



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

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

Offers Over £450,000

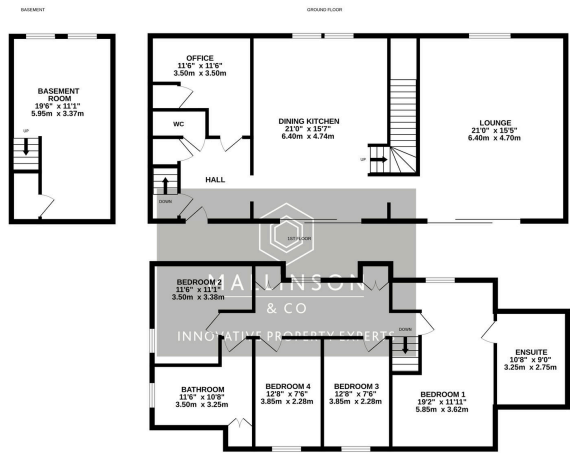
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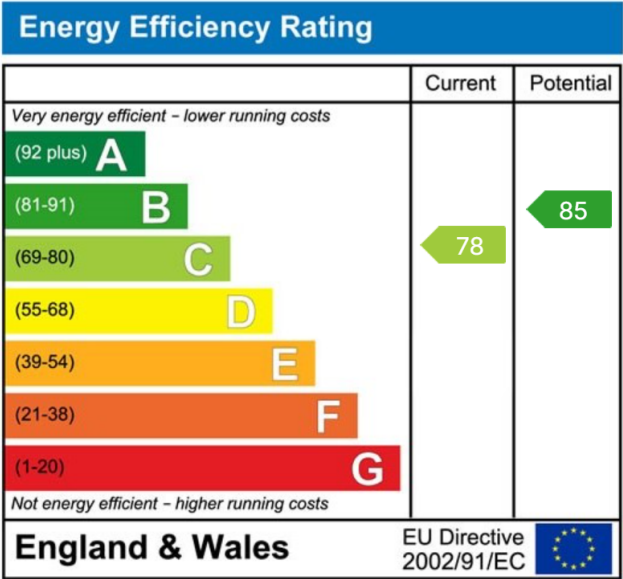
- CHARACTER BARN CONVERSION
- 5 BEDROOMS
- MODERN OPEN PLAN KITCHEN
- GARAGE & OFF ROAD PARKING
- IDYLIC SEMI RURAL LOCATION
- SET OVER 3 FLOORS
- 2 RECEPTION ROOMS
- 2 BATHROOMS & DOWNSTAIRS W.C.
- ENCLOSED COURTYARD GARDEN
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS



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.



TOTAL FLOOR AREA: 2079 sq.ft. (193.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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