



Kilnhurst Road, Hooton Roberts Rotherham S65 4PE

welcome to

Kilnhurst Road, Hooton Roberts Rotherham

A RARE GEM! A beautifully presented four-bedroom barn conversion blending character features with modern living. Set within an attractive rural setting, the property offers spacious and versatile accommodation throughout, boasting exposed beams, vaulted ceilings and a wealth of charm. NO CHAIN!



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

The entrance to the property has a beautiful stone floor, built in storage cupboard, radiator and doors leading to the downstairs WC and access to rear garden.

Cloakroom

The cloakroom has a WC and hand wash basin.

Bedroom Two

Located on the ground floor, the spacious bedroom has side facing patio doors, and a radiator.

Bedroom Three

Located downstairs this room is a great size, with front facing double glazed patio doors and a radiator.

Bedroom Four

The fourth bedroom is on the ground floor, with a front facing double glazed window and radiator.

Bathroom

The downstairs bathroom has a bath, separate shower cubicle, WC and hand wash basin

Stairs Leading To First Floor

Living / Dining Room

The main feature of the property is the exquisite open plan living space. With exposed beams to the ceiling, a feature stone fire place with multi fuel log burner, Oak flooring and storage to the eaves. The light and airy room has a range of double glazed windows throughout and patio doors with a Juliet Balcony.

Kitchen

The family size kitchen has a stylish range of Oak wall and base units, integrated dish washer and Fridge/freezer and a free standing Range cooker with extractor fan.

Bathroom Two

The upstairs bathroom has a bath, shower overhead, WC, bidet, jack and Jill sinks and a heated towel rail.

Bedroom One

The master bedroom is located on the first floor and has a rear facing double glazed window and radiator.

Garage

The garage has 2 outward opening doors, of oak with the outside being painted. The door through to the property is an oak faced 2 hour rated fire door.

Outside

The approach to the property from the front has a driveway for two cars and lawn.

The rear of the property is enclosed, with a patio area and lawn. The rear garden has access through a gate making access for waste collection nice and easy.

Sellers Note

All internal and external doors are oak. With the exterior door faces being painted. All windows are oak with the exterior being painted. The open plan living/ dining room floor is 8 inch wide boards of American white oak. The exposed roof trusses are seasoned oak.



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Kilnhurst Road, Hooton Roberts Rotherham

- BARN CONVERSION
- HEAPS OF CHARACTER
- CONTEMPORARY STYLE
- OPEN PLAN LIVING
- ENCLOSED GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£460,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF113770 - 0006

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