and an open fireplace whilst open fronted library shelving is fitted to one alcove.

The kitchen has windows to two aspects, an entrance door opening onto the spacious driveway, full tiling to the floor, exposed beams to the ceiling and is presented with a comprehensive range of fitted oak kitchen furniture with granite worksurfaces incorporating a sink unit and extending to breakfast bar. A complement of appliances includes an integral hob with extraction unit over, an oven and grill, an integrated fridge freezer, dishwasher and automatic washing machine.

The second lounge has a slate tiled floor, the room enjoying a double aspect position, the rear commanding a pleasant view over the garden; exposed beams to the ceiling, a multi fuel stove and internal French doors opening to the garden room. A staircase gains access to the first floor.

The garden room has windows to two elevations commanding delightful views over the grounds, French doors open directly onto a flagged garden terrace.













### First Floor

The first floor is accessed via two separate staircases. From the second lounge a staircase gains access to a landing which serves the principal bedroom and bedroom four. The principal bedroom has windows to two aspects, offers generous accommodation commanding stunning views, and has furniture including fitted wardrobes, drawer units and a shower. The fourth bedroom has fitted wardrobes and a window to the side aspect of the home, whilst a bathroom presents a modern three piece suite.

Off the second staircase a landing has a window overlooking the gardens and gains access to two further bedrooms; a double bedroom with windows to both front and rear elevations, both enjoying scenic views, the remaining bedroom offering double accommodation with a window to the front aspect.

The family bathroom presents a four piece suite, has an exposed beam, complementary tiling to the walls and a frosted window.













# KEY FEATURES

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## Externally

The property occupies grounds extending to approximately 1.5 acres in total; a five bar timber gate opening to the courtyard which provides off road parking for several vehicles and gains access to an oversized double garage. There is an externally accessed W.C which is also home to the central heating boiler.

To the immediate front aspect of the property, a cottage style garden set within a stone walled boundary, privately enclosed behind an established hedge, extending to a lawn at the side of the home which has a variation of fruit trees and adjoins a flagged terrace in front of the garden room. To the opposite side of the courtyard a lawn has established fruit trees whilst a walkway over the brook leads to the former stable block and garden.

To the rear elevation a substantial south facing garden / paddock is laid to lawn and is set within an established tree lined border, a section on a lease direct from the Wentworth Estate.

## Additional Buildings

A former stone built stable block offers the potential for annexed accommodation, leisure or a home working environment, has a forecourt garden area and a view over the brook. A summer house / craft room and adjoining leisure suite / bar offers fantastic versatility and an idyllic external entertaining area.









# LOCAL AREA

A delightfully situated property being uniquely positioned to enjoy unspoilt views of the surrounding countryside. The property is centrally located between Barnsley, Rotherham and the North of Sheffield.

Locally there are an abundance of local services, numerous village shops, local restaurants and pubs. Within a short drive the Corton Wood retail park is accessible as is Meadowhall Shopping Centre.

Within the immediate vicinity is Wentworth Woodhouse and Parkland Estate which presents some delightful walks and activities, a deer farm and the locally renowned Rob Royd Farm shop and Restaurant. Other attractions include Elsecar Heritage Centre, Conisbrough Castle and the quaint village of Wentworth, The Discovery Centre in Barnsley and Cannon Hall at Cawthorne. Rotherham offers Clifton Park; an ideal day out for children as does the Magna Science centre. Worsbrough Mill is easily accessible as is Rother Valley Country Park. The property is only a 20-minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield and 10-minutes from Rotherham. The M1 motorway is within a 10-minute drive with excellent links to the M62, M18 and commercial centres throughout the region.





# INFORMATION

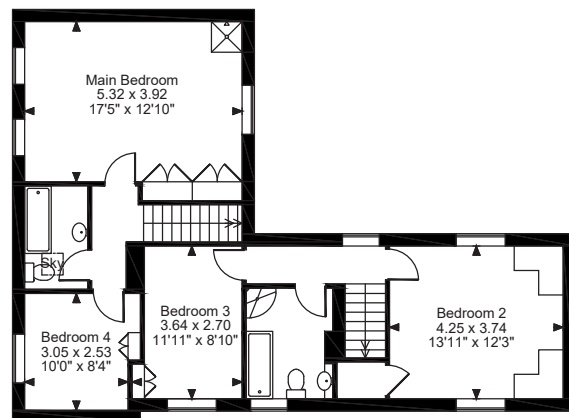
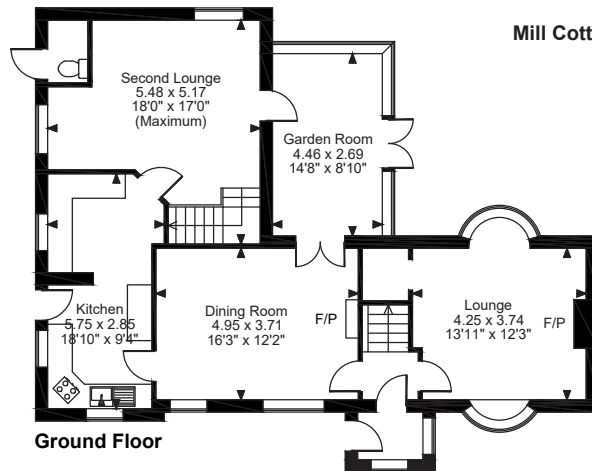
## Additional Information

A Freehold property with mains electricity, water and drainage. Oil fired central heating. Council Tax Band – F. EPC Rating – E. Fixtures and fittings by separate negotiation. The rear edge in Red denotes the Freehold and measures approximately 1 acre. The area edged in blue measure approximately 0.5 of an acre and is leased from the Wentworth Estate.

## Directions

Follow S63 6HF. Off Packman Road turn onto Mill Lane. The property is on the right.





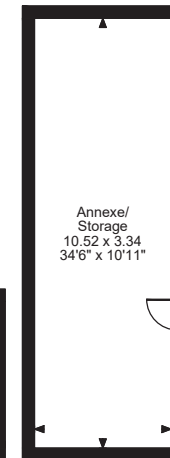
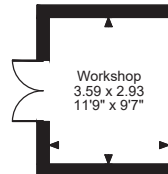
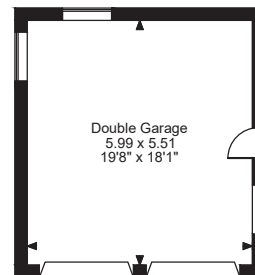
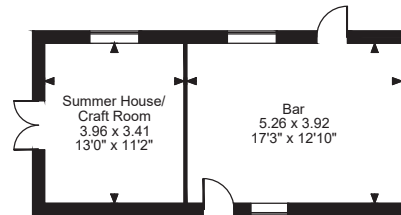
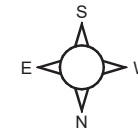
**Mill Cottage Mill Lane, Wath-upon-Dearne, Rotherham**  
**Approximate Gross Internal Area**

**Main House = 1850 Sq Ft/172 Sq M**

**Garage = 355 Sq Ft/33 Sq M**

**Outbuilding = 860 Sq Ft/80 Sq M**

**Total = 3065 Sq Ft/285 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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