



1 Manor Farm Court

Thrybergh, Rotherham



Exterior and Gardens

From Manor Farm Court, intercom operated electric gates open to the front of the property where there is a block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, slate chipping borders with mature shrubs, a water tap within a fountain and external power points. Access can be gained to the covered porch which provides access to the main entrance door and has a recessed light point and an external roller shutter door. Access can also be gained to the integral garage and store.

A timber pedestrian gate opens to a small storage area at the left side of the property.

To the right side of the driveway, a wrought iron spiral staircase rises to the hallway on the first floor. A slate chipping path leads to the right side of the property where a wrought iron gate opens to a stone flagged path with exterior lighting and providing access to the office.

An Exceptional Five Bedroomed
Family Residence on a Corner Plot





Welcome to 1 Manor Farm Court

Enjoying a lovely corner plot and far-reaching views over countryside towards Thrybergh Country Park, welcome to 1 Manor Farm Court, an outstanding five bedroomed detached residence. Substantially refurbished to create modern accommodation that exudes luxury, this wonderful home is beautifully appointed for family living.



Upon entering the property, you are greeted by a welcoming entrance hall, complete with marble tiled flooring and a towering galleried landing above. The heart of the home is undoubtedly the open plan living kitchen, a place where all of the family can relax, dine and cook. Within this bright and airy space, there is a homely living area with an exposed brick chimney breast and log burner and the dining kitchen has plenty of room for casual and formal dining. The dining kitchen is truly stunning, featuring quartz work surfaces, a large central island with provision for breakfast seating and an extensive range of high-quality integrated appliances. On the ground floor there is also an elegantly decorated lounge, a superb conservatory and a downstairs WC.

Arranged across the first floor are all four of the bedrooms, which are generously proportioned and offer great flexibility. The impressive master bedroom suite contains a pleasant balcony overlooking the views, a comprehensively fitted dressing room and a Jack-and-Jill en-suite bathroom that is shared with the third bedroom. For those looking to run a business from home, there is a separate entrance on the first floor via a spiral staircase which allows access to a hallway with an adjacent treatment room that could be adapted to suit specific needs or be used as a fifth bedroom.

The exterior landscape of the home is perfect for entertaining family and friends. Multiple outbuildings are dotted around the grounds, including a fully equipped bar, a practical office for working from home and a versatile summerhouse. The rear of the property boasts a low-maintenance garden and a granite flagged seating terrace where outdoor dining can be enjoyed with the benefit of a pizza oven and space for a barbecue. Set to one side of the home is another patio, which has the provision for a hot tub and presents further scope to accommodate comfortable seating.

1 Manor Farm Court is minutes away from local countryside at Thrybergh Country Park, as well as Rotherham Golf Club which is set within historic parkland. A range of amenities such as supermarkets, eateries and shops can be found close by in Herringthorpe. For rail journeys, Conisbrough and Rotherham Central stations are reachable within a short drive. The property is also well placed for access to the M1, M18 and A1, allowing for easy commutes and access to major cities.



Offering Beautifully Appointed, Modern Accommodation that has been Substantially Renovated to Add a Sense of Luxury to the Home

The property briefly comprises of on the ground floor: Entrance hall, lounge, WC, storage cupboard, living kitchen, conservatory, utility room, store and integral garage.

On the first floor: Galleried landing, master bedroom, master balcony, jack-and-jill en-suite bathroom, master dressing room, hallway, treatment room/bedroom 5, bedroom 3, linen cupboard, family bathroom, bedroom 4 and bedroom 2.

Outbuildings: Office, bar and summerhouse.

Ground Floor

A composite entrance door with double glazed obscured panels opens to the:

Entrance Hall

A welcoming entrance hall with a coved ceiling, recessed lighting, wall mounted light points, decorative panelling to the walls, central heating radiator, telephone point and marble tiled flooring. Double timber doors with glazed panels open to the lounge. Timber doors open to the WC and storage cupboard. A timber door also opens to the living kitchen.

Lounge

21'10 x 13'0 (6.65m x 3.96m)

A sophisticated reception room that is bathed in natural light through a front facing UPVC double glazed window and a rear facing UPVC double glazed bay window. The lounge also has a coffered and coved ceiling, recessed lighting, central heating radiator with a decorative cover and a telephone point. There is a built-in media wall with a log effect electric fire, provision for a wall mounted television and two alcoves with recessed lighting.

WC

Having a front facing UPVC double glazed obscured window, flush light point, one fully tiled wall, illuminated vanity mirror, central heating radiator and marble tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a black mixer tap and storage beneath.

Storage Cupboard

Providing useful storage with a flush light point.

Living Kitchen

34'8 x 25'3 (10.57m x 7.69m)

An outstanding open plan living kitchen that accommodates well to 21st century family lifestyles.

Living Area

A superb living area with a coffered ceiling, recessed lighting, built-in ceiling speakers, TV/aerial cabling and marble tiled flooring with under floor heating. The focal point of the room is the log burner that is set within an exposed brick chimney breast and has an oak mantel. Two sets of UPVC sliding doors with double glazed panels open to the conservatory. A wide opening gives access to the dining kitchen.

Conservatory

22'0 x 9'2 (6.70m x 2.80m)

A wonderful conservatory of a considerable size with a UPVC double glazed roof lantern and rear and side facing UPVC double glazed windows. Also having a pendant light point and marble tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property.

Dining Kitchen

An impressive dining kitchen with front and rear facing UPVC double glazed windows, coffered ceiling, built-in ceiling speakers, recessed lighting, pendant light points and marble tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a quartz work surface, upstands and an inset 1.5 bowl sink with a Quooker tap and an Insinkerator waste disposal. A central island provides additional storage and incorporates a matching quartz work surface that extends to allow space for two chairs and has a pop-up power point. The integrated appliances include a Neff Flex induction hob with a Faber extractor fan above, two Neff fan assisted ovens, Neff microwave oven, two Neff warming drawers, Neff coffee machine, CDA wine cooler, AEG dishwasher, full-height CDA fridge and a full-height CDA freezer. A timber door with a glazed panel opens to the utility room.

Utility Room

Having a rear facing UPVC double glazed window, recessed lighting, partially tiled walls and marble tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating a quartz work surface. A timber door opens to the integral garage. UPVC doors with double glazed panels open to the store and right side of the property.

Integral Garage

17'1 x 17'0 (5.20m x 5.18m)

Having a roller shutter door, recessed lighting, power and porcelain tiled flooring. There is a range of fitted base units with a work surface. There are two fitted storage cupboards, one housing the Vaillant boiler.

Store

Having a roller shutter door and housing the meters.

From the entrance hall, a staircase with a timber hand rail, balustrading and an under-stairs storage cupboard rises to the:

First Floor

Galleried Landing

A fantastic galleried landing with a centre feature pendant light point above the staircase. Having a front facing UPVC double glazed window, timber decorative stained glass panel, coved ceiling, recessed lighting and a central heating radiator with a decorative cover. Timber doors open to the master bedroom, bedroom 3, linen cupboard, family bathroom, bedroom 4 and bedroom 2.

Lounge
21'10 x 13'0 (6.65m x 3.96m)

A sophisticated reception room that is bathed in natural light through a front facing UPVC double glazed window and a rear facing UPVC double glazed bay window. The lounge also has a coffered and coved ceiling, recessed lighting, central heating radiator with a decorative cover and a telephone point. There is a built-in media wall with a log effect electric fire, provision for a wall mounted television and two alcoves with recessed lighting.



An Elegant Reception Room, Filled
with an Abundance of Natural Light





Living Kitchen
34'8 x 25'3 (10.57m x 7.69m)

An outstanding open plan living kitchen that accommodates well to 21st century family lifestyles.

A Stunning Living Kitchen,
Finished to a High Standard





Living Area

A superb living area with a coffered ceiling, recessed lighting, built-in ceiling speakers, TV/aerial cabling and marble tiled flooring with under floor heating. The focal point of the room is the log burner that is set within an exposed brick chimney breast and has an oak mantel. Two sets of UPVC sliding doors with double glazed panels open to the conservatory. A wide opening gives access to the dining kitchen.

A Fabulous Space to Relax,
Featuring a Large Log Burner





Dining Kitchen

An impressive dining kitchen with front and rear facing UPVC double glazed windows, coffered ceiling, built-in ceiling speakers, recessed lighting, pendant light points and marble tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a quartz work surface, upstands and an inset 1.5 bowl sink with a Quooker tap and an Insinkerator waste disposal. A central island provides additional storage and incorporates a matching quartz work surface that extends to allow space for two chairs and has a pop-up power point. The integrated appliances include a Neff Flex induction hob with a Faber extractor fan above, two Neff fan assisted ovens, Neff microwave oven, two Neff warming drawers, Neff coffee machine, CDA wine cooler, AEG dishwasher, full-height CDA fridge and a full-height CDA freezer. A timber door with a glazed panel opens to the utility room.

Superbly Appointed with Quartz
Surfaces & Integrated Appliances





Conservatory
22'0 x 9'2 (6.70m x 2.80m)

A wonderful conservatory of a considerable size with a UPVC double glazed roof lantern and rear and side facing UPVC double glazed windows. Also having a pendant light point and marble tiled flooring. Double UPVC doors with double glazed panels open to the rear of the property.



Entrance Hall

A welcoming entrance hall with a coved ceiling, recessed lighting, wall mounted light points, decorative panelling to the walls, central heating radiator, telephone point and marble tiled flooring. Double timber doors with glazed panels open to the lounge. Timber doors open to the WC and storage cupboard. A timber door also opens to the living kitchen.



1 Manor Farm Court

Boasting Generously Proportioned Living Spaces over Two Floors, 1 Manor Farm Court is Well-Suited to Family Lifestyles

Master Bedroom

16'5 x 13'1 (5.00m x 3.99m)

A sumptuous master bedroom with a coffered, coved ceiling, recessed lighting and a central heating radiator with a decorative cover. There is a built-in media wall with provision for a wall mounted television and two alcoves with recessed lighting. A timber door opens to the Jack-and-Jill en-suite bathroom. Double timber doors open to the master dressing room and double UPVC doors with double glazed panels also open to the master balcony.

Master Balcony

23'0 x 8'2 (7.00m x 2.50m)

Enjoying far-reaching views towards Thrybergh Reservoir. The balcony has a stone flagged terrace with exterior lighting and is enclosed by glazed balustrading with a stainless steel hand rail.

Jack-and-Jill En-Suite Bathroom

Being fully tiled in travertine and having a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, wall mounted light points, central heating radiator and a shaver point. There is a suite in white, which comprises of a low-level WC and two wash hand basins with black mixer taps and storage beneath. Also having an inset spa bath with a black mixer tap and spa jets. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Timber doors open to the master bedroom and bedroom 3.

Master Dressing Room

13'9 x 12'3 (4.20m x 3.74m)

A luxurious dressing room that is comprehensively appointed with a range of fitted furniture, incorporating automatic lighting, short hanging, trouser rack, shelving and drawers. Also having a pendant light point, recessed lighting and a central heating radiator with a decorative cover. A timber door opens to the hallway.

Hallway

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and marble tiled flooring. A timber door opens to the treatment room/bedroom 5. A composite door with double glazed obscured panels opens to an external wrought iron spiral staircase that leads down to the driveway.

Treatment Room/Bedroom 5

15'4 x 10'10 (4.67m x 3.30m)

A versatile room, currently utilised as a treatment room, offering the perfect set up for running a business from home or could easily be used as a fifth bedroom. Having a pendant light point, recessed lighting and marble tiled flooring. To one wall, there is a range of fitted furniture, incorporating cupboards, a work surface, shelving and a wash hand basin with a black mixer tap.

From the landing, a timber door opens to:

Bedroom 3

15'7 x 11'8 (4.75m x 3.55m)

A spacious double bedroom with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light points, partially panelled walls, central heating radiator and a TV/aerial point. To one corner of the room, there is a fitted bunk bed with solid timber steps. Double timber doors open to a built-in wardrobe with recessed lighting, a long hanging rail and a fitted shelf. Another timber door opens to the Jack-and-Jill en-suite bathroom.

Linen Cupboard

Having a flush light point and fitted shelving.

Family Bathroom

Being fully tiled in travertine with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, central heating radiator and a shaver point. There is a suite in white, which comprises of a Sanita high cistern WC and a wash hand basin with a black mixer tap and storage beneath. Also having a Jacob Delafon roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

13'1 x 9'9 (4.00m x 2.97m)

Currently used as a dressing room to bedroom 2, but could easily be utilised as a fourth bedroom. Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity unit with drawers. A timber door opens to bedroom 2.

Bedroom 2

13'1 x 11'6 (4.00m x 3.50m)

A bright, spacious double bedroom with recessed lighting and a central heating radiator with a decorative cover. There is a built-in media wall with provision for a wall mounted television and two alcoves with recessed lighting. Double UPVC doors with double glazed panels open to the Juliet balcony with a glazed balustrade and enjoying views towards Thrybergh Reservoir.

Exterior and Gardens

From Manor Farm Court, intercom operated electric gates open to the front of the property where there is a block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, slate chipping borders with mature shrubs, a water tap within a fountain and external power points. Access can be gained to the covered porch which provides access to the main entrance door and has a recessed light point and an external roller shutter door. Access can also be gained to the integral garage and store.



Master Bedroom
16'5 x 13'1 (5.00m x 3.99m)

A sumptuous master bedroom with a coffered, coved ceiling, recessed lighting and a central heating radiator with a decorative cover. There is a built-in media wall with provision for a wall mounted television and two alcoves with recessed lighting. A timber door opens to the Jack-and-Jill en-suite bathroom. Double timber doors open to the master dressing room and double UPVC doors with double glazed panels also open to the master balcony.

Relax & Unwind in
a Luxurious Sanctuary





Master Balcony
23'0 x 8'2 (7.00m x 2.50m)

Enjoying far-reaching views towards Thrybergh Reservoir. The balcony has a stone flagged terrace with exterior lighting and is enclosed by glazed balustrading with a stainless steel hand rail.



Jack-and-Jill En-Suite Bathroom

Being fully tiled in travertine and having a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, wall mounted light points, central heating radiator and a shaver point. There is a suite in white, which comprises of a low-level WC and two wash hand basins with black mixer taps and storage beneath. Also having an inset spa bath with a black mixer tap and spa jets. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Timber doors open to the master bedroom and bedroom 3.



Master Dressing Room
13'9 x 12'3 (4.20m x 3.74m)

A luxurious dressing room that is comprehensively appointed with a range of fitted furniture, incorporating automatic lighting, short hanging, trouser rack, shelving and drawers. Also having a pendant light point, recessed lighting and a central heating radiator with a decorative cover. A timber door opens to the hallway.



Bedroom 3
15'7 x 11'8 (4.75m x 3.55m)

A spacious double bedroom with a rear facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light points, partially panelled walls, central heating radiator and a TV/aerial point. To one corner of the room, there is a fitted bunk bed with solid timber steps. Double timber doors open to a built-in wardrobe with recessed lighting, a long hanging rail and a fitted shelf. Another timber door opens to the Jack-and-Jill en-suite bathroom.



Bedroom 2
13'1 x 11'6 (4.00m x 3.50m)

A bright, spacious double bedroom with recessed lighting and a central heating radiator with a decorative cover. There is a built-in media wall with provision for a wall mounted television and two alcoves with recessed lighting. Double UPVC doors with double glazed panels open to the Juliet balcony with a glazed balustrade and enjoying views towards Thrybergh Reservoir.



Family Bathroom
Being fully tiled in travertine with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, central heating radiator and a shaver point. There is a suite in white, which comprises of a Sanita high cistern WC and a wash hand basin with a black mixer tap and storage beneath. Also having a Jacob Delafon roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



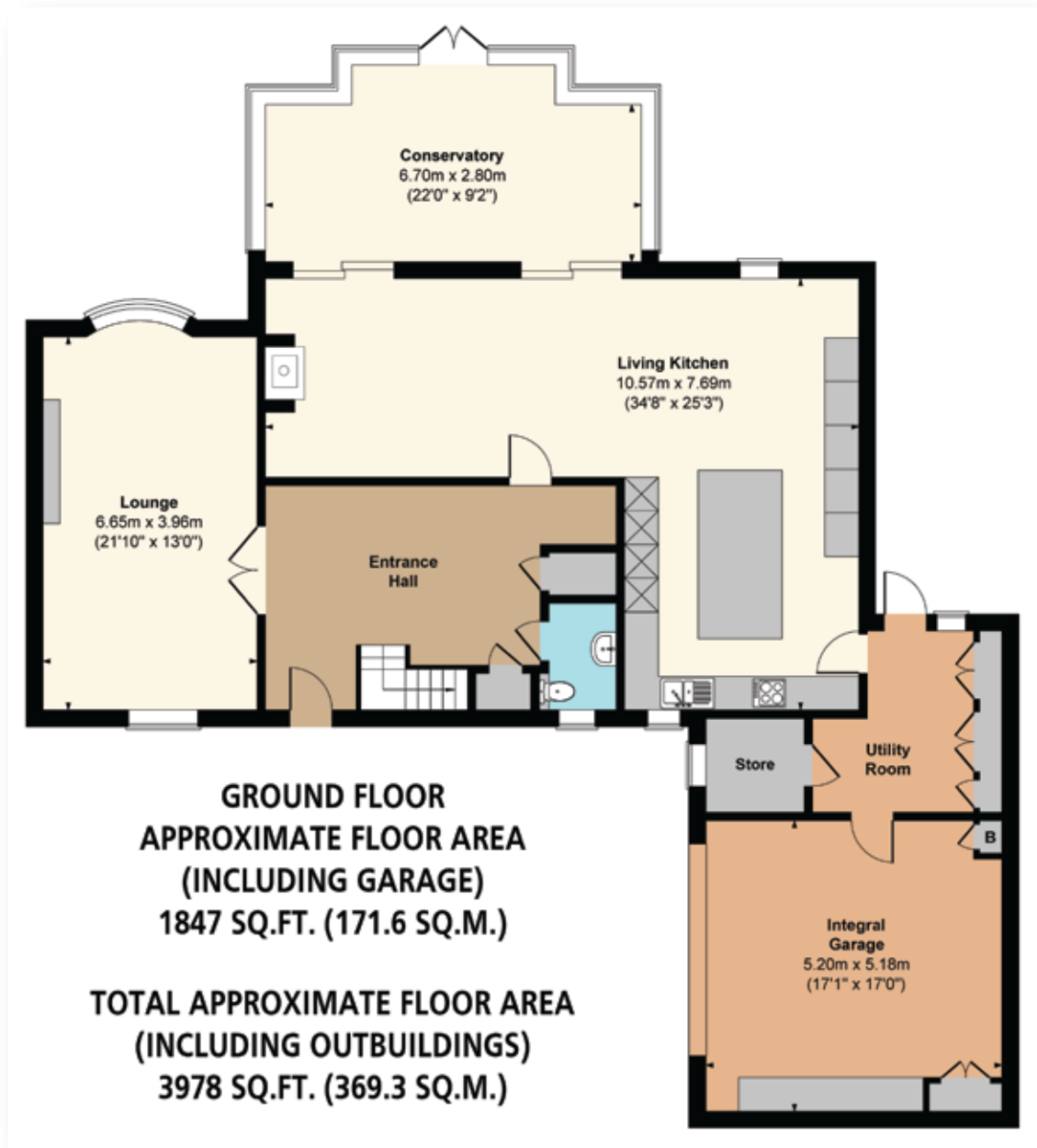
Bedroom 4
13'1 x 9'9 (4.00m x 2.97m)

Currently used as a dressing room to bedroom 2, but could easily be utilised as a fourth bedroom. Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity unit with drawers. A timber door opens to bedroom 2.

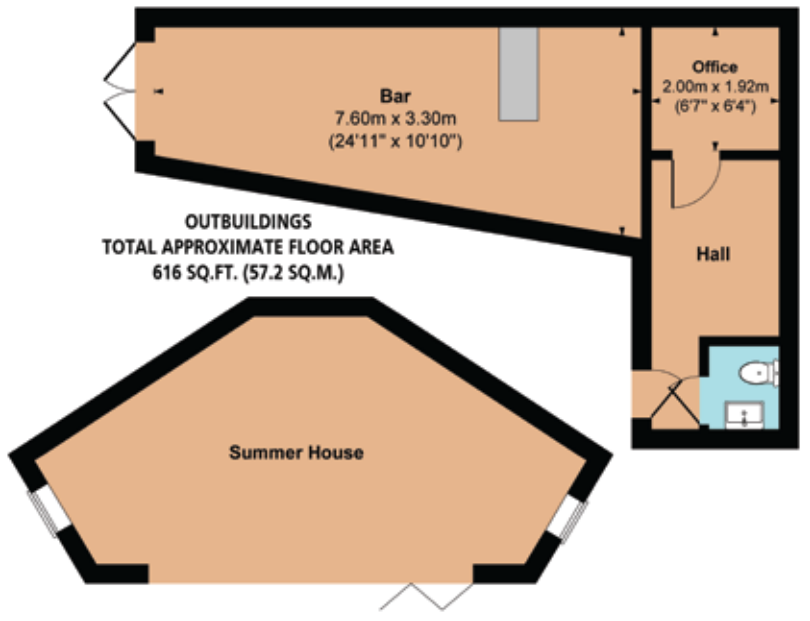
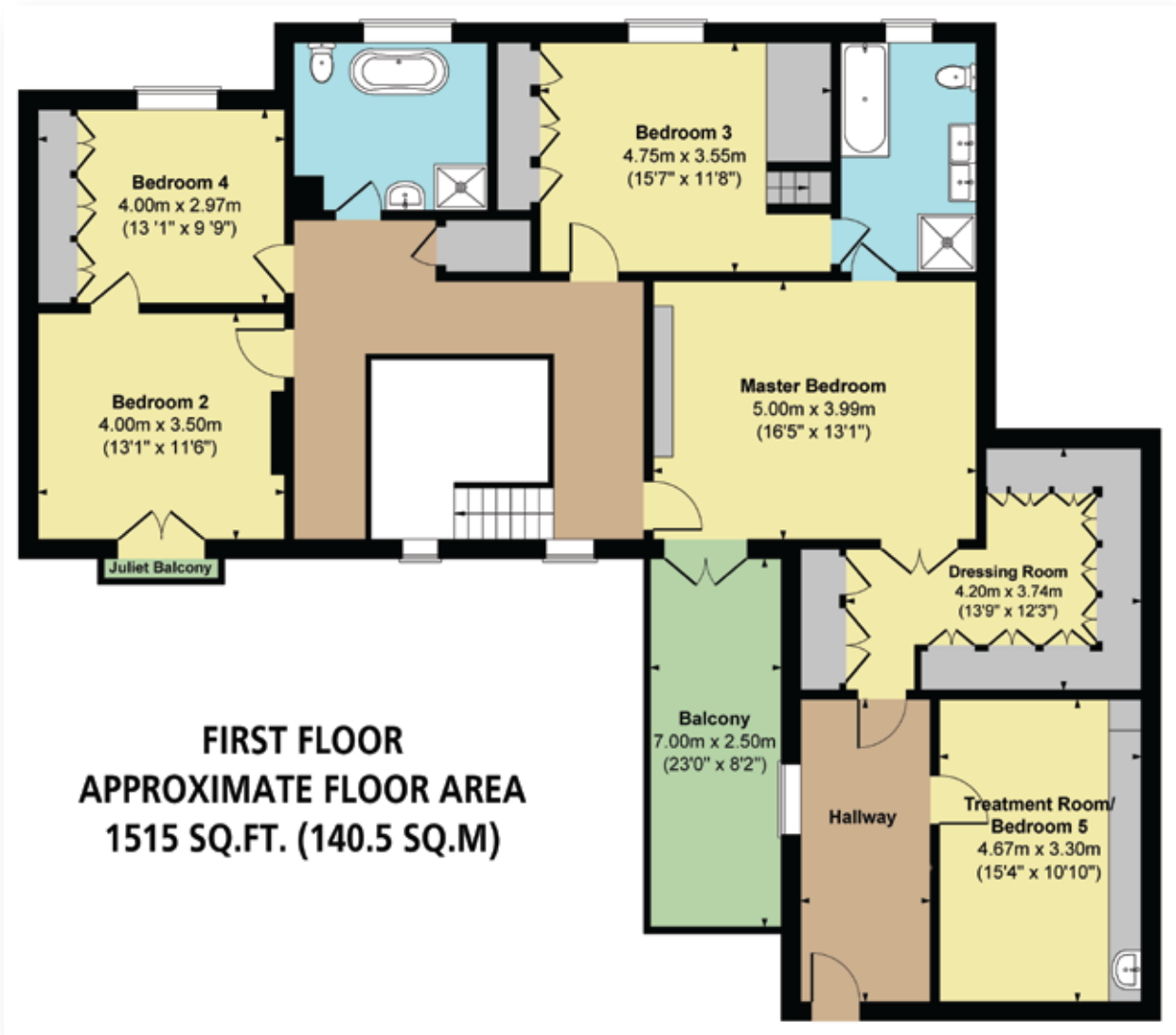


Galleried Landing
A fantastic galleried landing with a centre feature pendant light point above the staircase. Having a front facing UPVC double glazed window, timber decorative stained glass panel, coved ceiling, recessed lighting and a central heating radiator with a decorative cover. Timber doors open to the master bedroom, bedroom 3, linen cupboard, family bathroom, bedroom 4 and bedroom 2.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





1 Manor Farm Court

Located Minutes Away from Thrybergh Country Park and Well Placed for Access to the M1, M18 and A1

Exterior and Gardens

From Manor Farm Court, intercom operated electric gates open to the front of the property where there is a block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, slate chipping borders with mature shrubs, a water tap within a fountain and external power points. Access can be gained to the covered porch which provides access to the main entrance door and has a recessed light point and an external roller shutter door. Access can also be gained to the integral garage and store.

A timber pedestrian gate opens to a small storage area at the left side of the property.

To the right side of the driveway, a wrought iron spiral staircase rises to the hallway on the first floor. A slate chipping path leads to the right side of the property where a wrought iron gate opens to a stone flagged path with exterior lighting and providing access to the office.

Office Outbuilding

A composite entrance door with double glazed obscured panels opens to the:

Hall

Having recessed lighting and a fitted bench. Timber doors open to the WC and office.

WC

Having a recessed light point, low-level WC and tiled flooring.

Office

6'7 x 6'4 (2.00m x 1.92m)

Having recessed lighting and power.

Exterior and Gardens Continued

The stone flagged path continues to a good-sized patio with exterior lighting, provision for a hot tub and fitted benches with feature lighting. Access can be gained to the utility room and bar.

Bar

24'11 x 10'10 (7.60m x 3.30m)

Accessed by double UPVC doors with double glazed panels, this is an amazing space for entertaining. Having recessed lighting, flush light point, feature LED lighting, an electric heater, provision for a wall mounted television and porcelain tiled flooring. To one end of the room, there is a fitted bar with matching granite work surfaces, LED lighting, shelving and space/provision for fridges.

From the stone patio, a half-height timber gate within a timber pergola opens to the rear of the property.

To the rear, there is a sizeable artificial lawn with exterior lighting and slate chipping borders containing mature shrubs, mature trees and a pond. Access can be gained to the conservatory. To one corner of the garden, there is a granite flagged seating terrace. The terrace provides an ideal spot to relax in the sunshine and has exterior lighting, a raised planted flower bed and a cooking area incorporating a tiled work surface, pizza oven and space for a barbecue. Access can also be gained to a summerhouse. The garden is fully enclosed by fencing and hedging, adding excellent privacy and security to this wonderful family home.

Summerhouse

Having UPVC bi-folding doors with double glazed panels, a UPVC double glazed roof lantern, UPVC double glazed panels, light, power and tiled flooring.





Exterior and Gardens Continued

From the stone patio, a half-height timber gate within a timber pergola opens to the rear of the property.

To the rear, there is a sizeable artificial lawn with exterior lighting and slate chipping borders containing mature shrubs, mature trees and a pond. Access can be gained to the conservatory. To one corner of the garden, there is a granite flagged seating terrace. The terrace provides an ideal spot to relax in the sunshine and has exterior lighting, a raised planted flower bed and a cooking area incorporating a tiled work surface, pizza oven and space for a barbecue. Access can also be gained to a summerhouse. The garden is fully enclosed by fencing and hedging, adding excellent privacy and security to this wonderful family home.

Summerhouse

Having UPVC bi-folding doors with double glazed panels, a UPVC double glazed roof lantern, UPVC double glazed panels, light, power and tiled flooring.

A South-Westerly, Low
Maintenance Garden





Bar
 24'11 x 10'10 (7.60m x 3.30m)

Accessed by double UPVC doors with double glazed panels, this is an amazing space for entertaining. Having recessed lighting, flush light point, feature LED lighting, an electric heater, provision for a wall mounted television and porcelain tiled flooring. To one end of the room, there is a fitted bar with matching granite work surfaces, LED lighting, shelving and space/provision for fridges.



The stone flagged path continues to a good-sized patio with exterior lighting, provision for a hot tub and fitted benches with feature lighting. Access can be gained to the utility room and bar.

Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the premises and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



1 Manor Farm Court

Thrybergh, Rotherham, South Yorkshire S65 4NZ

Offers in the Region of £795,000