



TOTAL FLOOR AREA: 4039 sq.ft. (375.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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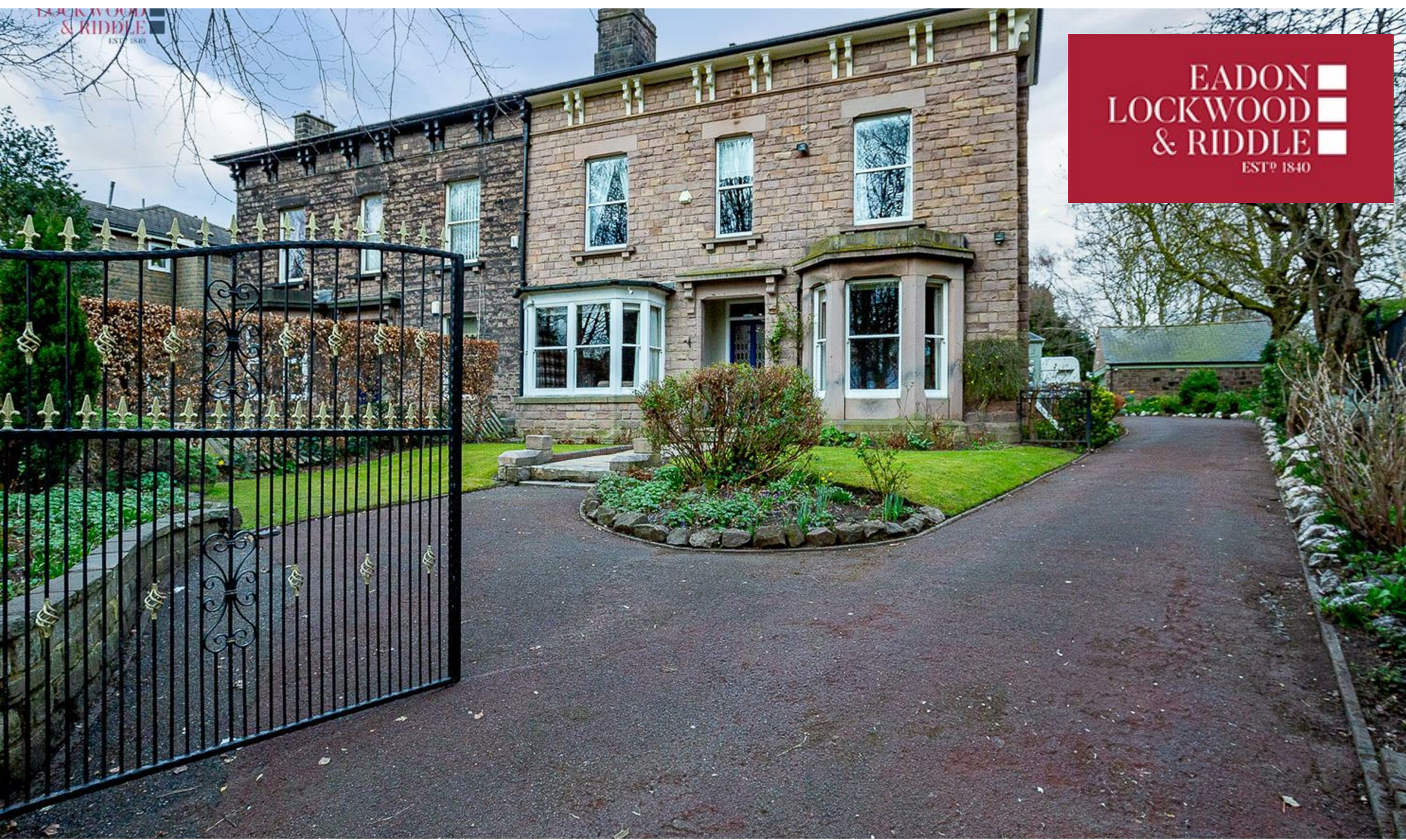
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**33, Moorgate Road, Rotherham, S60 2AD** **Guide Price £625,000**

Steeped in history and brimming with period charm, this magnificent six-bedroom Victorian semi-detached residence is a true testament to the elegance and craftsmanship of a bygone era. Built in the late 19th century, this distinguished home has stood the test of time, offering a rare blend of historic grandeur and modern luxury. Originally commissioned for a prominent local industrialist, the property has retained its exquisite architectural detailing while being thoughtfully adapted for contemporary family living.

Set within an expansive third-of-an-acre plot, the property commands an elevated position in one of the area's most sought-after locations. Constructed from local natural stone, its stately façade exudes a timeless sophistication that immediately captivates. With effortless access to the town centre, the District General Hospital, the M1 motorway network, and Sheffield Parkway, this home offers both convenience and an air of exclusivity that few properties can rival.

From the moment you step through the classic external porchway, the grandeur of this home is undeniable. The entrance hall is nothing short of breathtaking, featuring a detailed Amtico flooring and striking staircase that ascends gracefully to the upper floors. Throughout the home, period features are in abundance, from the intricately detailed friezes, the cast iron Victorian radiators and majestic fireplaces that have warmed the property for generations and even the original functioning mechanical bell system.

Sash windows flood the interiors with natural light, enhancing the high ceilings and emphasizing the craftsmanship of an era renowned for its attention to detail. Every room in this home tells a story, making it a true celebration of Victorian design while catering to the needs of modern family life.

The ground floor has been carefully designed to offer both opulent entertaining spaces and comfortable family living areas.

The bay-windowed drawing room is an exquisite showcase of Victorian elegance. A stunning marble fireplace with a wrought iron grate and marble hearth serves as the focal point, creating a warm and inviting atmosphere. The large bay window not only enhances the sense of space but also provides a picturesque view of the landscaped gardens, making it an ideal retreat for both formal gatherings and quiet evenings.

Adjacent to the drawing room, the formal dining room is equally impressive, featuring a grand dark wood fire surround, a marble hearth, and decorative arched alcoves. This space is perfectly suited for hosting dinner parties, offering a setting where guests can dine in refined elegance.

For a more intimate retreat, the study/snug provides a cosy haven with its wooden flooring, ornate cast iron fireplace, and French doors leading to the conservatory. This architectural delight features a stone-flagged floor, timber construction, and expansive glazing, including roof light openings and double French doors that open onto the gardens. The conservatory is a sanctuary of tranquillity, offering a seamless connection between the indoors and the beautifully landscaped grounds.

The beautifully designed kitchen, where classic charm meets contemporary convenience. Featuring elegant shaker-style cabinetry in a soft neutral tone, this space offers ample storage and a seamless, sophisticated aesthetic. The expansive quartz countertops and central island provide the perfect setting for culinary creativity, casual dining, or social gatherings.

A high-end range cooker, set within a charming alcove, serves as the kitchen's focal point, complemented by under-cabinet lighting that enhances the ambience. The warm wood flooring and soft pastel walls create a welcoming atmosphere, making this kitchen both stylish and functional.

Ideal for entertaining or family life, this kitchen is a true heart of the home. A butler's pantry with full-length fitted shelving provides essential storage, while a dedicated laundry room with plumbing for appliances ensures everyday convenience. The ground-floor cloakroom, adorned with classic wood panelling, completes the impressive array of amenities on this level.

One of the home's most remarkable features is its substantial converted basement, offering an array of adaptable rooms with wooden floors and central heating. Whether envisioned as additional living quarters, a home office, a private gym, or even a cinema room, this space presents endless possibilities for customisation.

Ascending to the first floor, the sense of grandeur continues. A half-landing leads to a beautifully appointed family bathroom, complete with a traditional white suite, a bath with mixer shower, and elegant period-style tiling.

The principal landing reveals an opulent Victorian-style bathroom, a true masterpiece of period design. This space exudes luxury, featuring a freestanding bath, twin pedestal sinks with tiled splashbacks, a separate shower cubicle, and a stunning dark wood fire surround with an inset mirror and Amtico flooring.

The first floor is home to four generously proportioned bedrooms, each radiating period elegance with wooden flooring, sash windows, and original fireplaces. The fourth bedroom, with its intimate proportions, offers versatility as a study, nursery, or dressing room, making it ideal for a growing family.

The second floor offers two additional spacious bedrooms. The fifth bedroom benefits from a rear facing window, creating a bright and airy atmosphere, while the sixth bedroom, a unique space divided into two sections, features deep walk-in wardrobes, recessed ceiling spotlights, and additional Velux windows, providing both practicality and charm.

Beyond these bedrooms, a suite of unfinished attic rooms presents an exciting opportunity for further development. With plumbing provisions already in place, this area has the potential to be transformed into a private guest suite, artist's studio, or even a self-contained living space.

The grounds of this property are truly exceptional. The front garden is enclosed by a classic stone boundary wall, topped with wrought iron detailing, and accessed through grand electric wrought iron gates. An extensive driveway, stretching from the front to the rear, provides ample parking and a convenient turning area.

To the rear, the enchanting walled gardens offer a private sanctuary, meticulously designed with split-level lawns, mature trees and shrubs. A striking pergola adds to the property's grandeur, while stone retaining walls, vegetable gardens, and meandering pathways create a picturesque retreat. A paved patio, perfect for alfresco dining, is enhanced by external lighting and a convenient cold-water supply.

A substantial detached double garage, complete with a slate roof, lighting, and power supply, ensures all practical needs are met. Additionally, an adjacent storage block with multiple stores provides extensive space for outdoor equipment and tools.

Rich in character and steeped in history, this exceptional Victorian residence is a true architectural gem. Offering a rare combination of historic grandeur and contemporary comfort, it provides an extraordinary opportunity to acquire a home of unparalleled charm, space, and sophistication.

Properties of this calibre are seldom available, making this a once-in-a-lifetime opportunity for discerning buyers seeking a residence of distinction in one of the region's most prestigious locations.

- Victorian Elegance – Six-bedroom semi-detached home retaining exquisite period details, including sash windows, intricate friezes, and cast iron fireplaces.
- Spacious Interiors – Grand drawing room, formal dining room, conservatory, and a stylish kitchen with a butler's pantry.

