EADON LOCKWOOD & RIDDLE
ESTD 1840



Grange Farm Droppingwell Road

Kimberworth, Rotherham, S61 2RB

Offers In The Region Of

5 2 4 C

Grange Farm Droppingwell Road





Description

Description
Set within two and a half acres of stunning private gardens and mature woodland, Grange Farm is a property that truly stands apart. Originally an historic farmhouse, it has been carefully rebuilt and transformed into a breathtaking family home that blends timeless character with modern luxury. This is a home that offers a rare combination of space, tranquillity, and accessibility — a peaceful retreat that remains only a short distance from Sheffield, Rotherham, and the M1 and M18 motorway network. It is, quite simply, a once-in-a-lifetime opportunity.

From the moment you approach along the sweeping driveway, Grange Farm makes a remarkable first impression. The handsome stone façade, framed by mature greenery and climbing ivy, hints at the quality and craftsmanship within. The welcoming entrance hall sets the tone, offering a sense of warmth and grandeur that flows throughout the home. To one side, the beautifully presented lounge combines deep blue walls, elegant cornicing, and a magnificent stone fireplace housing a wood-burning stove — a space that manages to feel both sophisticated and homely. Across the hall, a private study provides the perfect environment for those working from home, enjoying peaceful views over the grounds.

The heart of the home is undoubtedly the spectacular open-plan kitchen, breakfast, and living area. Designed with both family life and entertaining in mind, it features high-gloss cabinetry, integrated appliances, and a striking curved central island beneath soft, recessed lighting. The adjoining sitting area, complete with a feature stove and access to the garden terrace, makes this space ideal for both relaxed mornings and lively gatherings. Nearby, a formal dining room provides the perfect setting for dinner parties or special occasions, while a utility room and cloakroom/WC complete the ground floor accommodation.

Upstairs, the sense of space and luxury continues. There are five generously sized bedrooms, each individually styled and filled with natural light. The principal suite is particularly impressive, featuring a large bedroom, an elegant dressing room, and a contemporary en suite bathroom that opens into a stunning spa-style sauna. This unique addition creates a sense of indulgence that elevates the home well beyond the ordinary. The remaining bedrooms are equally inviting, with ample storage and attractive outlooks over the surrounding gardens and woodland. A beautifully finished family bathroom with a freestanding bath and separate shower completes the first floor.

Beyond the main house, the property includes a substantial detached stone-built garage and entertainment suite. The ground floor currently serves as a large double garage, while the upper floor has been transformed into a stylish leisure area complete with a bar and full-size snooker table. This versatile space offers enormous potential — it could easily be adapted into a self-contained annex, studio, or office for those wishing to run a business from home. With plumbing and power already in place, the possibilities are endless.

The setting of Grange Farm is nothing short of idyllic. The house sits within landscaped gardens that include manicured lawns, terraced seating areas, and mature planting, all carefully designed to take full advantage of the views across the valley. The extensive woodland forms a natural boundary, offering privacy, wildlife, and a sense of peace that is rare to find so close to town. There is even a potential second access point from the far boundary, which opens up a wealth of possibilities for those seeking additional development potential or simply the flexibility to create something truly unique — from equestrian facilities to a nature retreat or small business premises, subject to the necessary consents.

Despite the privacy and rural charm, the property's location could not be more convenient. Situated on Droppingwell Road in Kimberworth, it offers easy access to both Rotherham and Sheffield, with the motorway network only a few minutes away, connecting quickly to the M1 and M18. Local amenities, reputable schools, and beautiful open countryside are all close at hand, making Grange Farm as practical as it is picturesque.

Grange Farm is a home that captures the imagination — a perfect blend of heritage, craftsmanship, and comfort set within an extraordinary plot. Whether you are looking for a peaceful family retreat, a property with space to grow, or the freedom to create a lifestyle that truly suits you, this remarkable home delivers on every level. Offered to the market with no onward chain, it represents a rare opportunity to acquire one of the area's finest private residences — a property that must be seen to be fully appreciated.

Kimberworth, Rotherham, S61 2RB





Floor Plan

Ground Floor
177 sq m/1905.21 sq ft
Approx.

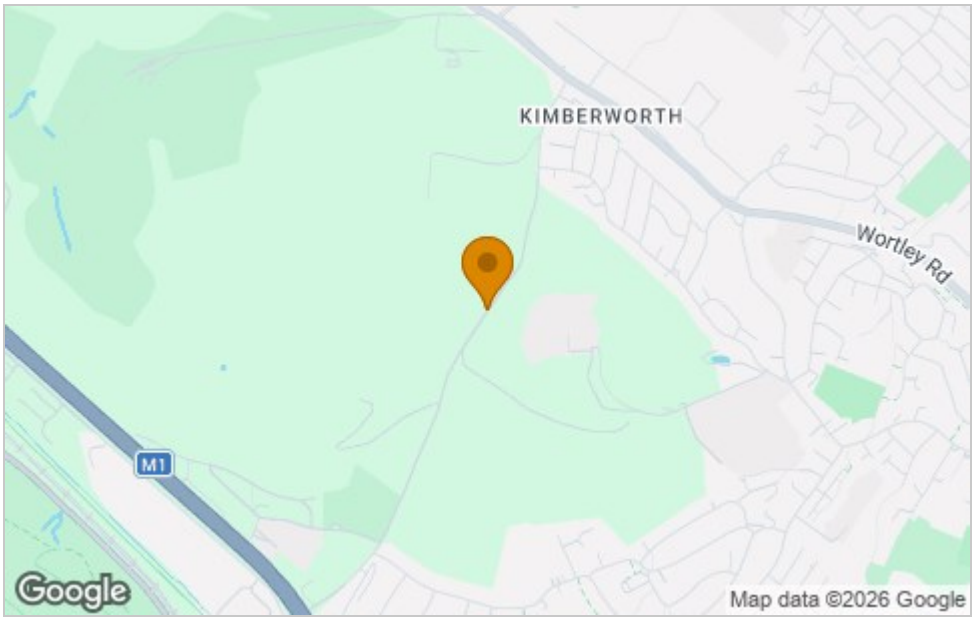
First Floor
174 sq m/1872.92 sq ft
Approx.

Outbuildings
131 sq m/1410.07 sq ft
Approx.

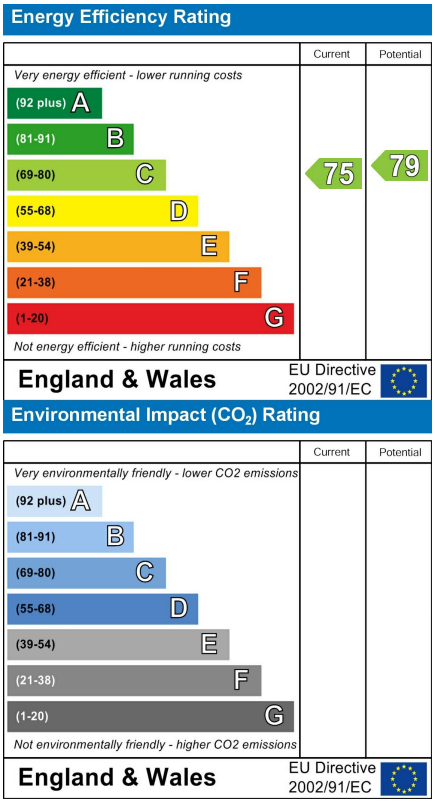


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2025

Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Eadon Lockwood and Riddle, 149 Bawtry Rd, Wickersley, Rotherham, South Yorkshire, S66 2BW
Tel: 01709 917676 Email: wickersley@elr.co.uk https://www.elr.co.uk