



## Brook Hill

Thorpe Hesley, Rotherham, S61 2QD

Asking Price Guide Price £240,000



- 2 BED STONE COTTAGE
- PICTURESQUE PLOT WITH CAPTIVATING GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GOOD COMMUTER VILLAGE LOCATION
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- AN ABUNDANCE OF CHARM AND CHARACTER
- IMPRESSIVE KITCHEN/DINER
- CLOSE TO AN ARRAY OF AMENITIES

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GUIDE PRICE £240,000 - £260,000 NO UPWARD CHAIN! Nestled in the charming village of Thorpe Hesley, Rotherham, this delightful semi-detached stone cottage offers a perfect blend of character and modern living. The property has been thoughtfully extended to feature an impressive and stylish kitchen diner, where the old-world charm of the cottage meets contemporary design, creating a wonderful juxtaposition that is sure to impress.

As you step inside, you will be greeted by the warmth of exposed beams and original stone walling, which add to the cottage's unique character. The inviting stone fireplace, complete with a captivating log burner, serves as a focal point in the reception room, perfect for cosy evenings in. The cottage boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The exterior of the property is equally enchanting, set within a beautiful plot that showcases a quintessentially English garden. Here, you will find a stunning magnolia tree, alongside apple and acacia trees, creating a picturesque setting that is perfect for outdoor enjoyment.

Located just minutes from the M1, this property is ideal for commuters, with excellent transport links to Rotherham, Sheffield, and Barnsley. The surrounding area is rich in local amenities and boasts good schools, making it a fantastic choice for families and professionals alike.

This characterful cottage is a rare find, offering a harmonious blend of traditional charm and modern convenience in a sought-after location. Don't miss the opportunity to make this charming home your own.

## ENTRANCE HALL

Through a composite door leads into the entrance hall, a great cloakroom space, hosting quaint oak ledged doors leading to the cellar and the living room.

## LIVING ROOM

14'5" x 13'11" (4.41 x 4.26)

A sumptuous living area, boasting plenty of charm with exposed beams, exposed stone walling and a stone fireplace with a captivating log burner giving a great focal point to the room and cosy feel in the wintry months, also hosting aerial point, wall mounted radiator and a uPVC recessed window with a delightful window seat.

## KITCHEN/DINER

29'8" x 8'10" (9.06 x 2.71)

An impressive, sleek kitchen/diner, a great social space or family hub, where the original reclaimed floorboards from the upstairs of the cottage have been used to texturize the wall and create a great feature. The stylish kitchen offers an array of 'on trend' grey wall and base units providing plenty of storage, contrasting oak effect work surfaces and breakfast bar, inset ceramic sink and drainer with mixer tap, inset ceramic hob with stainless steel extractor hood above, integrated electric oven, under counter space and plumbing for appliances, 2 Velux windows, inset spots and a uPVC window. The kitchen opens out in to a generously sized dining area featuring a wall mounted radiator and uPVC french doors that frame the garden perfectly and open out onto a small decked area with stairs leading down to the garden.

## LANDING

A lengthy landing comprising uPVC recessed window, inset spotlights, loft hatch and oak Ledge doors leading to both bedrooms and bathroom.

## BEDROOM 1

12'7" x 8'9" (3.85 x 2.68)

A fresh and light, elegant bedroom, comprising uPVC window, inset spots and wall mounted radiator.

## BEDROOM 2

10'11" x 8'9" (3.35 x 2.67)

A further good sized double bedroom, hosting exposed beam, wall mounted radiator and uPVC recessed window.

## BATHROOM

9'10" x 4'8" (3 x 1.43)

A sizeable family bathroom, boasting calming; neutral tones with exposed stone walling, exposed beams and fresh white decor, comprising bath with telephone tap and shower head holster, industrial style shower curtain rail, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, inset spot, extractor fan and Velux window.

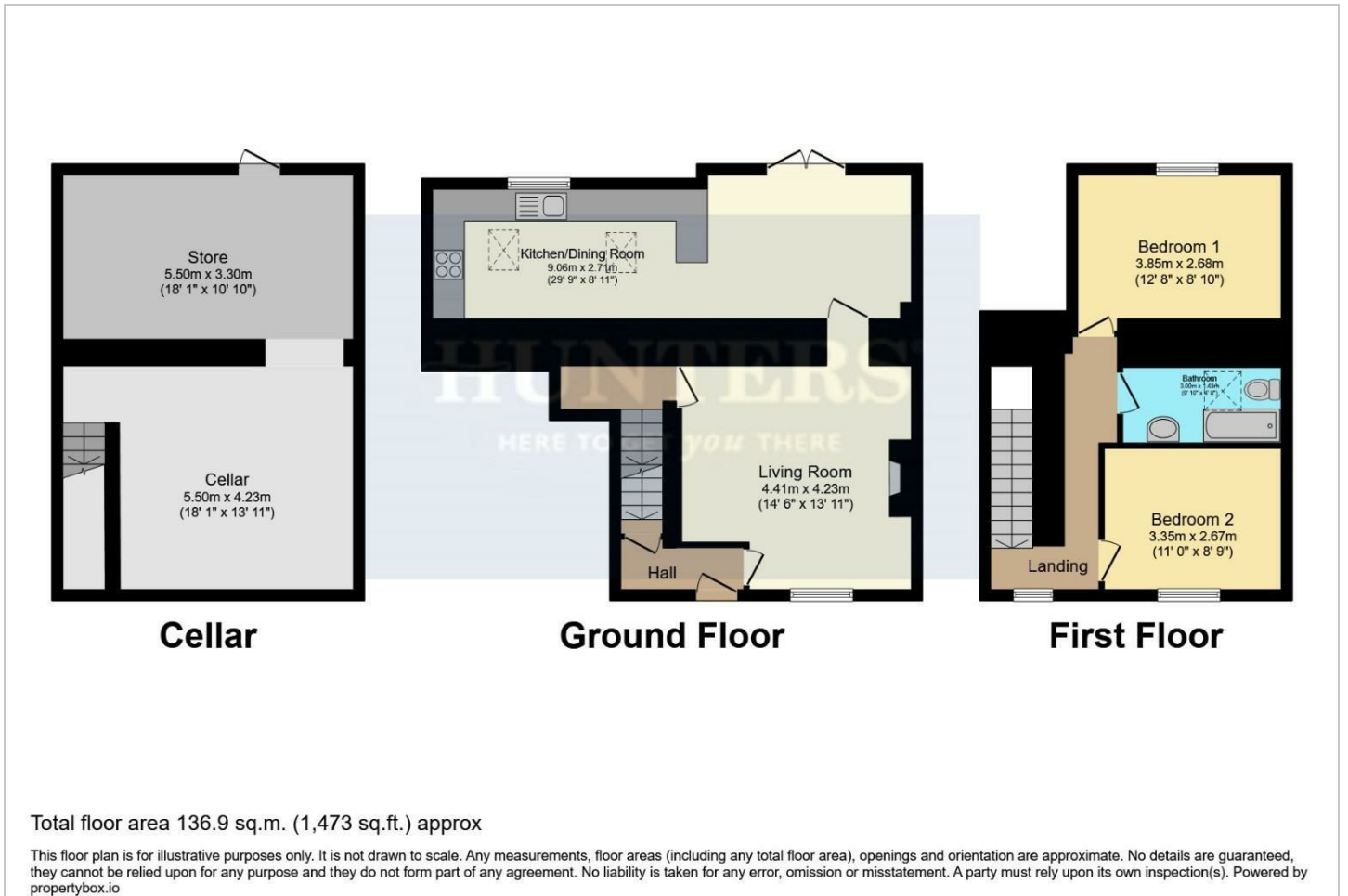
## CELLAR & UNDER HOUSE STORAGE ROOM

A great addition to this property, providing plenty of secure storage space. along with lighting

## EXTERIOR

One of the stand out features of this property, is the extensive garden, quintessentially English, full of beautiful blooms and an array of trees including Magnolia, Acacia, and Apple among many, this garden has something for everyone. A sizeable slabbed patio area, perfect for that evening aperitif or entertaining friends in the summer months, two neat lawned areas, fully laden beds; a buzz with flowers and fauna, an outbuilding and shed give extra outdoor storage options, an outdoor toilet provides convenience and all completed with outdoor sockets and a tap. Plenty of on street parking options are available at the front of the property.

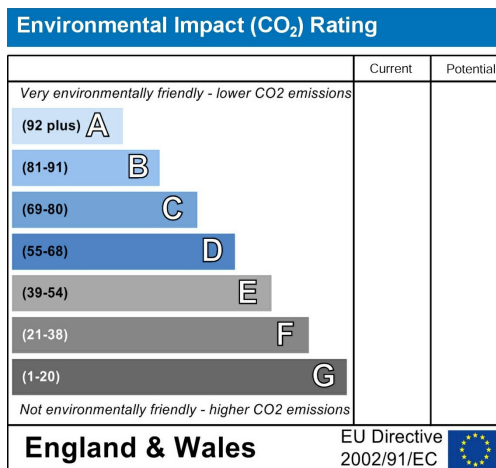
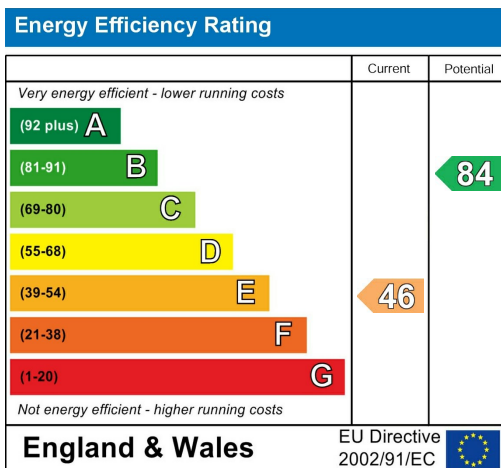
# Floorplan







## Energy Efficiency Graph

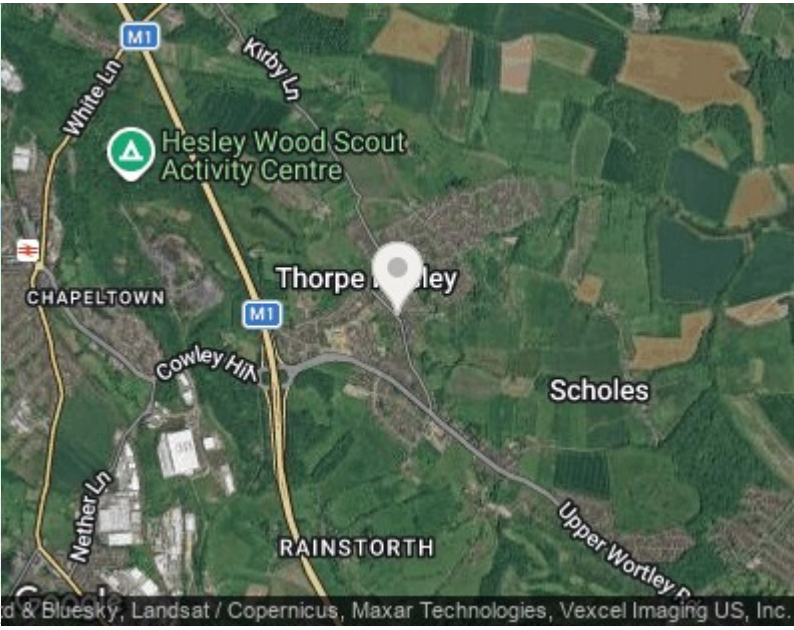
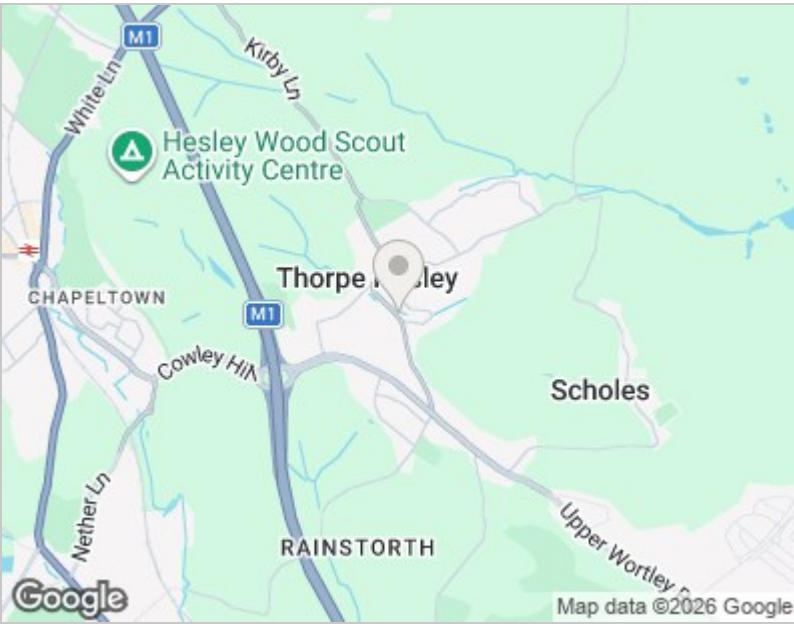


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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