



**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 Annex 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' excludung doorway x 13' 1" ( 2.44m excludung 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.



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## 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
- NEW PRICE \*\*£340,000\*\*

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£340 000**



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Property Ref:  
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