



- Spacious Attached Barn Conversion with Four Double Bedrooms Set in Just Under 2.5 Acres
 - Stylish Interiors Blending Modern Comfort and Character
- Versatile Outbuilding with Annexe Potential (STPC) • Gated Driveway with Extensive Parking
 - Ideal for Lifestyle, Equestrian or Smallholding Use
 - No Upward Chain



GENERAL AND SITUATION

Approximate Distances:
Rotherham 5 miles • Doncaster 9 miles • Sheffield 14 miles

An outstanding and highly versatile four double bedroom barn conversion, occupying a superb plot extending to just under 2.5 acres, with potential for equestrian or smallholding use.

Thoughtfully designed and built by the current owners and beautifully presented throughout, the property delivers an enviable blend of character and contemporary comfort, with generous proportions, impressive ceiling heights and a wonderfully sociable layout perfectly suited to modern family living. In addition to the principal residence, there is a substantial detached outbuilding currently arranged as a gym, cinema room and home office, offering exciting potential for ancillary accommodation or a self-contained annexe, subject to the appropriate planning permissions and consents.

The grounds provide ample parking, formal gardens, attractive seating and patio areas, together with an enclosed paddock ideal for equestrian use, smallholding purposes or simply enjoying the outdoor lifestyle this unique home affords. The property is further enhanced by being offered with no upward chain.

Enjoying a peaceful position within the sought-after village of Hooton Roberts, the property offers a delightful semi-rural setting without compromising on convenience. The village is well placed for access to the M18, together with onward connections to the M1 and A1(M), making it ideal for commuting to surrounding commercial centres. Nature and open green space are close at hand, with Thrybergh Country Park nearby and local countryside walks readily accessible, while everyday amenities, schools and shopping facilities can all be found within easy reach.

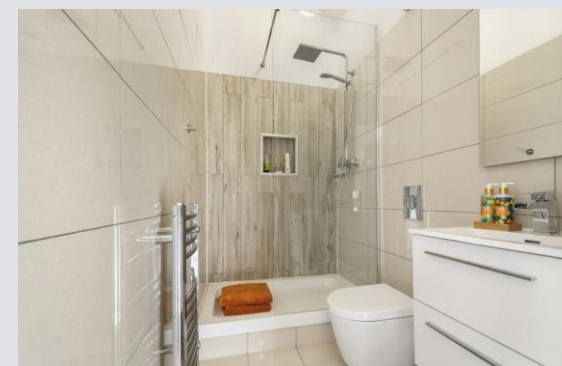
THE RESIDENCE

A tastefully presented, generously proportioned four bedroom barn conversion, with CCTV, uPVC double glazing and gas central heating, finished to a high standard. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An oak framed vestibule opens through double doors into an impressive open-plan **Kitchen, Dining and Living Space**, undoubtedly the heart of the home. Designed with both family life and entertaining in mind, this stylish room offers the perfect environment in which to cook, dine, relax and gather. Exposed beams and lofty ceilings lend warmth and character, while the contemporary kitchen is fitted with an extensive range of wall and base units, work surfaces and plinth lighting. A central island with breakfast bar incorporates an inset electric hob and warming plate, and integrated appliances include two electric ovens, microwave, warming drawer and dishwasher, together with space for an American-style fridge freezer. Windows to three elevations and double doors opening to the rear courtyard flood the room with natural light.

Leading off from this space is a substantial **Lounge**, equally impressive in scale and character, with high ceilings, exposed beams, double doors to the outside and full-length side windows.

A door from the rear of the lounge leads into an **Inner Hallway**, from which two of the three ground floor **Bedrooms** are accessed, both well-proportioned doubles. These rooms are served by an attractive and stylish **Shower Room**. The hallway also provides a door to the outside.





Positioned off the opposite end of the kitchen is the **Main Hallway**, giving access to a practical **Utility Room** fitted with a range of units and work surfaces, together with integrated freezer and automatic washing machine. There is also a **Guest Cloakroom** with WC.

Completing the ground floor accommodation is a further spacious **Double Bedroom**, beautifully appointed and benefiting from a superb **Ensuite Shower Room** together with a **Walk-in Wardrobe/Dressing Room**.

The **Principal Suite** is approached via stairs rising from the main hallway and provides a truly special retreat. Featuring vaulted ceilings and exposed ceiling timbers, the room enjoys double doors opening to a **Juliet Balcony**, a **Walk-in Wardrobe** and an **Ensuite Bathroom** with freestanding bath and spacious walk-in shower.



Attached to the property is an **Additional Room**, accessed from the front elevation. This versatile space would suit a variety of uses such as a **Games Room**, **Office** or **Studio**, and is currently utilised as a treatment room.

Separate from the main house is a substantial **Detached Two-Storey Building** with its own independent entrance, offering excellent flexibility and considerable future potential. Subject to the necessary planning permissions and consents, it could lend itself to annexe or ancillary accommodation. At present, the building is arranged to provide a gym, laundry/WC and cinema room on the ground floor, with a store room and home office to the first floor, making it ideal for home working, leisure or multi-generational requirements.



OUTSIDE, OUTBUILDINGS & LAND

Externally, the property is every bit as impressive as the accommodation within. Electric gates open onto a sweeping driveway providing parking for multiple vehicles, including dedicated parking bays with lighting and an electric vehicle charging point. The gardens extend to the front, side and rear, offering a wonderful variety of outdoor spaces including a generous stone patio ideal for al fresco dining and entertaining. To the front of the property lies an expansive low-maintenance artificial lawn, perfect for children's play, which leads to a further lawned area with **Summerhouse** and a small **Orchard** planted with fruit trees including pear, plum and cherry.



There is also a **Built-in Store**, previously used as a dog kennel, together with a **Timber Garden Shed**. A hot tub is currently in situ and may be available by separate negotiation.

To the rear, a charming **Courtyard** creates an attractive and sheltered setting, while a further garden and seating area lies between the two principal buildings.

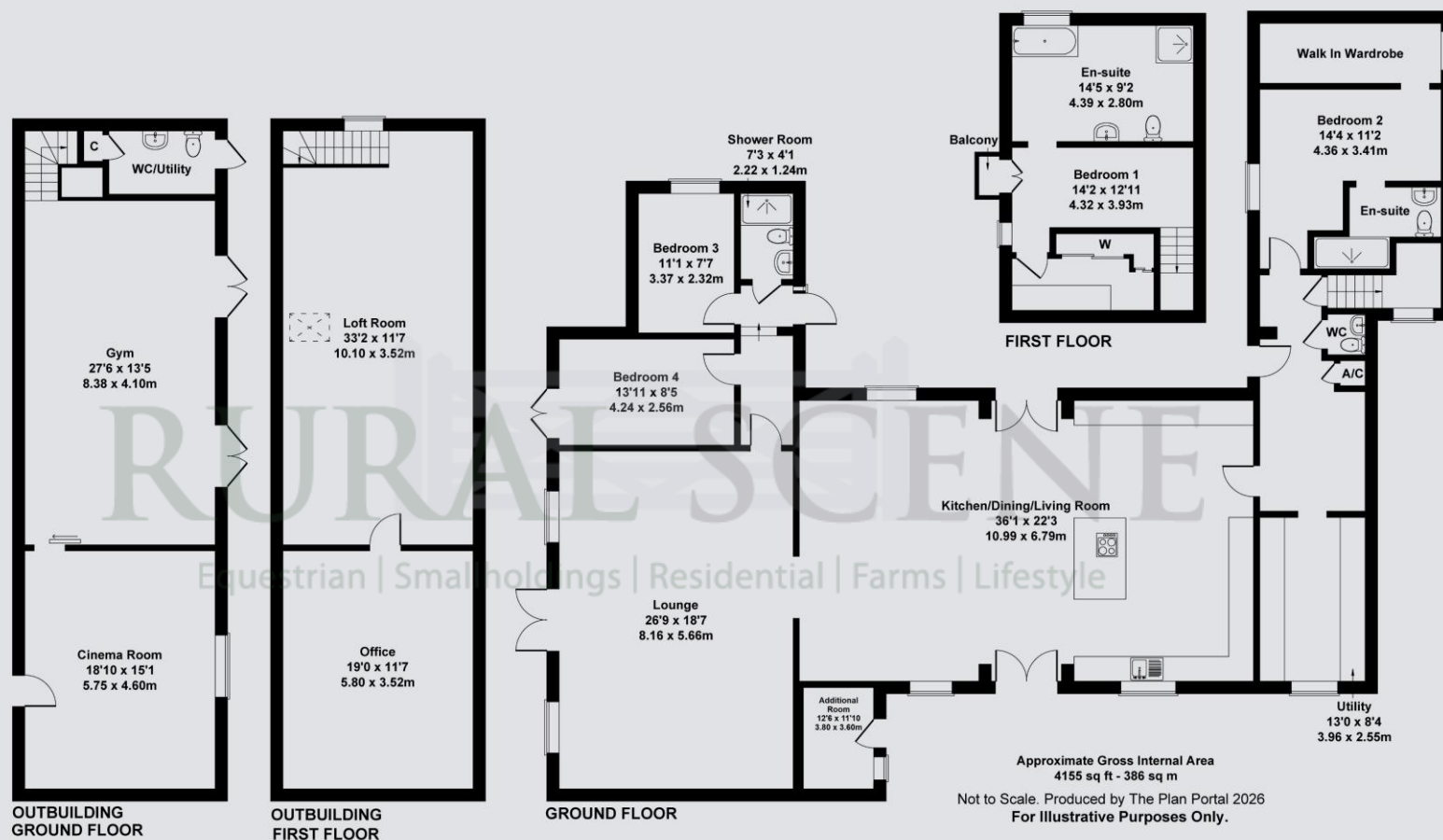


From the side garden and driveway, a five-bar gate opens into the **Enclosed Paddock**, which is bounded by fencing and hedging and includes a storage container. Formerly used for horses and more recently for dog exercise and entertaining, this excellent outdoor space offers genuine versatility. The paddock slopes gently towards the River Don, which meanders beyond the mature trees lining the boundary and adds to the property's idyllic sense of seclusion and rural appeal.

**IN ALL JUST UNDER 2.5 ACRES
(About 1 Hectare)**

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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS GAS,
PRIVATE DRAINAGE, GAS-FIRED CENTRAL HEATING,
TELEPHONE and BROADBAND (connected and
available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING C**
COUNCIL TAX F

DIRECTIONS

From the A630 Doncaster Road, turn right onto Carr Lane. Continue to the end of Carr Lane and turn left onto Kilnhurst Road (B6090), where the property will be found on the right-hand side, identified by our For Sale board.

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RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

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