



THE COTTAGE



A RURAL ESCAPE

The Cottage is a beautifully finished four-bedroom home that perfectly balances warmth, practicality and contemporary style. Once two separate cottages, it has been thoughtfully redeveloped into one cohesive home, where character meets modern comfort. Every detail has been carefully considered, from the quality of the finishes to the natural flow between living spaces.



A PRESTIGIOUS BEGINNING

You step inside through a welcoming porch and directly into the lounge. With tiled flooring and underfloor heating running throughout the ground floor, it feels warm and inviting. Large windows bring natural light into the room, and its neutral décor gives you the perfect backdrop to create a cosy sitting room or everyday family living space.

Discreetly accessed from the lounge is a practical storage cupboard, along with a cloakroom fitted with a crisp white suite from RAK Ceramics, comprising a wall-mounted WC and a wall-mounted wash hand basin with chrome mixer tap and storage beneath.



CONTEMPORARY COMFORTS

The kitchen is stylish and contemporary, designed with both function and form in mind. A front-facing timber double glazed window allows natural light to spill across a range of fitted base, wall and drawer units, all finished with Corian work surfaces, upstands, tiled splashbacks and undercounter lighting. The worktop extends to provide breakfast bar seating for three, creating a sociable hub for casual dining.

Integrated appliances include a Lamona induction hob with extractor, Lamona oven and grill, dishwasher and full-height fridge freezer, while a freestanding Beko washing machine provides further convenience. The whole space is tiled with underfloor heating for comfort.





ENTERTAIN, DINE & UNWIND

The dining room is a wonderful reception space, anchored by a focal point electric log-effect fire with oak mantel, tiled surround and stone hearth. It's a versatile room that can be styled for formal entertaining or more relaxed family meals, the neutral tones and soft carpet creating a warm and inviting atmosphere.

Also on the ground floor is a flexible snug or playroom. Finished in neutral tones with plush carpet, it's a space that can evolve with the family — from children's playroom to quiet reading nook, or even a home office, offering adaptability as lifestyles change.





VENTURE UPSTAIRS

The landing leads to all four bedrooms and the Jack-and-Jill bathroom, with a calm and open feel that sets the tone for the upper floor.

The master bedroom is a serene retreat, with a front-facing window and soft, neutral décor. Conveniently, it connects directly to the Jack-and-Jill bathroom, making it feel like a principal suite.





BEDROOM BLISS

The fourth bedroom is bright and versatile, with windows to the front and side. It works beautifully as a child's room, guest bedroom or study, offering flexibility in how the space is used.

Another generous double, bedroom two is filled with charm. A rear-facing window frames the outlook, while an exposed timber beam adds character. Its proportions make it ideal as a second main bedroom or guest suite.



NATURALLY VERSATILE

Bedroom three combines practicality with style, featuring a wide sash window, an exposed beam and fitted wardrobes with short and long hanging space, drawers and a built-in vanity table. It's a room that offers excellent storage and versatility, with plenty of natural light





THE GROUNDS &
PRACTICALITIES

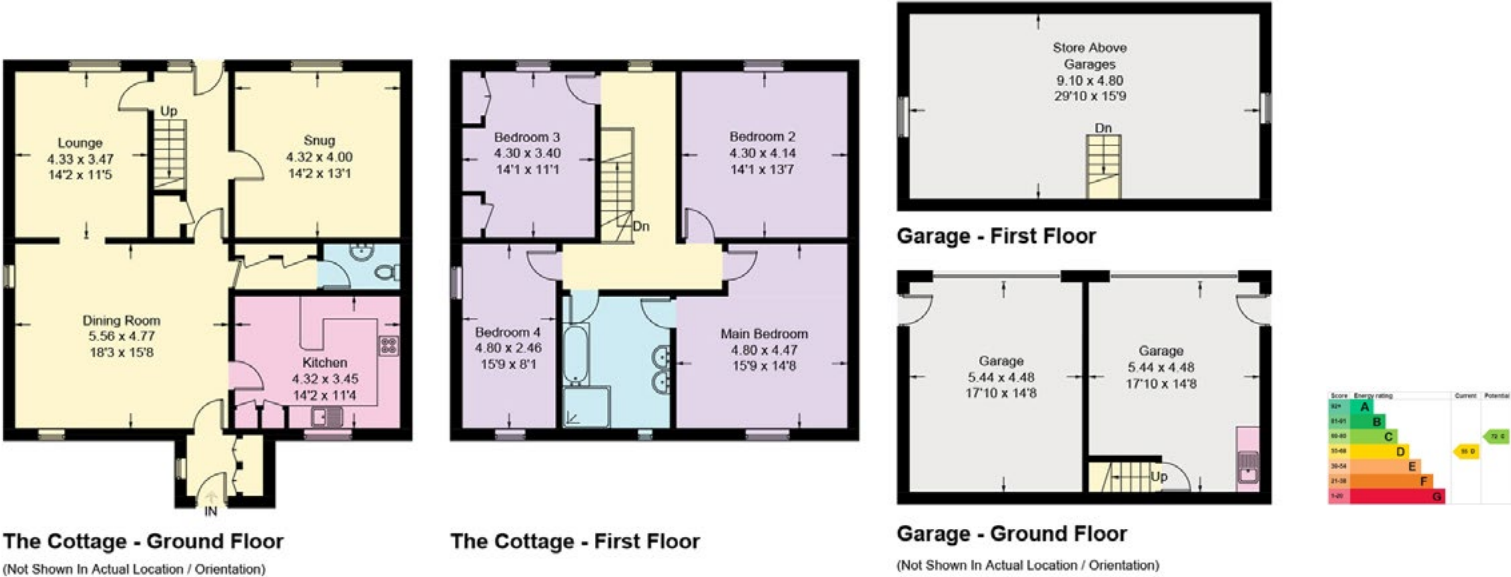
The Cottage benefits from ample parking and a detached store with power and lighting. It also has use of a substantial garage block with two double garages and a first floor above — ideal for storage or, subject to planning, conversion into a home office or further accommodation.

Soak up the tranquillity of The Cottage’s setting — so private and rural in feel, yet with the convenience of Sheffield, Worksop and Rotherham all close at hand. Step out into the surrounding countryside and you’re immediately connected to a network of woodland walks, bridle paths and peaceful lanes, perfect for dog walks or gentle weekend strolls.

The Cottage is a beautifully reimagined four-bedroom home, once two separate cottages now seamlessly combined into one elegant and versatile space, blending character with contemporary design.

FLOOR
PLAN

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft.
Garage = 100.7 sq m / 1055 sq ft. Total = 290 sq m / 3093 sq ft.
Illustration For Identification Purposes Only. Measurements Are Approximate. Not To Scale.



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Presented By

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