



1 Walnut Tree Cottages
Brookhouse | Laughton | Sheffield | South Yorkshire | S25 1YA

STEP INSIDE

1 Walnut Tree Cottages

A delightful cottage set within beautifully landscaped south facing gardens, commanding a stunning outlook over adjoining countryside beyond, offering spacious three bedroom accommodation with retained period features whilst enjoying a stunning village location.

To the ground floor a breakfast kitchen is complemented by two additional reception rooms, each displaying exposed beams and stone fireplaces whilst a generous landing to the first floor gives access to three bedrooms and a traditionally style family bathroom.

The location is delightful; a beautiful village, highly sought after, offering the most idyllic of outdoors lifestyles, glorious open countryside on the doorstep and whilst immediately rural nearby villages offer associated services and amenities; Rotherham, Doncaster and Sheffield centres are accessible ensuring convenient access throughout the region and beyond by train or car.

Ground Floor

A glazed entrance door opens into the breakfast kitchen, the room offering an impressive introduction to the home, immediately displaying original period features including exposed beams and trusses to the ceiling; there are windows to front and rear aspects, each enjoying a pleasant outlook. Presented with a comprehensive range of furniture with granite work surfaces, up-stands and windowsills, whilst having an inset stainless steel sink with a mixer tap over. A complement of appliances includes a Rangemaster stove that consists of a double oven and grill with a six ring, electric hob over, a splash back and extractor fan, plumbing for a dishwasher and space for both a microwave and a larder style fridge freezer. A staircase gains access to the first floor.

To the ground floor there are two reception rooms, the dining room once again having windows to front and rear elevations, exposed beams on display, a stunning parquet laid floor, a personal go to the side aspect and a stone chimney breast with beamed little and a stone hearth.

The lounge has windows to the front aspect, internal windows looking into the garden room, original beams and trusses exposed to the ceiling and a beautiful Inglenook style fireplace with a stone backcloth and hearth. There is open fronted library shelving to one alcove and a useful walk-in cupboard..









First Floor

A generous landing has a window to the front aspect and provides access to the loft space. The principal bedroom offers generous accommodation, has exposed floorboards, windows to front and rear aspects ensuring good levels of natural light whilst commanding an impressive outlook over the garden and adjoining farmland beyond.

The second bedroom is positioned to the rear aspect of the home and has a window overlooking the garden and exposed beams whilst the third bedroom occupies a front facing position.

The family bathroom presents a traditionally styled four pieces suite consisting of a Pannel bath, a pedestal wash hand basin, a low flush W.C and a shower, the room complemented by tiling to the walls and having an opaque window to the rear.









LOCAL AREA

Brookhouse is a hamlet within the parish of Laughton-en-le-Morthen, built along the dyke running through the village, the historic core centred on Brookhouse Farm and Pear Tree Farm that date back to the 17th Century. Located in the West Riding of Yorkshire; a delightful village position commanding stunning rural views and boasting one of the region's most admired after post codes, located 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 offering a delightful outdoors lifestyle with scenic walks on the doorstep.

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, 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; an abundance of attractions and the M1 / M18 motorway.





STEP OUTSIDE

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To the front aspect of the property there is a landscaped forecourt garden set within planted surrounds fronting the brook which runs through the village. A driveway provides off road parking and gains access to an oversized double garage. To the rear aspect, enjoying a south facing position, a landscaped garden is presented to an exceptional standard with shaped lawns accompanied by surrounding planted beds, differing seating areas, each capturing sun light throughout differing times of the day. An ornamental pond has a walk-over bridge. A garden summer house has power and lighting and is fully insulated with a window capturing a delightful outlook over the garden. A garden room commands an outlook over the rear and has twin doors opening directly onto a flagged terrace which runs across the expanse of the rear elevation of the property. The boiler room is home to both the boiler and washing machine. A stone built double garage has an electronically operated up and over entrance door, windows and a personal door to the side aspect.

Additional information

A Freehold property with mains water, electricity and drainage. Oil fired centra heating. Council Tax Band - E. EPC Rating - E. Fixtures and fittings by separate negotiation.

Directions

From junction one of the M18 follow Bawtry Road (A631) and turn right onto Carr Lane and the right onto Lowe Lane. At the junction continue onto Carr Lane and then turn left onto Hooton Lane before turning right onto Main Street and into Brookhouse. The property is on the left.

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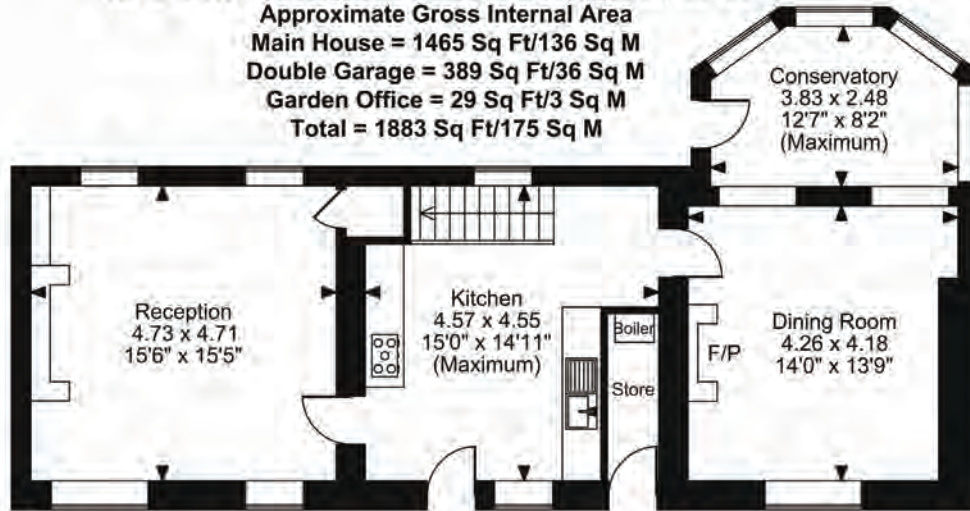
Approximate Gross Internal Area

Main House = 1465 Sq Ft/136 Sq M

Double Garage = 389 Sq Ft/36 Sq M

Garden Office = 29 Sq Ft/3 Sq M

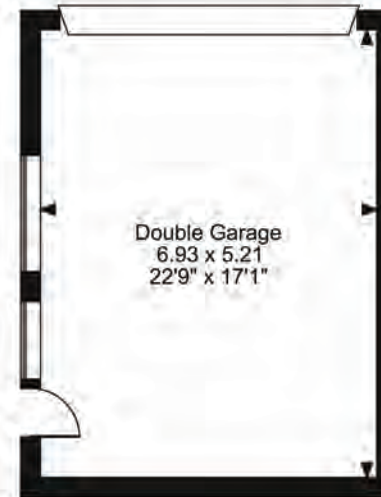
Total = 1883 Sq Ft/175 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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FINE & COUNTRY



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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