



Kirkstead Abbey Mews

Thorpe Hesley, S61 2UZ

Guide Price £450,000 - £475,000

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- 3 DOUBLE BED STONE BARN CONVERSION
- MODERN FIXTURES AND FITTINGS
- STYLISH NEUTRAL DECOR
- BEAUTIFULLY MAINTAINED GARDENS
- DATING BACK TO 1161
- CHARACTERFUL FEATURES
- GENEROUS ROOM DIMENSIONS
- DOUBLE GARAGE AND DRIVEWAY
- IDYLIC HAMLET LOCATION
- COUNCIL TAX BAND D

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GUIDE PRICE £450,000 - £475,000. Nestled in the charming hamlet that is Kirkstead Abbey Mews in Scholes, Rotherham, this exquisite three-bedroom cottage is a remarkable blend of history and modernity. Originally built in 1161, this period barn conversion has been thoughtfully upgraded to create a stunning living space that retains its character while offering contemporary comforts.

As you step inside, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The captivating roaring log burners, exposed beams, stone floors, and exposed stone walls all contribute to the unique charm of this property, making it a true gem in the heart of the countryside.

The cottage features a beautifully designed contemporary kitchen that harmoniously complements the period features, ensuring that the essence of the home is preserved. The luxurious bathroom has also been sympathetically upgraded, providing a perfect retreat for relaxation.

Outside, the quaint gardens offer a delightful space for outdoor enjoyment, while the ample off-road parking, including a driveway and double garage, adds to the convenience of this lovely home.

Briefly comprising entrance hall, living room, open plan kitchen/diner, downstairs WC, three good sized bedroom, family bathroom and double garage.

This property is not just a home; it is a lifestyle choice, offering a rare opportunity to own a piece of history with all the modern amenities one could desire. Whether you are looking for a family home or a tranquil retreat, this cottage is sure to impress. Do not miss the chance to make this enchanting property your own.

ENTRANCE HALL

Through a wooden glazed door leads into the entrance hallway, comprising stone flooring, wall lighting and wooden doors leading into the living room and kitchen/dining room.

LIVING ROOM

15'8" x 13'3" (4.8 x 4.05)

A sumptuous living space, offering an exposed stone fireplace giving a great focal point to the room, hosting a gas open flame burner giving the room a great focal point and cosy feel in the wintry months, also comprising aerial point, telephone point, wall mounted radiator, ambient wall lights, front facing wood framed double glazed window, exposed beams and glazed French doors leading directly out onto the rear courtyard.

DINING ROOM

17'7" x 11'8" (5.38 x 3.58)

A charming dining room, filled with character and great for entertaining, offering an impressive multi fuel stove in an exposed stone fireplace which is the heart of the home, a listed salt cellar is certainly a beautiful feature, stone flooring, exposed beams, cream wall mounted traditional radiators and front facing glazed window. The dining room flows seamlessly through into the kitchen, creating a great social space or family hub.

KITCHEN

11'2" x 9'0" (3.40 x 2.74)

A beautiful country style kitchen with breakfast bar, offering an array of cream shaker wall and base units providing plenty of storage space, contrasting wooden work surfaces, decorative sage green tiling, rustic oak shelving, butler sink with matching chrome mixer tap, space for free standing gas range cooker, stainless steel extractor fan, integrated dishwasher, integrated washing machine/dryer, space for fridge freezer, rear facing glazed window, exposed beams, stone flooring and inset brushed spot lights.

DOWNSTAIRS WC

6'5" x 2'11" (1.96 x 0.89)

A handy addition to any busy household, comprising low flush WC, hand basin, extractor fan, bi -folding wooden door, wood cladding and stone flooring .

LANDING

A roomy landing and staircase, comprising rear facing glazed window, loft hatch with fitted ladders leading to a fully boarded loft with lighting and sockets, wall mounted combi boiler, a large airing cupboard and further doors lead to all bedrooms and family bathroom.

BEDROOM 1

14'5" x 13'1" (4.4 x 4)

A stunning master bedroom with vaulted ceilings, drenched in natural light through dual aspect double glazed windows and two Velux windows, also comprising exposed beams, cream wall mounted traditional radiator, exposed stone wall, inset spot lights and rustic wood panelling that compliments the room perfectly.

BEDROOM 2

11'6" x 9'10" (3.52 x 3)

A further large double bedroom offering neutral décor, wall mounted radiator, wall lights, exposed beam and front facing glazed window boasting some scenic country views.

BEDROOM 3

11'6" x 11'5" (3.52 x 3.5)

A third good sized double bedroom, boasting white fitted wardrobes and shelving, cream wall mounted traditional radiator, exposed beams and rear facing glazed window.

BATHROOM

8'2" x 5'8" (2.5 x 1.75)

A luxurious, generously sized family bathroom, comprising exquisite roll top bath with gold coloured drench shower over and telephone gold coloured taps, Victorian style gold coloured washstand with traditional sink, low flush WC, handmade Moroccan tiles surround the suite, tiled floor complete with underfloor heating, wall mounted towel rail/radiator and front facing frosted glazed window.

DOUBLE GARAGE

17'0" x 15'1" (5.2 x 4.6)

Offering that extra storage space we all crave or further off road parking, boasting an invaluable electric up and over door, sockets and lighting.

EXTERIOR

To the front of the property is a well maintained, sizeable garden, surrounded by established beech hedges that add to the privacy, mainly laid to lawn with a small stone patio area for al fresco dining. To the rear of the property is a fully enclosed, low maintenance block paved courtyard, perfect for BBQs or entertaining in the summer months.

LAND

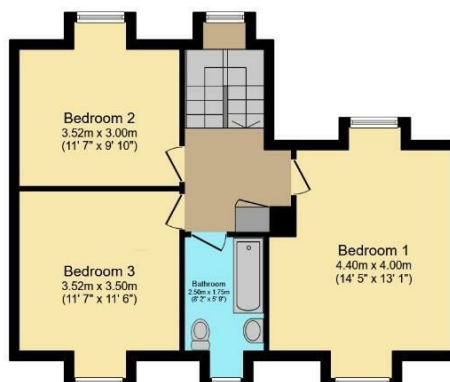
Adjacent to the property which is currently used as a second garden, mainly laid to lawn, with well established hedges and shrubs and further off road parking on a block paved driveway, overlooking the nearby fields.

Floorplan



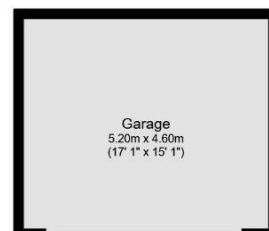
Ground Floor

Floor area 57.7 sq.m. (621 sq.ft.)



First Floor

Floor area 57.3 sq.m. (616 sq.ft.)



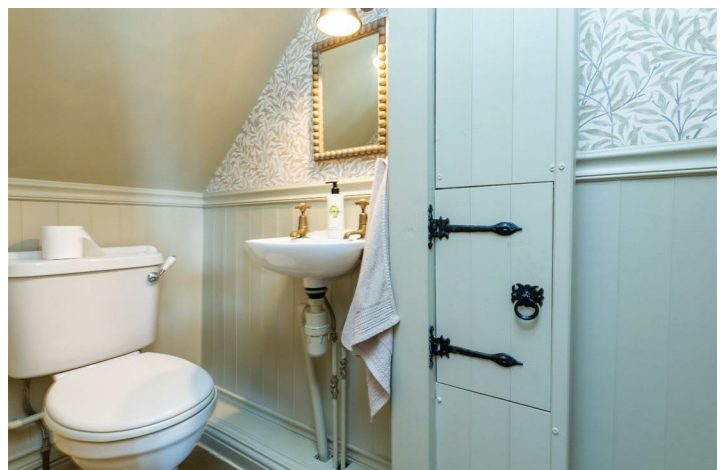
Garage

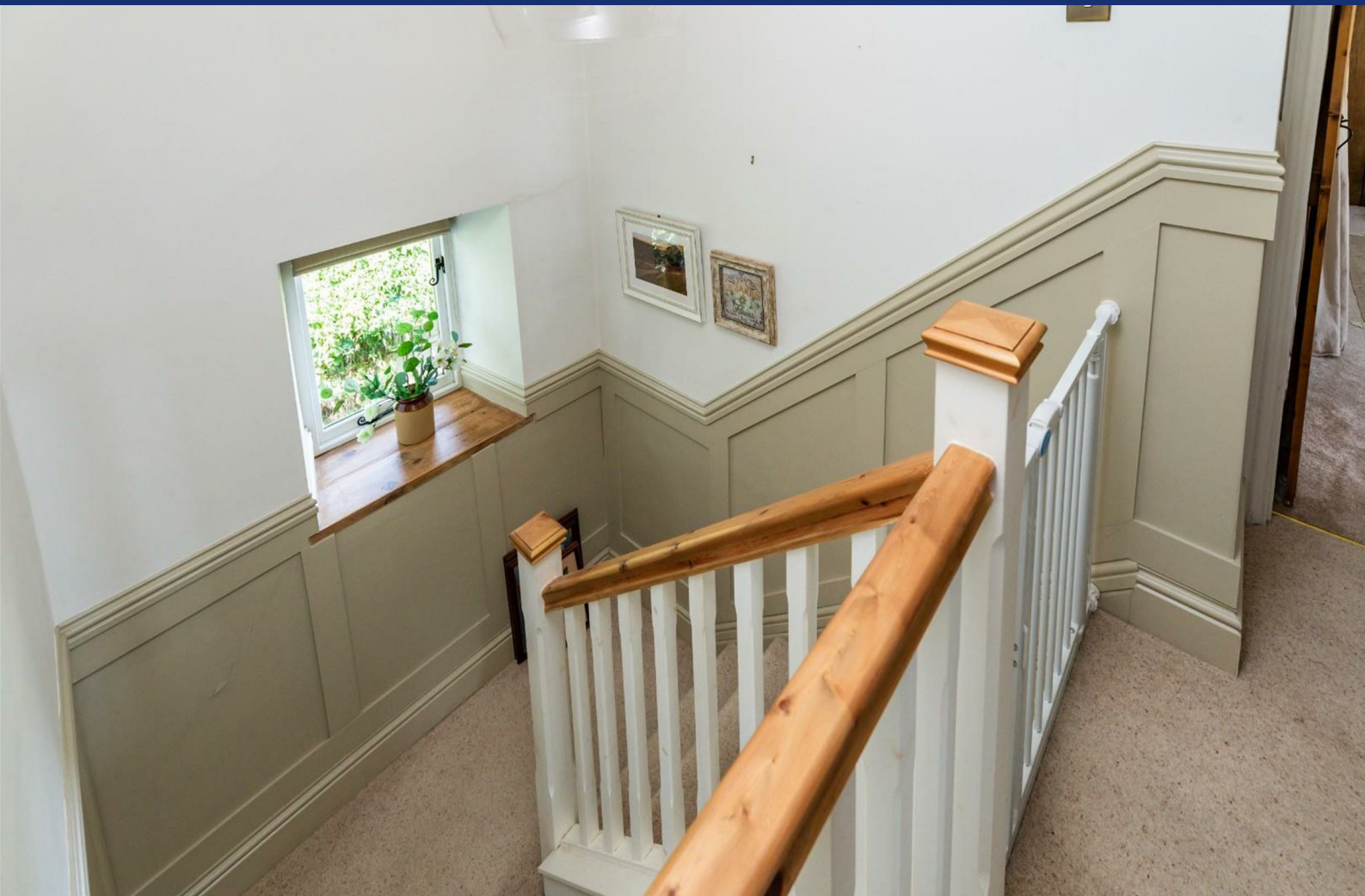
Floor area 24.7 sq.m. (266 sq.ft.)

Total floor area: 139.7 sq.m. (1,504 sq.ft.)

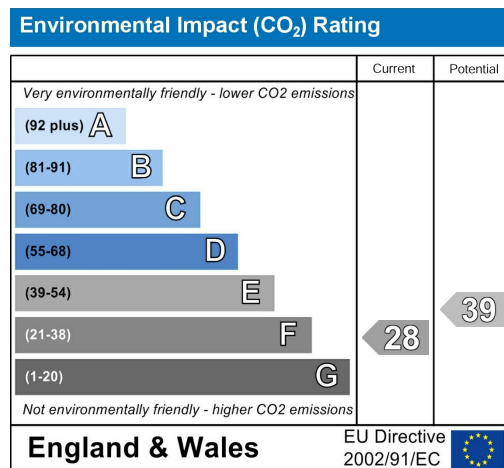
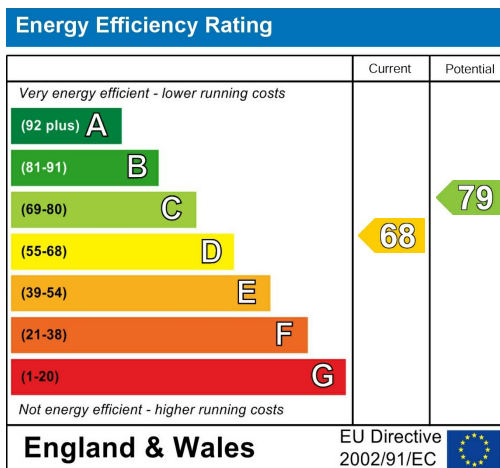
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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