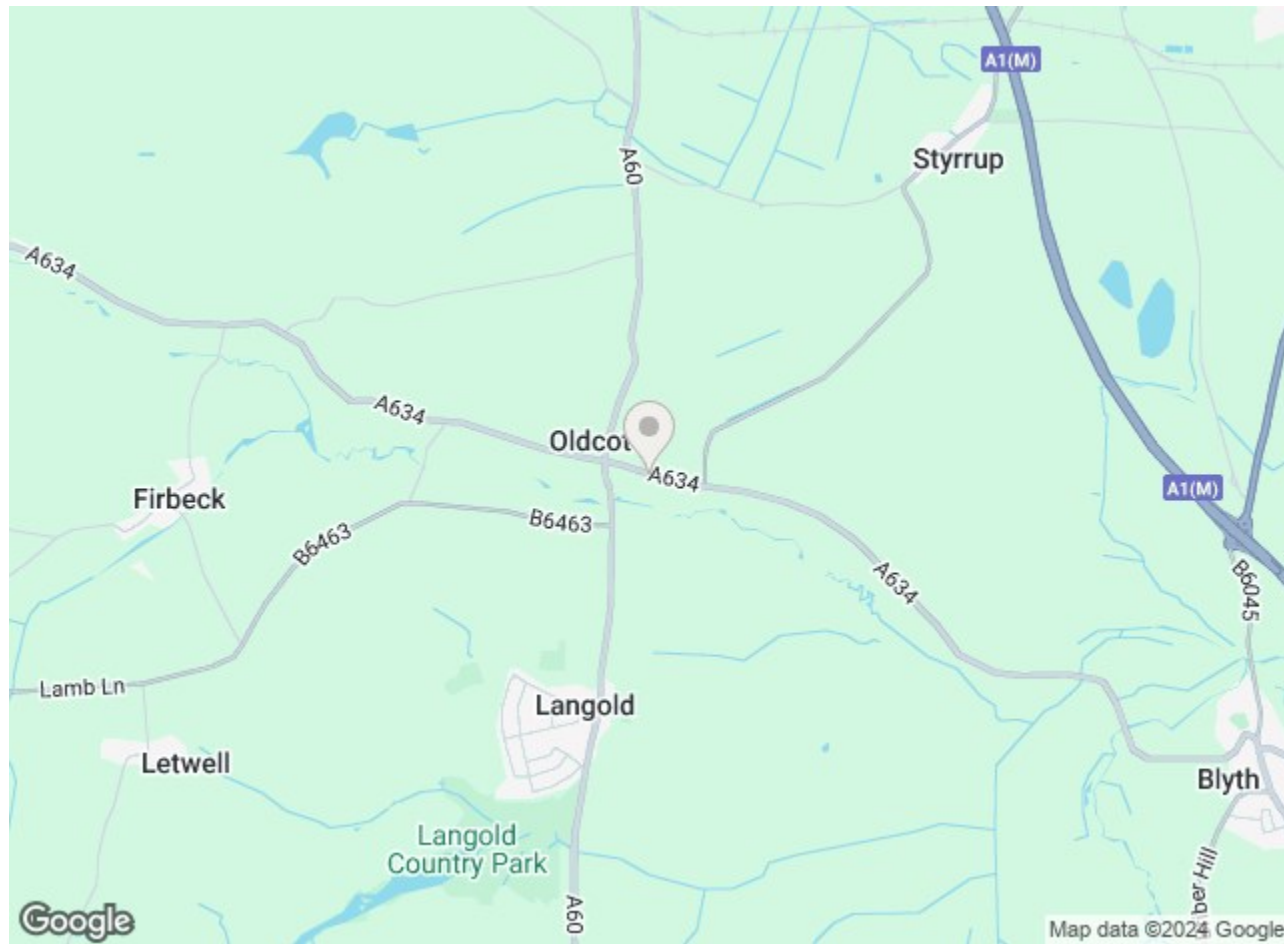


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>74</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

# PRESTIGIOUS HOMES

merryweathers Est. 1832



## Belmont House & Belmont Cottage

Blyth Road, Oldcotes, Worksop, S81 8JE

Offers In The Region Of £1,200,000

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Offices also at: Barnsley & Mexborough

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY  
Registered in England and Wales No. 6679044



A magnificent period home in a semi-rural setting, surrounded by fields and farmland, located within commuting distance to Sheffield and Nottingham and centrally placed for travelling to the nearby towns of Rotherham, Doncaster and Worksop. The sale comprises of the principle family residence, 'Belmont House', together with an adjoining detached house, 'Belmont Cottage' and a range of commercial/light industrial buildings which provide a substantial rental income, all standing in approximately 4.5 acres.

**BELMONT HOUSE**  
A magnificent restored detached period house  
**RECEPTION HALL**



**LIVING ROOM**  
17'10" x 14'9"



**CONSERVATORY**  
4'11" x 9'10"



**LOUNGE**  
12'9" x 13'10"  
Front facing bay window, side facing double glazed window, feature electric fire and central heating radiator.



**BREAKFAST KITCHEN**  
18'11" x 11'6"  
Stainless steel inset sink and drainer. Oven and gas hob with cookerhood over. Plumbing for washing machine and dishwasher.



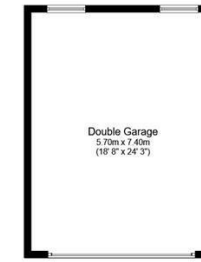
**DINING ROOM**  
12'11" x 13'10"  
Front facing bay window, side facing double glazed window, feature fire place and central heating radiator.



**SHOWER ROOM**  
3'10" x 11'6"



**BOILER ROOM**



Belmont House, Blyth Road, WORKSOP, S81 8JE NOT TO SCALE For layout guidance only



**BOILER ROOM**  
Housing the 'Grandee' oil-fired central heating boiler

**OUTBUILDINGS**  
Comprising of 7 individual light industrial units providing a combined rental income of over £30,000 per annum. Beyond the units is a large field which lends itself to paddock use if so required.



**OFFICE**  
8'7" x 14'9"



**FIRST FLOOR LANDING**



**BEDROOM ONE**  
12'11" x 14'2"



**BEDROOM TWO**  
12'7" x 13'5"



**BEDROOM THREE**  
9'6" x 14'0"



**BATHROOM**  
8'0" x 10'5"



**OUTSIDE**

**DETACHED DOUBLE GARAGE**  
18'8" x 24'3"

**BELMONT COTTAGE**  
A two bedroom double-bayed detached Cottage with an attached double Garage and parking



**FRONT ENTRANCE HALL**

**LOUNGE**  
10'7" x 12'2"  
The measurement excluding the uPVC bay window.  
Radiator



**DINING ROOM**  
8'10" x 11'10"  
The measurement excluding the uPVC bay window.  
Radiator



**KITCHEN**  
12'11" x 5'11"  
With a range of fitted base and wall cupboards, inset stainless steel sink, electric cooker point, radiator and under stairs storage Pantry.



**CLOAKROOM**  
4'2" x 6'0"  
With W.C. and wash hand basin, radiator and uPVC opaque window

**SHOWER ROOM**  
5'8" x 5'11"  
With walk-in shower enclosure and pedestal wash hand basin, radiator and uPVC opaque window

**FIRST FLOOR LANDING**  
With electric heater

**FRONT BEDROOM ONE**  
9'7"x 11'11"  
Having built-in mirror fronted wardrobes to 2 walls, radiator and uPVC window

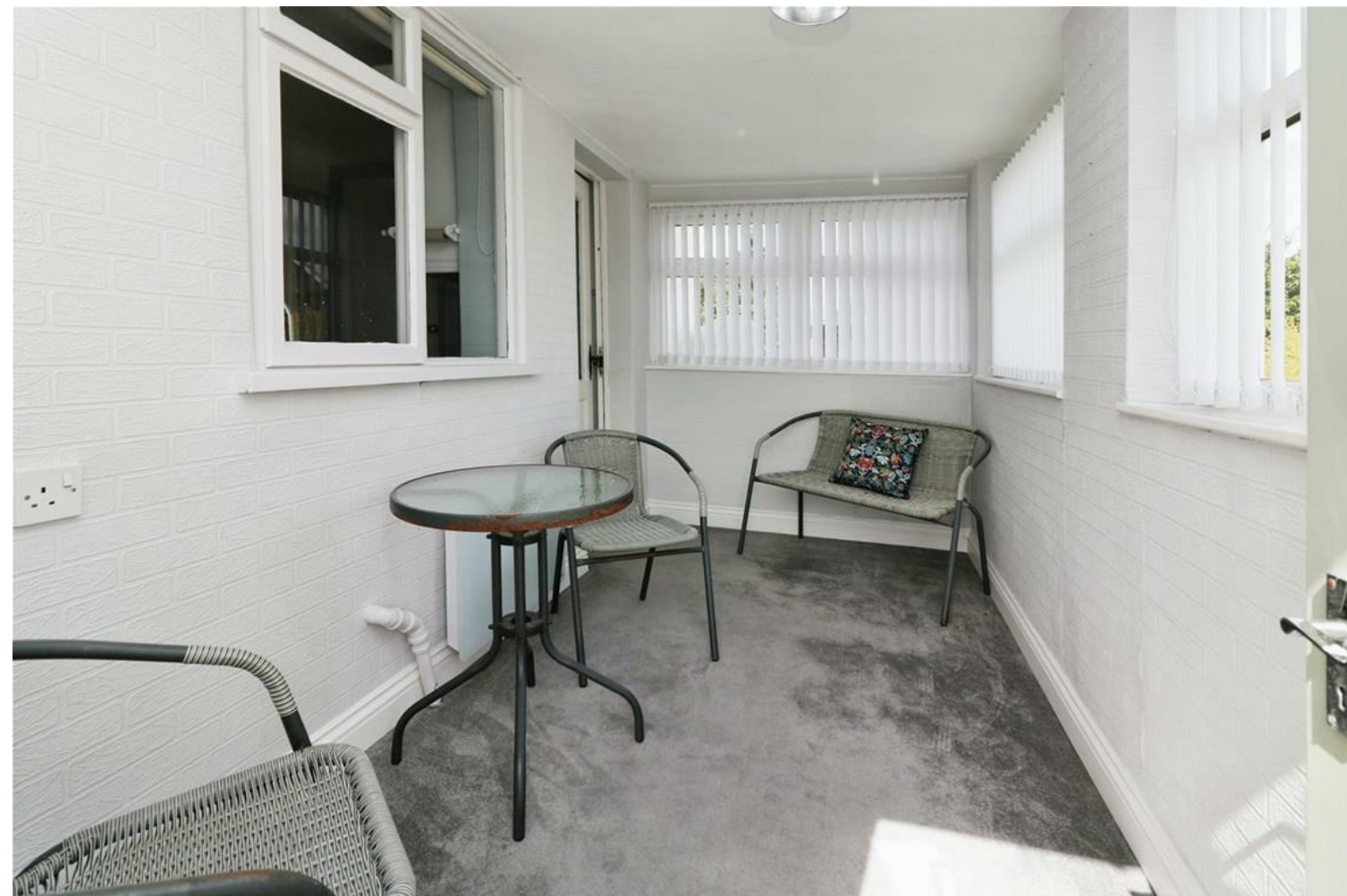


**EN SUITE CLOAKROOM**  
4'1" x 3'2"  
With W.C. and wash hand basin

**BEDROOM TWO**  
9'7" x 11'11"  
With radiator, built-in wardrobe and uPVC window



**SUN ROOM**  
11'10" x 6'0"  
With electric heater and uPVC windows



**OUTSIDE**  
Attached to the side of the house is the double Garage and boiler room

**DOUBLE GARAGE**  
20'3" x 15'4"  
With double up and over doors, light and power.

