



# The Poplars 5 High Street

Braithwell, Rotherham, S66 7AW

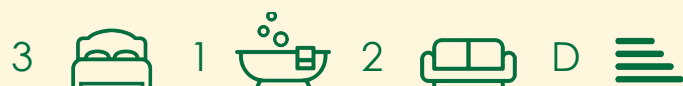
## Offers In The Region Of £350,000

A rare opportunity to purchase a beautiful, picturesque cottage in the heart of Braithwell, offering well presented accommodation with the added potential of a further summer house/annex (permissions granted, plans available) adjacent. The current accommodation is accessed off High Street via twin gates set back from the road, a driveway leads to the rear with a courtyard garden and also the space allocated for the summerhouse, further outhouse store, allocated parking for 2 vehicles to the side of the driveway. Accommodation: porch leading through to hall, formal lounge with open fire to the left and a generous formal dining/second reception to the right which has steps leading to the 'L' shaped kitchen to the rear elevation with a door leading to a cellar (restricted head height), additional play/sun room to the side which has access to the garden. The first floor has 3 bedrooms and a family bathroom.

- Cottage in the heart of Braithwell positioned on the high street
- Twin gates lead to driveway, side area allocated for parking
- Planning permission for annex/summerhouse adjacent
- Courtyard gardens and further outhouse store
- 2 Reception rooms both with fireplaces
- L shaped kitchen to the rear with a play room leading off
- Situated within close proximity to local schools and public houses
- Village location
- Sun room/play room to side elevation
- Freehold, council tax band C

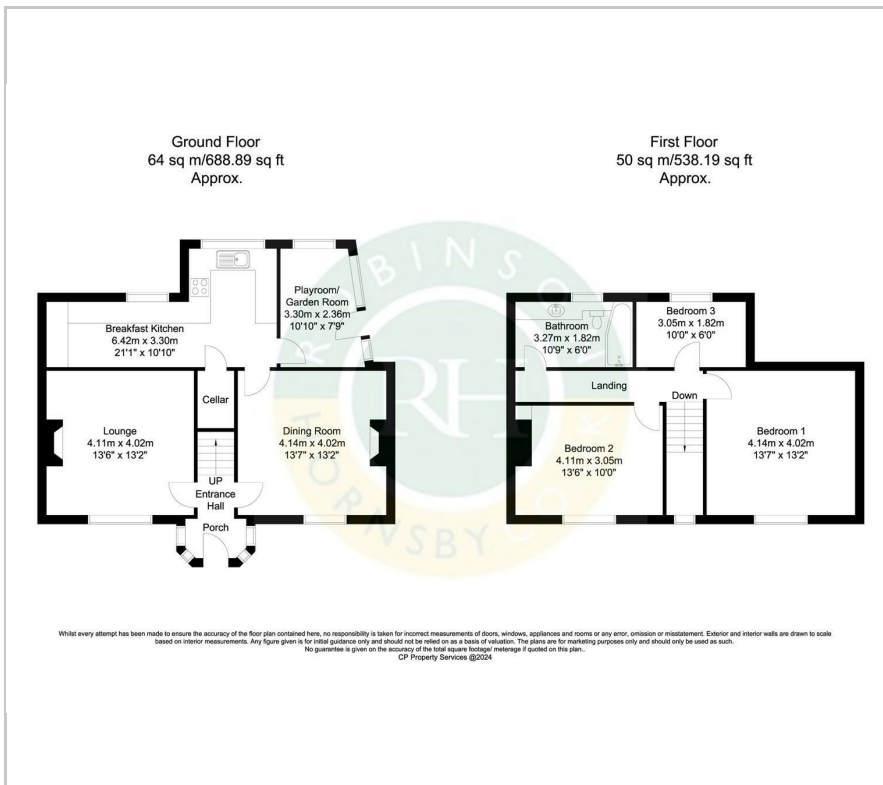
### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





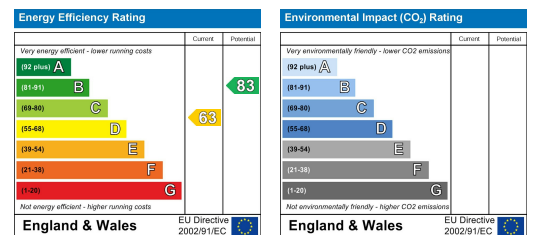
## Floor Plan



## Area Map



## Energy Efficiency Graph



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