



Barnfield | 4 Baulk Farm Close | Greasbrough Village | Rotherham | S61 4BX

Guide Price £775,000 to £795,000

Welcome to **Barnfield**, an exceptional opportunity to acquire a substantial five-bedroom detached family home, beautifully positioned in the highly sought-after village of Greasbrough. This idyllic residence enjoys a picturesque setting, with truly breath-taking views across the surrounding countryside, selling with no onward chain.



Property Description

As you enter, the welcoming reception hallway sets the tone for the accommodation ahead, providing access to the principal living areas, guest cloakroom, and staircase to the first floor.

Both the lounge and formal dining room feature French doors opening directly onto the garden, perfectly framing the spectacular far-reaching views and creating a seamless connection between indoor and outdoor living.

At the heart of the home is a stunning bespoke kitchen, complete with underfloor heating, a traditional four oven Aga, and a range of integrated high spec appliances-perfectly designed for modern family life.

The adjoining utility room is equally impressive, offering excellent additional storage and practicality, along with a spacious larder cupboard. A separate boot room provides convenient access to the side courtyard and the wraparound gardens.

To the far end of the property, you will find an additional reception room and home office, an incredibly versatile space that could easily be utilised as a ground-floor bedroom suite, ideal for multi-generational living.

Upstairs, the property boasts five generously proportioned double bedrooms, including a superb principal suite complete with its own en-suite shower room, alongside two beautifully appointed family bathrooms, providing ample accommodation for the modern family.

Externally, Barnfield continues to impress with its beautifully maintained south-facing wraparound gardens, a substantial paved driveway offering ample off-road parking, and a double garage complete with electric door, lighting, and an additional store room to the side.

And finally, the views are simply magnificent, stretching across the landscape towards the iconic Wentworth Woodhouse, which is just a short walk away.

Viewings are highly recommended to fully appreciate the size, setting, and exceptional lifestyle on offer at Barnfield.

Viewings are strictly by appointment only.



- Substantial five-bedroom detached family home
- Idyllic residence enjoying a picturesque setting
- Bespoke kitchen complete with a traditional Aga
- Three beautifully presented reception rooms
- Paved driveway providing ample off-road parking
- Five generously proportioned double bedrooms
- Principle bedroom with ensuite shower room
- Two modern family bathrooms
- Double garage and storeroom
- Far reaching, breathtaking views



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

