



A LEGACY ETCHED IN STONE

Commissioned as the official residence of the Bishop of Doncaster, The Old Rectory has long held a position of significance within the village. Its provenance is well-documented in the archives at York Minster, giving the home a rare and enriching historic foundation.



Step through the gates of The Old Rectory and into a home of rare distinction. This elegant, history-rich residence is a Grade II listed former rectory, dating back to 1736. Rich in period charm yet thoughtfully updated for modern life, every corner of this home tells a story – one of grace, craftsmanship, and continuity.





WELCOME HOME

Time has only deepened its appeal. From the symmetrical Georgian lines to the mellowed stone walls, this is a property where heritage lives and breathes in every detail.

Privately tucked away behind traditional stone walls and secure electric gates, The Old Rectory stands with quiet dignity. Located on the peaceful Holmes Lane in the heart of Hooton Roberts, the home exudes presence from the moment it comes into view.





FIRST IMPRESSIONS MATTER

A sweeping tarmac driveway curves past mature trees and manicured borders, guiding visitors toward the handsome Georgian façade. With tall sash windows and centuries-old stonework, the house speaks of its ecclesiastical heritage and architectural pedigree.

To the side, a detached one-bedroom annexe adds both charm and versatility — ideal for guests, multi-generational living, or independent use.



A LOUNGE WITH A VIEW

The principal lounge is a masterclass in proportion, light, and elegance — a space designed to both soothe and impress. Framed by high ceilings and detailed cornicing, the room flows with effortless grace, anchored by a sleek contemporary gas fireplace that radiates warmth and quiet sophistication.



Soft textures and deep tones provide a comforting palette, while generous dimensions offer flexibility for entertaining or unwinding. Yet it is the far side of the room that truly captivates.





LIVING SPACES THAT BREATHE

This unique outlook isn't just scenery – it's soul. Morning light spills across the room through the doors, while bespoke shutters offer privacy and timeless elegance.

Whether curled up with a book, gathered with friends, or simply pausing to watch the sky change, this space invites stillness and connection — to nature, to home, to the moment.

Here, twin glazed doors open out to a Juliet balcony, framing a panoramic vista of unspoilt countryside. Rolling green fields stretch out toward the horizon, edged with ancient hedgerows and scattered woodland, creating a view that shifts with the seasons.

Misty mornings in autumn, golden hour skies in summer, and the soft glow of winter frost. It's a living painting, ever changing and always breathtaking; an uninterrupted outlook that invites quiet reflection and inspires appreciation for nature's daily artistry.







THE SNUG

Opposite the lounge, a snug invites quieter moments. Rich American dark walnut herringbone flooring grounds the space, while a full wall of bespoke shelving creates the ambience of a private library. Ideal as a reading room, playroom, or media den, it's a flexible space full of warmth and character.







KITCHEN & DINING

The kitchen strikes a perfect balance between modernity and tradition, combining aesthetic flair with functional ease.

Sleek cabinetry and high-end integrated appliances contrast beautifully with original stone surrounds and horizontal Yorkshire sash windows, which flood the space with natural light and frame everchanging views of the garden beyond.















FEASTING & GATHERING

In the adjacent dining room, vaulted ceilings and exposed beams frame the space, while rustic tiled flooring anchors it with earthy charm. Ideal for informal breakfasts or atmospheric dinner parties, this room is as versatile as it is beautiful.

Glazed doors lead out to a private internal courtyard — a hidden suntrap perfect for morning coffee or lazy weekend reading. Just off the dining room, there's a handy utility room, compact yet practical, complete with plumbing for a washer and dryer.



THE UPPER FLOOR

Upstairs, four individually styled bedrooms offer peace, privacy, and elegant design. One currently serves as a dressing room but can easily revert to bedroom use to suit varying lifestyles.

Bedroom two and three are spacious doubles, each with garden or countryside views. Bedroom two is distinguished by an original fireplace, while bedroom three's exposed beams and vaulted ceiling add individuality to these characterful spaces.











THE MASTER BEDROOM

Step into the master bedroom, where daylight pours in through three generously sized windows, casting a soft glow across the rich timber flooring below. Enhanced by its lofty ceiling, the room feels spacious and uplifting, while the characterful radiator adds an unexpected dash of individuality. Brimming with potential, this space invites you to create your own restful haven.







RESTFUL RETREATS

Artfully merges 18th-century charm with contemporary luxury, The family bathroom is designed for indulgence. With vaulted ceilings that lift the space and draw the eye upward, exposed beams add warmth and heritage to the room's architectural character. Underfoot, natural slate tiles lend both texture and timeless appeal. A jet bath offers a deep, restorative soak, while the walk-in shower delivers a spa-like experience with every use.

A VIEW TO INSPIRE

Tucked away for peace and privacy, a dedicated study space enjoys uninterrupted views over the undulating landscape beyond. This elevated vantage point, framed by characterful windows, provides a calming backdrop for focused work or quiet contemplation.

Ideal for remote work or creative pursuits, the room invites both productivity and quiet pause.







THE ANNEXE

Positioned discreetly to the side of the main home, the detached onebedroom annexe offers a self-contained haven that's both stylish and practical. With its own private entrance, compact kitchen area, and contemporary shower room, it provides complete autonomy — ideal <u>for visiting family</u>, independent teens, or live-in support.



A mezzanine level adds character and versatility, forming a relaxed lounge or reading retreat beneath vaulted ceilings. Flooded with natural light and finished in calming neutral tones, the space feels open, inviting, and distinct from the main residence.

Whether used for multi-generational living, guest accommodation, or as a boutique holiday let, the annexe offers remarkable flexibility – all while maintaining the refined charm and quality seen throughout the property.







OUTSIDE SPACES

A stone-flagged patio captures the morning light, creating an idyllic spot for breakfast or coffee among the birdsong. From here, a striking view of the village's Norman church rises gently over the rooftops — a daily reminder of the timeless character and spiritual heritage that surrounds this extraordinary home.

Together, these outdoor spaces complete the picture: a setting that nurtures both productivity and tranquillity, framed by history and nature in perfect harmony.



Beyond the walls of The Old Rectory, the gardens unfold with quiet elegance – a balance of structure and softness, purpose and peace. At the rear, a walled garden provides a sheltered haven for growing herbs, vegetables, or simply enjoying the gentle rhythm of seasonal planting.

This secluded corner invites restful afternoons, pottering with a trowel or reading beneath trailing blooms. To one side, a contemporary workshop — thoughtfully conceived during lockdown — offers immense versatility. Fully powered and bathed in natural light, it serves equally well as a creative studio, remote office, or entrepreneurial base.

OUT & ABOUT

Enjoy the slower pace of life in peaceful Hooton Roberts. Take a short stroll to The Earl of Strafford pub for home-cooked food and a friendly welcome.

Just ten minutes' drive away, Wickersley offers Italian dining at the Olive Lounge and W-Italian, independent shops, the GasLamp Brasserie & Bar, and a well-stocked Co-op, pharmacy and butchers.



Perfectly placed for commuters, Sheffield and Meadowhall are 20 minutes away, Doncaster 15, and Rotherham just 10. Families will find Thryborough Fullerton C of E School conveniently close, and the Peak District within easy reach for weekend walks.



FLOOR PLAN

Approximate Gross Internal Area: House = 174.46sqm / 1878 sq ft. Annexe = 39.84 sq m / 429 sq ft. Workshop/Shed = 26.38 sq m / 284 sq ft. Total = 240 sq m / 2591 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



(Not Shown In Actual Location / Orientation) Location / Orientation) Ground F

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