



Easter Cottage
15 Street Lane | Wentworth | South Yorkshire | S62 7SF

 FINE & COUNTRY

Easter Cottage

A delightful cottage occupying the most idyllic of settings, positioned on the outskirts of the charming village of Wentworth, surrounded by glorious open countryside, positioned within a short walk from Wentworth Woodhouse, enjoying south facing gardens and stunning views in all directions.

'Easter Cottage' is a character chocolate box styled cottage, beautifully proportioned, offering highly versatile accommodation extending across three floors, with every room carefully curated to retain the warmth and authenticity expected of a home of this calibre. Exposed beams, original stonework and feature fireplaces blend effortlessly with bespoke finishes and stylish fittings, creating a home of exceptional atmosphere and comfort.

The location is outstanding offering an opportunity rarely offered to the open market; a stunning home, which despite its wonderfully rural setting, remains exceptionally well connected, with excellent local amenities, nearby rail and bus links and convenient access to the M1 motorway, ensuring ease of travel to Leeds, Sheffield, Barnsley and Rotherham.

Ground Floor

An entrance door opens into a spacious reception porch which offers double aspect windows, exposed stonework and purlins to the ceiling whilst a part glazed door opens into the lounge.

The lounge offers exceptional accommodation presenting a wonderful introduction to the home, retained period features on display, including exposed beams to the ceiling, and an original chimney breast with a timber lintel over, home to a living flame gas stove that sits on a flagged hearth with an exposed original brick back cloth and stone lintel over and timber mantle over. The room has windows to three aspects ensuring excellent levels of natural light and a small alcove providing a useful study / seating area.

An open plan bespoke dining kitchen has windows to two aspects, the rear being full height with inset twin doors opening directly onto a garden terrace commanding stunning long-distance views beyond. The kitchen area presents a comprehensive range of beautifully appointed bespoke cabinetry with quartz work surfaces incorporating a drainer with an inset sink and mixer taps over. A complement of appliances includes a De Longhi stove that consists of a double oven with a five-ring gas burner and extractor canopy over; there is space for a fridge / freezer and an inset dishwasher. A part glazed stable style entrance door opens to the utility.

The dining area offers a spacious dining area with a dresser matching the kitchen furniture with quartz surfaces.

The utility has a door opening to the rear aspect of the property and has plumbing for an automatic washing machine/tumble dryer etc.

A ground floor guest suite offers versatile accommodation, a generous room with a window overlooking the rear courtyard whilst twin doors provide access onto a charming, paved garden terrace which enjoys a south facing aspect. En-suite facilities consist of a large wet room style shower with a fixed glass screen, vanity cupboards incorporating a sink unit and a low flush W.C; the room having complementary tiling to the walls and floor, a window to the front aspect and a heated chrome towel radiator.

First Floor

A generous landing provides access to the loft space, has a window and a staircase to the second floor attic room.

The principal bedroom suite offers generous double accommodation, has windows to the front rear and elevations, the rear commanding stunning panoramic views over the adjoining landscape. An en-suite shower room presents a vanity with wash hand basin, a low flush W.C and a shower with a fixed screen; tiling to the walls, exposed beams and a window to the side aspect commanding stunning views.

The second bedroom is positioned to the front aspects of the home, a delightful double bedroom with original exposed beams and a window to the front resulting in magnificent views across countryside to beyond Wentworth Woodhouse towards the folly, Keppels Column.

The third bedroom, currently used as a home office has open fronted library shelving, fitted cupboards and a window to the side aspect.

The bathroom is presented with a modern suite finished in white comprising a panel bath with electric shower over, a pedestal wash hand basin and a low flush W.C, the room having complementary tiling to the walls, a heated towel radiator, a window commanding stunning views and exposed beams.

Second Floor

Offering a versatile easy access attic room with two Velux skylight windows and access into the eaves providing useful storage.















Local Area - Wentworth

Occupying a truly idyllic position amidst glorious open countryside, this exceptional setting lies on the outskirts of the highly regarded village of Wentworth, conveniently positioned to the north of both Sheffield and Rotherham, within easy reach of Junction 36 of the M1 motorway and approximately fifteen minutes from Barnsley. Surrounded by unspoilt scenery, rolling farmland and picturesque walking routes, the immediate locality offers a lifestyle centred around peace, privacy and the enjoyment of the outdoors.

Despite its tranquil rural setting, the location is remarkably well connected, perfectly balancing countryside living with accessibility to the region's major commercial centres. The picturesque village of Wentworth is within a short walk, renowned for its charming period architecture, tree-lined streets and vibrant village atmosphere. Local attractions include the magnificent Wentworth Woodhouse, the popular Wentworth Garden Centre and an excellent selection of traditional village pubs, restaurants and cafés.

The surrounding area is rich in leisure opportunities, with scenic walks around Greasbrough Dam and the wider countryside close at hand, whilst Rother Valley Country Park and its popular water sports and recreational facilities can be reached within approximately twenty minutes. For more extensive shopping and leisure amenities, Meadowhall is also easily accessible. In essence, this outstanding location offers the perfect blend of rural tranquillity and modern convenience, providing a peaceful retreat without compromising on connectivity or everyday amenities.



Externally

The cottage occupies a generous and beautifully maintained plot. Timber gates open onto a block-paved driveway providing ample off-road parking and access to an oversized garage with power, lighting and electronically operated door. The gardens are a particular feature of the home; thoughtfully landscaped in a traditional cottage style with manicured lawns, established flowerbeds, stone wall boundaries and a variety of seating terraces perfectly positioned to enjoy the direct south-facing aspect and uninterrupted rural views. To the rear, an additional flagged terrace provides a delightful private entertaining space alongside further secure parking.

Additional Information

A Freehold property with mains gas, water, electricity and drainage. EPC Rating – D. Council Tax Band - D. Fixtures and fittings by separate negotiation.

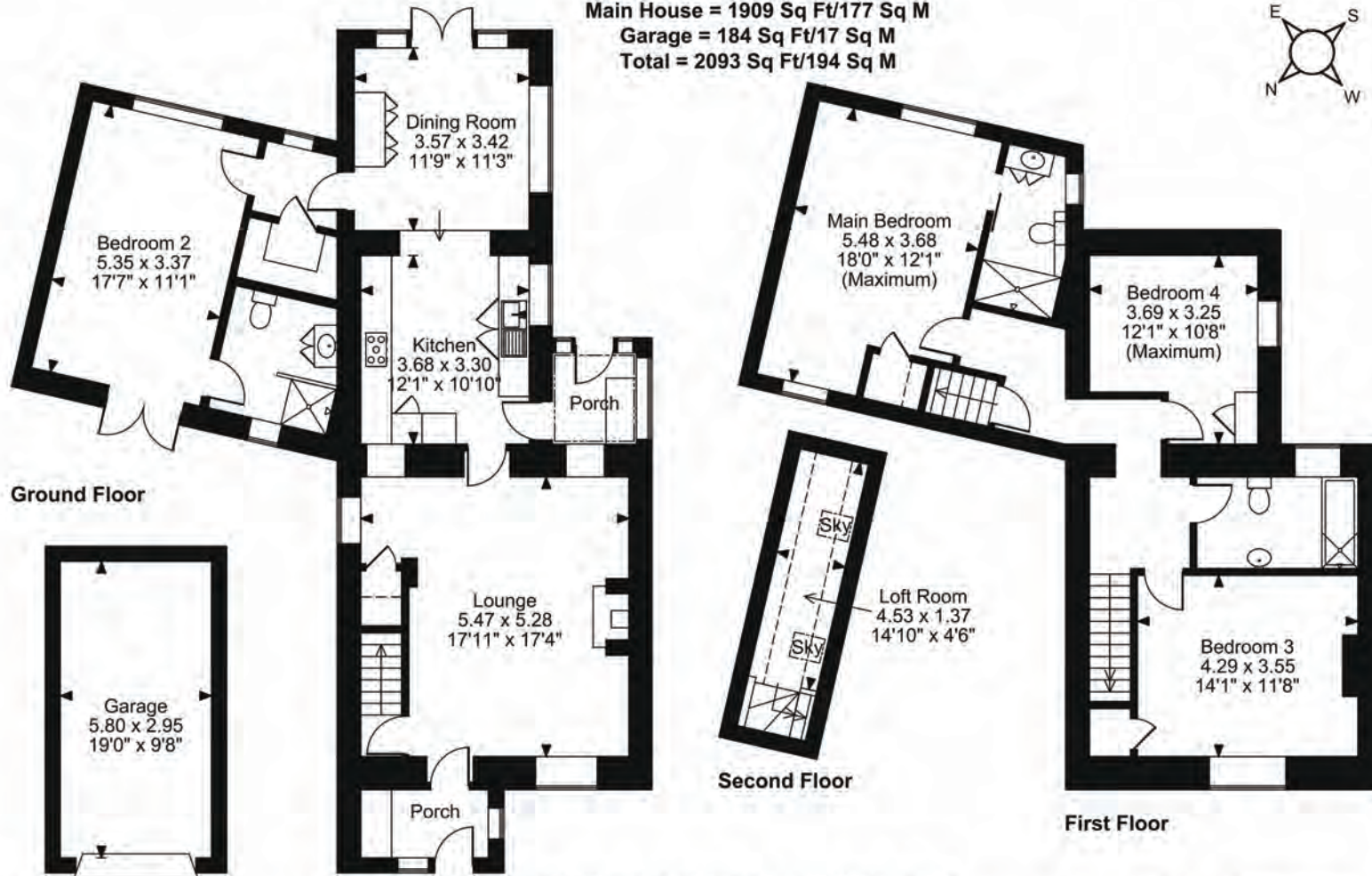
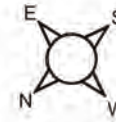
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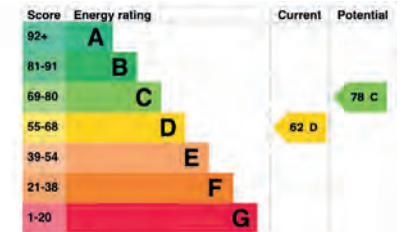
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Street Lane Wentworth, Rotherham
Approximate Gross Internal Area
Main House = 1909 Sq Ft/177 Sq M
Garage = 184 Sq Ft/17 Sq M
Total = 2093 Sq Ft/194 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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