

# Mansfield Farmhouse

Joan Lane | Hooton Levitt | Rotherham | S66 8PH

FINE & COUNTRY

# Mansfield Farmhouse

An 18th-century farmhouse set within grounds extending to over half an acre, enjoying private, south-facing gardens and a tucked-away position within a small collection of character homes. A further parcel of land, complete with a substantial barn/workshop, adds considerable versatility, whilst the surrounding countryside provides an attractive setting for those seeking a rural lifestyle.

Tastefully converted and modernised, this characterful home retains a wealth of original features, including exposed beams, roof trusses and impressive fireplaces. A spacious living kitchen is complemented by three reception rooms, whilst the first floor offers four double bedrooms, a family bathroom and an en-suite cloakroom. Established gardens and a stone-built double garage further enhance the appeal.

The location combines privacy and rural surroundings with convenient access to local amenities, surrounding commercial centres and both the M1 and M18 motorways.

**Ground Floor**

A stable-style entrance door opens into a welcoming reception area with a tiled floor and access to a cloakroom fitted with a two-piece suite. An internal door leads through to the living kitchen, where exposed beams and roof trusses immediately reveal the home's period character.

Generously proportioned, the kitchen provides a sociable setting for everyday family life, with a central island and a comprehensive range of fitted furniture beneath roll-edged work surfaces incorporating a stainless steel sink. A Rangemaster range cooker, set beneath an extractor canopy, incorporates a double oven, grill, five-ring hob and an electric hotplate. There is plumbing for a washing machine and dishwasher, together with space for a tumble dryer and fridge freezer. A tiled floor complements the room, whilst a front-facing window overlooks the courtyard.

The kitchen connects with both the dining room and sitting room, creating a natural flow through the principal living spaces. Positioned to the front, the dining room enjoys windows to two aspects and retained period detailing, with a staircase rising to the first floor and access to the cellar.

To the rear, the generous sitting room enjoys a dual aspect, with a pleasant outlook over the gardens. Exposed beams and roof trusses lend character, whilst a substantial stone inglenook fireplace houses a real-flame fire.

An internal lobby connects to the lounge and a rear porch, which opens directly onto the garden. The lounge provides a further inviting reception space, enjoying garden views through windows to two aspects. Original exposed beams and an impressive fireplace housing a real-flame gas fire complete the room.





















First Floor

Four double bedrooms provide well-proportioned accommodation, each enjoying an outlook over either the courtyard or gardens.

The principal bedrooms are positioned to the rear of the property, each providing double bedroom accommodation, both enjoying dual aspect positions and attractive views across the established gardens. The two remaining bedrooms overlook the courtyard, one room benefitting from an en-suite cloakroom fitted with a low-flush W.C. and wash hand basin, the fourth room incorporating an airing cupboard and fitted wardrobes to two walls.

The family bathroom is fitted with a double-ended bath, a vanity unit incorporating a wash hand basin and low-flush W.C., and a shower screened by a fixed glass-block wall. Complementary wall tiling, a radiator and an obscured-glass window complete the room.















## Externally

The farmhouse forms part of a small collection of similar character homes arranged around a shared courtyard, with parking in front of a stone-built double garage.

To the rear, the private, south-facing gardens are predominantly laid to lawn, enclosed by established trees and hedging. Paved pathways connect the outdoor spaces, whilst a stone-flagged patio provides an attractive setting for outdoor dining and relaxation.

A further parcel of land with a sperate gated access extends around the garden and includes a substantial barn/workshop and a greenhouse, offering scope for a variety of interests and uses. In all, the grounds extend to over half an acre, providing a generous and versatile setting for this distinctive period home. The grounds measure approximately 0.6 of an acre.

## Additional Information

A Freehold property with mains gas, water, electricity, and drainage. Council Tax Band – F. EPC Rating – D.

## Directions

What3words – dispenser.kidney.cope

£650,000














JOAN LANE
Posts
Sycamore Cott
Stonecroft
The Granary
Fairacre
Corner Cottage
West Barn Cottage
20
Meadsfield Farmhouse
Rowan Tree Cottage
Promap

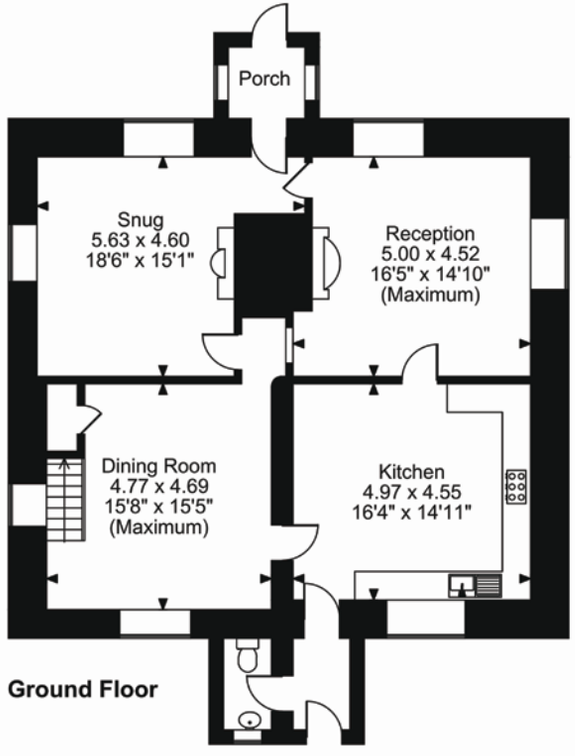




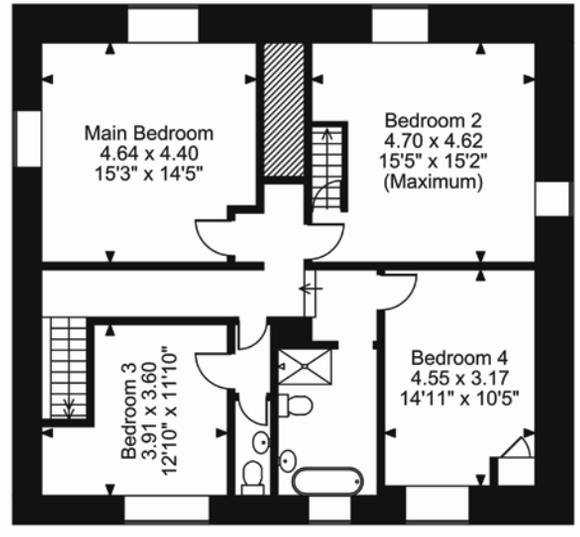


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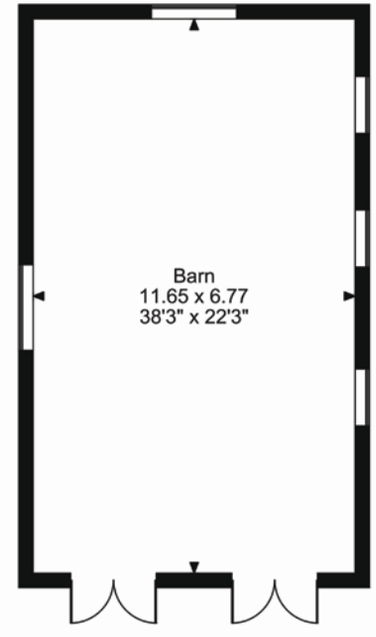
**Approximate Gross Internal Area**
**Main House = 2254 Sq Ft/209 Sq M**
**Garages = 333 Sq Ft/31 Sq M**
**Barn = 849 Sq Ft/79 Sq M**
**Total = 3436 Sq Ft/319 Sq M**

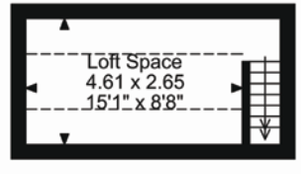


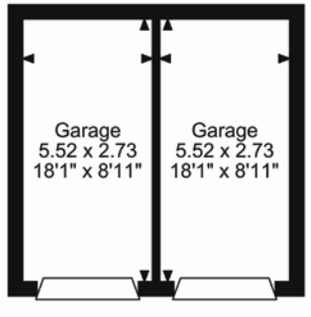

**Ground Floor**




**First Floor**



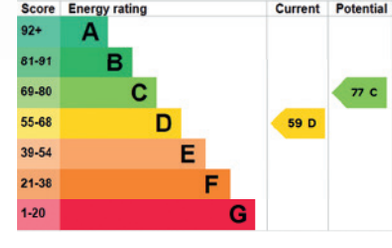




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The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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Property Redress

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Fine & Country Sheffield
0114 404 0044 | sheffield@fineandcountry.com
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ

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