



**Barbot Farm Mews, Greasbrough** Rotherham S61 4NZ

**Guide Price £350,000 to £375,000**





- Charming Stone Built Barn Conversion
- Set Within Beautiful Hillside & Excellent Views
- Exposed Original Beams & Vaulted Ceilings
- Double Driveway & Garage
- Four Bedrooms, Three Bathrooms
- High Spec Fixtures & Fittings Throughout
- Three Separate Low Maintenance Gardens
- Free Mortgage Advice Available

**Guide Price: £375,000 to £400,000. A FANTASTIC OPPORTUNITY** has arisen to acquire this Beautifully Presented Stone Built BARN CONVERSION which offers attractive and versatile accommodation all of which is sympathetically renovated to carefully combine modern contemporary living with charm and character. Attention to detail is evident throughout with features including bespoke hand crafted Dining Kitchen, attractive solid oak and stone flooring with underfloor heating and exposed original ceiling beams. The property enjoys fantastic views overlooking the hill side, has three separate low maintenance garden areas, CCTV security, a double driveway and a garage with a converted attic space. In brief internal accommodation comprises; Open plan Kitchen Diner \* Lounge \* WC \* Four Generous Bedrooms - Master having an En-suite \* Family Luxury Four Piece Bathroom.

**\*\* Video Viewing Available \* Viewing Visit Highly Recommended and by Appointment Only \*\***

#### **Kitchen/Diner 28' 0" x 15' 5" (8.53m x 4.70m)**

Open Plan Kitchen Diner with a bespoke hand crafted fitted kitchen with a granite work surface above which incorporates a porcelain belfast butler sink. Integrated appliances to include; dishwasher and washing machine. Freestanding stainless steel range cooker to be included with the sale. Space for American style Fridge/Freezer. The Kitchen Island has a hardwood work surface, additional storage space and with electric points. There is stone tiled flooring, a corner feature fireplace, exposed ceiling beams, wood and glass paneled doors giving outdoor access and internal doors to;

#### **WC**

Appointed with a WC and wash basin.

#### **Lounge 20' 0" x 13' 9" (6.09m x 4.19m)**

Having exposed ceiling beams, oak flooring and two sets of french doors opening out to enclosed garden areas. An oak staircase rises up to the first floor.

#### **First Floor Landing**

Featuring an oak staircase, doors to;

#### **Master Bedroom 17' 1" x 14' 1" (5.20m x 4.29m)**

Having a vaulted ceiling with exposed beams, front and rear aspect windows having field views, carpet flooring and internal door to;

#### **En-suite**

Fitted with a WC, wash basin upon a vanity unit, chrome towel radiator, a heated mirror and wet room style shower.

#### **Bedroom Two 14' 1" x 11' 6" (4.29m x 3.50m)**

Having a vaulted ceiling with exposed beams, front and rear aspect windows with field views and carpet flooring.

#### **Bedroom Three 13' 9" x 10' 10" (4.19m x 3.30m)**

Having a vaulted ceiling with exposed beams, field side views and carpet flooring.

#### **Bedroom Four 7' 10" x 7' 3" (2.39m x 2.21m)**

With carpet flooring, storage cupboard and field side views.



#### **Family Bathroom 10' 2" x 7' 3" (3.10m x 2.21m)**

Having a four piece luxury suite comprising; WC, wash basin upon a vanity unit, jacuzzi bath with a granite surround and a shower enclosure. Tiled walls and flooring.

#### **Exterior and Gardens**

The property is set within an idyllic field-side landscape and is accessed from a residents only shared driveway. Having a private cobbled double driveway to the front of the property with stone paved access to the front entrance of the property where there is a astro-turf garden and is enclosed by stone wall and bushes. At the rear of the property is a low maintenance enclosed garden which has patio seating, a astro-turf garden and is enclosed by mature planted borders and fencing. A third outdoor area being the walled courtyard which has stone patio flooring, field views and a lockable gate giving access to the driveway.

#### **Garage**

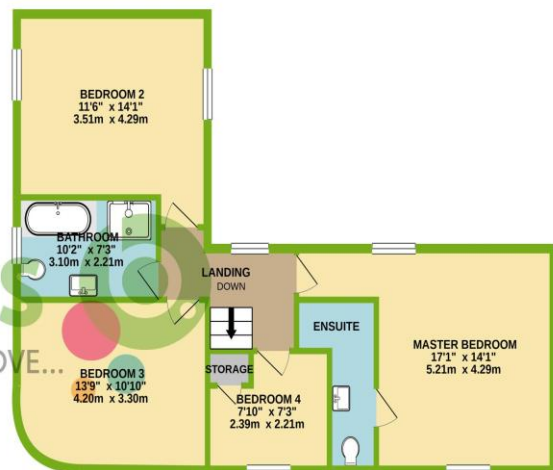
Having a larger than average garage with a fob control electric roller door. There is electric points, lighting and stairs up to a converted attic space which could be used as a home office, a workshop or simply for additional storage.





GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.

1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		103   A
81-91	B		
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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### Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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