



Woodhouse Hall  
Lime Kiln Lane | Stainton | Rotherham | S66 7QY

# WOODHOUSE HALL



*Set within approximately 16 acres of beautifully landscaped gardens, parkland and grazing land, Woodhouse Hall is a magnificent Georgian country home enjoying an enviable position amidst open countryside.*



Approached via a sweeping tree-lined driveway, the house commands an immediate sense of stature and elegance, its classical façade and beautifully proportioned architecture creating one of the area's most impressive private homes.

Believed to date from the eighteenth century, the property has been sympathetically restored and significantly enhanced, successfully combining the grandeur and craftsmanship expected of a home of this calibre with the comforts and practicalities of modern family living. Original period features have been carefully preserved throughout, complemented by bespoke joinery, exceptional interior design and high-quality fixtures and fittings, resulting in a home that is both timeless and beautifully presented.

The accommodation extends over two generous floors and offers remarkable versatility. Elegant formal reception rooms sit alongside outstanding open-plan living spaces, whilst the impressive,

converted barn provides exceptional additional accommodation ideally suited to entertaining, multi-generational living or the creation of a self-contained annexe.

Externally, the lifestyle on offer is every bit as impressive. Formal gardens, expansive stone terraces, mature woodland, grazing land and a full-size tennis court combine to create an exceptional country estate, all whilst enjoying a peaceful rural setting with excellent accessibility to nearby market towns, major commercial centres and the motorway network.

Woodhouse Hall represents a rare opportunity to acquire one of the region's finest period homes, combining architectural elegance, exceptional accommodation and approximately 16 acres of beautifully maintained grounds in a peaceful yet highly accessible setting.

## Ground Floor

Twin original entrance doors, set beneath an elegant arched fanlight with stained and leaded glass, provide a fitting introduction to Woodhouse Hall. They open into a magnificent reception hall, a room of exceptional proportions that immediately reflects the grandeur and history of the home. Original period detailing is displayed throughout, including deep skirting boards, ornate coving, impressive ceiling heights and the original staircase rising to the first-floor galleried landing. Arranged in an L-shaped design, the hall extends to a secondary entrance opening onto the courtyard and features a handsome chimney breast incorporating a living flame gas fire.

Positioned to one side of the reception hall is an elegant home office enjoying a dual-aspect position with bespoke oak cabinetry, fitted desk, cast iron fireplace and a wealth of original features.

Flanking the hallway are two magnificent formal reception rooms, both flooded with natural light through full-height sash windows with original working shutters. The principal lounge enjoys uninterrupted views across the grounds and surrounding countryside, centred around an elegant carved marble fireplace. The formal dining room is equally impressive, comfortably accommodating a twelve-seat dining table and complemented by engineered oak flooring and a matching marble fireplace.

A secondary hallway provides access to a cloakroom, cellar and stone flagged terrace, whilst a cosy snug offers a more informal sitting room with bespoke media wall and contemporary gas fire.

Undoubtedly the heart of the home is the outstanding open-plan L-shaped living kitchen. Beautifully appointed with bespoke cabinetry, granite work surfaces, a substantial central island and an extensive range of integrated Bosch appliances, it combines kitchen, dining and family living space with French doors opening directly onto the garden terrace. A secondary staircase rises from the sitting area to the first floor.

Beyond lies a superbly appointed utility and boot room with bespoke cabinetry, oak work surfaces, Belfast sink, extensive storage and a second cloakroom.

Completing the ground floor is the magnificent, vaulted barn conversion extending to approximately 37 feet, displaying exposed oak beams and trusses together with a spectacular glazed mezzanine gallery. This versatile space is ideally suited to entertaining, leisure or multi-generational living and offers potential for the creation of a self-contained annexe, subject to any necessary consents.

















### First Floor

The principal staircase rises to an impressive central landing with an original stained and leaded arched window together with a roof lantern.

The principal bedroom suite occupies one of the finest positions within the house, enjoying a curved bay with far-reaching views across the grounds. It is complemented by extensive dressing accommodation and a luxurious en-suite incorporating a Jacuzzi spa bath, walk-in shower and granite vanity.

A second bedroom to the front aspect also enjoys a curved bay overlooking the grounds and benefits from a walk-in dressing room with direct access to the magnificent family bathroom, appointed with polished marble finishes, a freestanding copper bath positioned to look directly over the gardens, twin wash basins and a generous walk-in shower.

A guest suite offers exceptional accommodation with windows overlooking the courtyard. This room is served by an en-suite shower room which in turn gains access through to a dressing room.

A further en-suite bedroom is positioned to the opposite side of the landing, whilst the remaining bedrooms provide generous family and guest accommodation, one of which benefits from stylish en-suite facilities. Throughout the first floor the accommodation displays the same attention to detail, quality craftsmanship and elegant period character found throughout the home.











### Externally

The property sits within grounds approaching sixteen acres, the approach being immediately impressive; a lane extending through open countryside, accessed through an electronically operated gate before arriving at the property. Stone entrance pillars open onto a sweeping tree-lined gravel driveway leading to an elegant circular turning circle centred around a fountain. Beautifully landscaped formal gardens immediately surround the Hall with box hedging, mature trees, expansive stone terraces and uninterrupted views beyond.

A traditional ha-ha separates the formal gardens from approximately 13 acres of grazing land, preserving the outlook across the estate whilst maintaining complete privacy.

To the rear a second courtyard provides extensive parking together with access to a substantial double garage, ancillary outbuildings and a detached building currently utilised as a private gymnasium, offering excellent potential as a home office or studio.

Beyond the principal gardens are additional parkland-style grounds incorporating mature woodland, established trees and a full-size all-weather tennis court, completing an exceptional country estate extending to approximately 16 acres.







# LOCAL AREA – S66

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Occupying a delightful position commanding stunning rural views and boasting one of Rotherham's most sought after post codes. Positioned on the outskirts of glorious open countryside to the East of both Rotherham and Sheffield within a few miles of the M18 at junction 1 and Junction 33 of the M1 motorway. The commuter is well served by the main line rail link from Doncaster station into London Kings Cross, taking from around 1 hour 30 minutes whilst East Midlands and Leeds Bradford Airports provide regional flights to the continent.

The immediate locality is predominantly rural, open countryside is accessible, as are scenic walks and an idyllic external lifestyle. The location is both private and convenient; central to major commercial centres whilst being only a short drive from the centre of Wickersley and associated amenities which include shops, bars and restaurants. The small town of Conisborough and the famous Castle is easily accessible, as is highly sought after Bawtry and associated amenities; further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful location close to Rotherham, Doncaster and Sheffield; an abundance of attractions and the M1 / M18 motorway.





### Additional Information

A Grade II Listed Freehold property with mains water and electricity. Drainage via a Septic Tank and Oil fired central heating. Council Tax Band - F. EPC Rating - C. Fixtures and fittings by separate negotiation.

### Directions

What3words – bangle.converter.eating

### Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country Sheffield

### Website

For more information visit at Fine & Country Sheffield <https://www.fineandcountry.co.uk/sheffield-estate-agents>

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



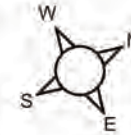
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# Woodhouse Hall, Lime Kiln Lane, Stainton, Rotherham

Approximate Gross Internal Area  
Main House = 7032 Sq Ft/653 Sq M  
Garage = 488 Sq Ft/45 Sq M  
Outbuildings = 659 Sq Ft/61 Sq M  
Total = 8179 Sq Ft/759 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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*We value the little things that make a home*

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