



Brook House Chapel Hill, Clayton, Doncaster, DN5 7DF

**Asking Price £625,000**

**\*\*STUNNING RURAL LOCATION\*\***

This unique FOUR BEDROOM property offers the chance of independent living with separate living accommodation upstairs. Having been adapted by the current owners, the property offers flexible living opportunities throughout. With panoramic views the rear garden benefits from a southerly aspect and an early inspection is thoroughly recommended.

This idyllic village includes a local shop, village hall/club, local primary school at Hooton Pagnell and bus route service to Barnsley and Doncaster. Clayton has the beauty of being rural and quite but is an easy commute to other Towns/cities and villages.

## **Merryweathers**

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

### **Entrance Hallway**

With a front facing double glazed entrance door, central heating radiators and useful storage area.

### **Formal Dining Room / Bedroom Four 16'4" x 11'11" (4.98 x 3.65)**

With rear facing double glazed sliding patio doors entering the conservatory and central heating radiator.

### **Cloakroom**

With low flush WC, wash hand basin, central heating radiator and opaque double glazed window.

### **Conservatory 19'1" x 10'6" (5.82 x 3.21)**

Built upon a stone base with upvc double glazing to include a side facing entrance doors and enjoying panoramic views over the south facing rear garden.

### **Lounge 19'10" x 14'0" (6.07 x 4.28)**

With a rear facing upvc double glazed bay window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

### **Morning Room 15'3" x 10'11" (4.67 x 3.33)**

With side facing double glazed upvc window, central heating radiator and access to the kitchen.

### **Kitchen 13'3" x 7'10" (4.04 x 2.40)**

Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with space and plumbing for a dishwasher. With cooking facilities to include double bosch oven and hob with extractor above.

### **Shower Rom**

With a four piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin, bidet and low flush WC. With opaque double glazed window and benefiting from being fully tiled. There is also a hidden cupboard with space and plumbing for an automatic washing machine and tumble dryer.

### **Principal Bedroom 14'8" x 13'4" (4.48 x 4.08)**

With a double glazed upvc window, central heating radiator and comprehensive fitted wardrobes.

### **Bedroom 14'0" x 11'8" (4.27 x 3.56)**

With front facing upvc double glazed window, fitted wardrobes and central heating radiator

## **Separate Entrance to First Floor**

With separate entrance door, central heating radiator and stairs rising to the first floor accommodation.

### **First Floor**

#### **Kitchenette 8'2" x 6'4" (2.50 x 1.94)**

Set beneath the UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a range of wall, base and drawer units with space and plumbing for a dishwasher.

#### **Study 10'4" x 12'8" (3.15 x 3.88)**

With front facing upvc double glazed window and central heating radiator with walk in storage space.

#### **Lounge 16'1" x 18'4" (4.91 x 5.61)**

With upvc double glazed window, central heating radiator and storage within the eaves.

#### **Bedroom 12'9" x 15'6" (3.89 x 4.74)**

With upvc double window, central heating radiator, walk in wardrobe which hosts plumbing for an automatic washing machine and access the en suite facility.

#### **En Suite**

Hosting a three piece suite comprising of a corner shower cubicle with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

#### **Double Garage 17'9" x 13'4" (5.42 x 4.07)**

Oversized garage with electrically operated up and over door with power and lighting and courtesy door.

#### **External Boiler Room**

With gardeners WC.

#### **External**

The property is approached via the electrically operated security gates, with sweeping driveway preceding the double garage. To the front is a low maintenance area hosting the Oil Store. There is also an attractive courtyard area. To the rear are rolling lawns which enjoy a southerly aspect with separate patio areas enjoying the open views. There are also two additional stores hosting power and lighting. There is also an area for additional parking and the property benefits from full fibre broadband.

#### **Security System**

Professionally fitted security alarm system and security cameras x 4 which can be accessed via app.

#### **Material Information**

Council Tax Band - E

Tenure - Freehold

Property Type - Detached

Construction Type - Stone built

Heating Type - Oil central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - None

## Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .

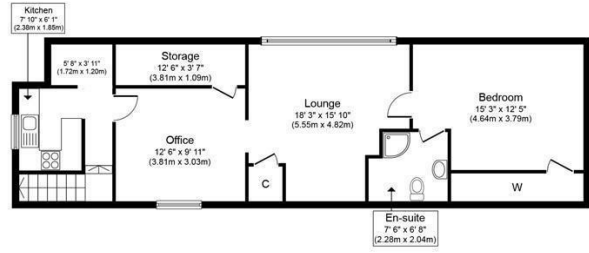
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

# Floor Plan



**Ground Floor**  
Approximate Floor Area  
1,992 sq. ft. .  
(185.1 sq. m.)



**First Floor**  
Approximate Floor Area  
814 sq. ft.  
(75.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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