







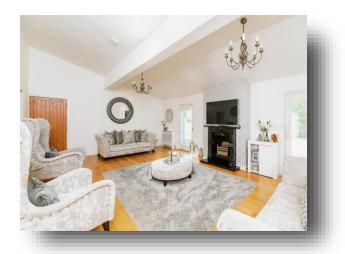


welcome to

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.





welcome to

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 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.

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