



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Barbot Farm Mews, Car Hill, Rotherham, S61 4NZ

Offers Over £450,000

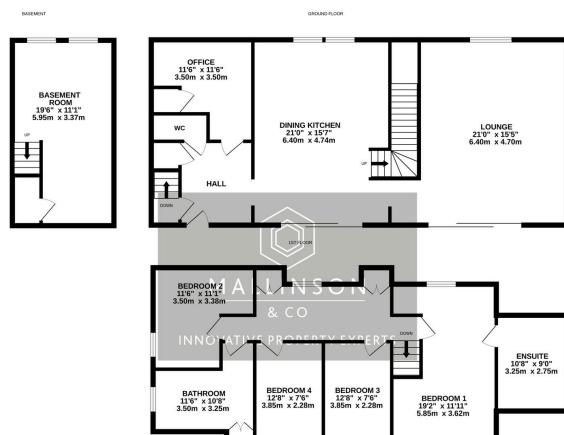
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- CHARACTER BARN CONVERSION
- 5 BEDROOMS
- MODERN OPEN PLAN KITCHEN
- GARAGE & OFF ROAD PARKING
- IDYLLIC SEMI RURAL LOCATION
- SET OVER 3 FLOORS
- 2 RECEPTION ROOMS
- 2 BATHROOMS & DOWNSTAIRS W.C.
- ENCLOSED COURTYARD GARDEN
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS



AN EXCEPTIONAL OPPORTUNITY! ... TO ACQUIRE A STUNNING FIVE-BEDROOM DETACHED BARN CONVERSION, NESTLED ON THE DESIRABLE BARBOT FARM MEWS IN ROTHERHAM. THIS IMPRESSIVE HOME, OFFERS A UNIQUE BLEND OF TRADITIONAL AND CONTEMPORARY DESIGN. THE PROPERTY OFFERS AN EXCEPTIONAL OPEN-PLAN LAYOUT WITH UNDERFLOOR HEATING TO THE GROUND FLOOR, A STATEMENT KITCHEN, TWO BEAUTIFULLY REFURBISHED BATHROOMS, A SINGLE GARAGE AND PLENTY OF PARKING, PLUS A LOVELY GARDEN FOR OUTDOOR ENJOYMENT. THIS PROPERTY IS IDEALLY LOCATED FOR ACCESS TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS, TUCKED AWAY DOWN A PRIVATE LANE IT IS IDEALLY SUITED TO THE FAMILY BUYER SEEKING SPACE, CHARACTER AND TRANQUILLITY IN EQUAL MEASURE.



INNOVATIVE
PROPERTY
EXPERTS

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	