



2 Manor Farm Cottage 194, Doncaster Road, Thrybergh, Rotherham, S65 4NX

**Offers In The Region Of £280,000**

An immaculately presented and extended STONE BUILT SEMI DETACHED COTTAGE, set back from the main road and enjoying far-reaching open views over the adjoining fields and farmland to the rear. Benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, CONSERVATORY AND OFF-ROAD PARKING FOR 4 VEHICLES the accommodation briefly comprises: Living Room, spacious Dining Kitchen, Conservatory, two Bedrooms and Shower Room. To the rear of the Cottage is a low-maintenance garden directly adjoining fields.



### LIVING ROOM 15'0" x 10'11" (4.58 x 3.33)



The focal point being the chimney breast with stone fireplace on a raised hearth with wood mantle. Two front facing uPVC windows, double panelled radiator and wood flooring.

### DINING KITCHEN 15'5" x 20'1" (4.7 x 6.13)



A bright and spacious room having a range of shaker style base and wall units with contrasting butchers block effect work surfaces. Inset ceramic sink and monobloc mixer tap, space and plumbing for a washing machine. Cooker recess and gas point with high level extractor canopy. Exposed stone fireplace recess with cupboard above housing the Vaillant condensing boiler. Two radiators. Useful under stairs storage cupboard. uPVC side entrance door and uPVC double doors opening into the conservatory

### CONSERVATORY 10'0" x 7'9" (3.06 x 2.38)



Enjoying uninterrupted far-reaching views of the adjoining fields and farmland.

### FIRST FLOOR LANDING



With rear facing uPVC window, radiator and loft hatch

### REAR BEDROOM ONE 11'9" x 7'11" (3.6 x 2.42)



With feature exposed stone wall, radiator and uPVC window

### FRONT BEDROOM TWO 8'5" x 11'0" (2.57 x 3.36)



With exposed stone wall, radiator and uPVC window

### SHOWER ROOM 6'0" x 7'9" (1.85 x 2.37)



Having a walk-in shower enclosure with overhead drench shower, vanity wash hand basin and W.C. Heated towel rail and uPVC opaque window

## OUTSIDE



A pebbled forecourt provides off-road parking for 4 cars. The front garden is primarily lawned with block paved path which continues past the side of the house and leads to a store place. The low maintenance rear garden is pea gravelled with paved seating areas

## MATERIAL INFORMATION

Material information

Council Tax Band B

Tenure Freehold

Property Type Semi Detached House

Construction type Stone built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

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 Drive

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>

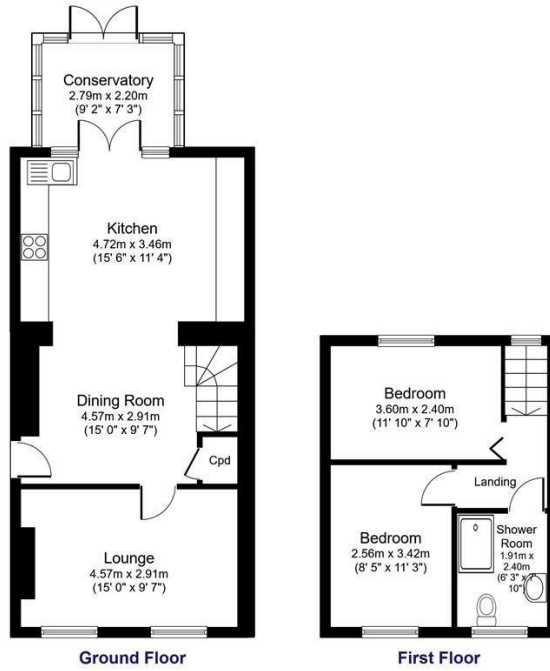
We advise all clients to discuss the above points with a conveyance solicitor.



# Floor Plan

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Thrybergh, ROTHERHAM, S65 4NX

Total floor area 79.4 sq.m. (855 sq.ft.) approx



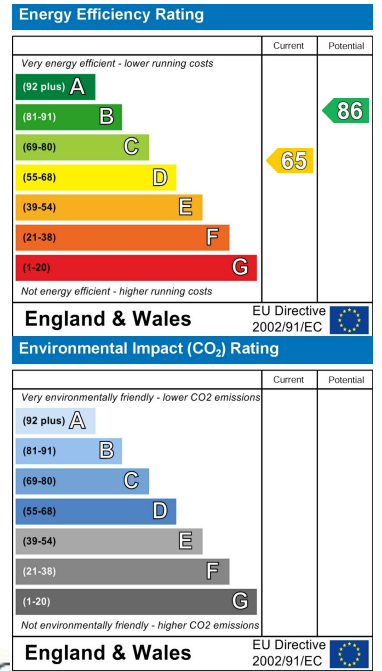
Floor plans are for identification purposes only.  
All measurements are approximate.

Created using Vision Publisher™

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Merry Weathers Limited**, Ship Hill, Rotherham, South Yorkshire S60 2HG  
 E-mail: residential@merryweathers.co.uk

**Branches: Doncaster, Maltby and Mexborough**  
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