



**The Barn Brampton Road, Brampton-En-Le-Morthen
Rotherham S66 9AT**

welcome to

The Barn Brampton Road, Brampton-En-Le-Morthen Rotherham

A unique opportunity to acquire a stone built property purposely constructed to form an ATTACHED GRANNY ANNEXE ideal for relatives seeking independent living. The property offers fabulous potential to leave as is or develop into a larger property. VIEWING ESSENTIAL.



Kitchen

10' 1" excluding doorway x 14' (3.07m excluding doorway x 4.27m)

Farmhouse style kitchen featuring a range of shaker style base and wall units set above and below worktops with inset Belfast sink. Space for Electric oven, fridge/freezer and plumbing for washing machine. Connecting door through to the granny Annexe and a rear door to the courtyard.

Shower Room

Comprises low flush WC, vanity hand basin incorporated in to a base unit, electric shower, half tiling to the walls.

Lounge

18' x 15' (5.49m x 4.57m)

Spacious lounge having front and side aspect double glazed windows, dual fuel stove, two central heating radiators. The room is enhanced with wooden flooring.

Reception Room Or Bedroom

8' x 10' 1" (2.44m x 3.07m)

This is flexible sitting room which could easily be used as a downstairs bedroom. Featuring laminate flooring, front facing double glazed window and central heating radiator.

Landing

With built in storage cupboard

Bedroom One

11' maximum x 14' into dormer (3.35m maximum x 4.27m into dormer)

Main bedroom with double glazed dormer window to the rear elevation, central heating radiator. Built in storage cupboards.

Bedroom Two

10' maximum x 8' (3.05m maximum x 2.44m)

Rear facing room with double glazed dormer window, central heating radiator and built in storage cupboards.

Bathroom

Impressive bathroom featuring a Victorian bath, pedestal hand wash basin, low flush WC and radiator. The room is complimented with beams to the ceiling and tiling to the floor.

Annexe Kitchen

8' excluding doorway x 13' 1" (2.44m excluding doorway x 3.99m)

Good sized kitchen with a range of shaker style units, inset Belfast sink to worktop. Space for electric cooker, space for fridge/freezer and plumbing for washing machine. Useful storage pantry. Rear exit door.

Lounge

19' maximum x 12' (5.79m maximum x 3.66m)

Having rear and side facing double glazed windows. Central heating radiator.

Bedroom

13' 1" into the dormer x 13' maximum (3.99m into the dormer x 3.96m maximum)

With built in cupboards, central heating radiator and double glazed dormer window.

Bathroom

Comprises of panelled bath, shower enclosure with electric shower, vanity hand basin set into base units, low flush WC, central heating radiator and Velux window.

Exterior

The property is accessed through electronically gates to a driveway which is shared with the property to the rear. There is a good sized courtyard for parking and for garden furniture. A timber shed is included in the sale. Outside cold water supply.



view this property online williamhbrown.co.uk/Property/DGT107043



welcome to

The Barn Brampton Road, Brampton-En-Le-Morthen Rotherham

- STONE BUILT PROPERTY WITH GRANNY ANNEXE
- VERSATILE ACCOMMODATION WITH GREAT POTENTIAL
- SEMI RURAL LOCATION
- VIEWING HIGHLY RECOMMENDED
- Council tax band E

Tenure: Freehold EPC Rating: D

offers in excess of

£360,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DGT107043](https://www.williambrown.co.uk/Property/DGT107043)



Property Ref:
DGT107043 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williambrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williambrown.co.uk](https://www.williambrown.co.uk)