



Harley Road, Harley Rotherham S62 7UD

welcome to

Harley Road, Harley Rotherham

GUIDE PRICE £700,000 - £800,000 Sitting in the village of Harley this stunning BARN CONVERSION boasts COUNTRYSIDE VIEWS surrounded by an acre of land including private GARDENS, STABLES, a PADDOCK with plenty of GRAZING SPACE & STREAM. Featuring original exposed beams with a modern twist.



Entrance Hall

Having a front facing double glazed door, a central heating radiator and useful built in storage.

Kitchen / Diner

18' 11" x 16' (5.77m x 4.88m)

Fitted with wall and base units housing the integrated dishwasher & washing machine, the Belfast sink with space for a fridge/freezer and a range cooker. Having tiled flooring throughout, a side facing double glazed window, a rear facing double glazed window, a rear facing stable door and a central heating radiator.

Lounge

20' 1" to maximum point x 16' 3" into recess (6.12m to maximum point x 4.95m into recess)

Having two rear facing double glazed doors and a window, a skylight, two central heating radiators & a feature gas fire. Also providing access to the Master bedroom.

Dining Room

19' 4" to maximum point x 12' 2" to maximum point (5.89m to maximum point x 3.71m to maximum point)

Having a side facing double glazed door and window and a central heating radiator.

Study

11' 1" to maximum point x 7' 8" to maximum point (3.38m to maximum point x 2.34m to maximum point)

Having tiled flooring throughout with a front facing double glazed door, a rear facing double glazed window and a central heating radiator.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having tiled flooring and a central heating radiator.

Bedroom One

14' x 12' 5" (4.27m x 3.78m)

Having two rear facing double glazed windows, a central heating radiator and a built in/walk in wardrobe providing hanging and storage space.

En Suite

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a central heating radiator.

Bedroom Two

15' 11" x 7' 7" into recess (4.85m x 2.31m into recess)

Having a rear facing double glazed window and a central heating radiator.

Landing

Having a side facing double glazed window.

Master Bedroom

12' 2" x 12' 3" (3.71m x 3.73m)

Featuring exposed beams having a rear facing double glazed window & doors leading to a Juliet balcony, a central heating radiator and built in storage.

Bathroom

Fitted with a bath, a hand wash basin and a W.C. Featuring exposed beams and having a skylight.

Outside

To the front is a courtyard with parking for 4/5 cars.

To the rear is a huge garden with stream running along the back with a paddock and additional field.

Outbuildings

Having four stables and a tack room with an outbuilding beneath the property.



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Harley Road, Harley Rotherham

- Three bedroom barn conversion
- Beautifully presented and spacious accommodation throughout
- Stables & paddock with grazing field
- Parking for multiple vehicles
- Private garden & stream

Tenure: Freehold EPC Rating: D

guide price

£700,000 - £800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF113986 - 0007

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