



Newhill Road Wath-Upon-Dearne Rotherham S63 6HG
Offers Around £575,000

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*** FREEHOLD * WEST FACING FRONT ASPECT ** OVER 1,913 SQ FOOT ****

Situated in this picturesque location enjoying uninterrupted views, a paddock and lovely gardens to the front, side and rear is this stunning stone built, four bedroom, two bathroom barn conversion, originally part of the Fitzwilliam/Wentworth Estate overlooking the estate with views up to Hoover Stand. The property benefits from a triple garage, off-road parking, double glazing, a new external boiler and oil heating. Dating back to 1750, the property was sympathetically converted in 2001 and combines the original features with a modern feel. In brief, the spacious and well presented living accommodation briefly comprises oak stable door which opens into the entrance hall with a downstairs WC and access into the lounge, dining room and the kitchen/breakfast room. The bespoke kitchen has a range of wall, base and drawer units with complementary granite work surfaces which incorporate the sink, drainer and a two ring hob. There is a Stoves Range Cooker with Induction hob, along-with integrated microwave and space for an American style fridge freezer. There is a utility area which has housing and plumbing for a washing machine and dishwasher. The fabulous open plan lounge and dining room has pitched pine floorboards. The lounge has a feature cast iron fire set in a stone hearth which is the centrepiece to the room. The dual aspect windows allow lots of natural light. The dining area has two fitted oak cupboards. Double doors have access to the study/entrance hall with further French doors opening onto the front garden. From the lounge, an open staircase rises to the gallery landing leading to the first floor landing with a storage/airing cupboard, access into the roof space, the four bedrooms, three of which are double in size and the principal bathroom. The spacious master has a window seat, high ceiling with exposed beam, fitted wardrobes and an en suite shower room.

- VIEWING IS A MUST!
- STUNNING FAMILY HOME WITH FOUR BEDROOMS & TWO BATHROOMS
- AMPLE OFF-ROAD PARKING & TRIPLE GARAGE
- STUNNING GARDENS WITH SUMMER HOUSE & Paddock
- DOWNSTAIRS WC & UTILITY AREA
- FANTASTIC LOUNGE & BREAKFAST KITCHEN





OUTSIDE

A driveway which leads to the triple garage with electric doors and benefit from power and lighting and access into the boarded roof space. A further driveway provides off-road parking for four cars. To the front of the house is a lawn and patio along-with a summer house. South-west facing paddock. To the rear is an easily maintained area with a seating area. Bin store.

LOCATION

Situated in an idyllic setting on the fringes of Wath surrounded by countryside and yet being very convenient for commuters and daily amenities.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

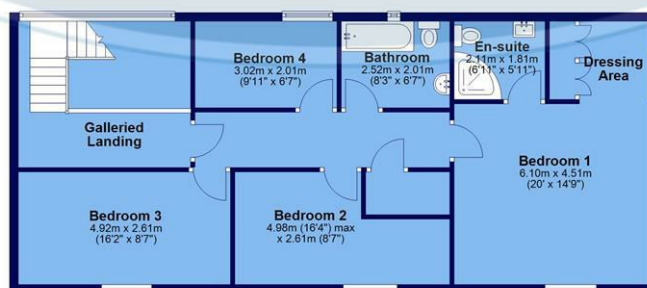
Ground Floor

Main area: approx. 89.2 sq. metres (959.7 sq. feet)
Plus garages, approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 89.2 sq. metres (959.7 sq. feet)



Main area: Approx. 178.3 sq. metres (1919.3 sq. feet)
Plus garages, approx. 44.3 sq. metres (477.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	71
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	66
EU Directive 2002/91/EC			