



10 High Street
Thurnscoe | Rotherham | South Yorkshire | S63 0SU

 FINE & COUNTRY

STEP INSIDE

10 High Street

Set within privately enclosed, $\frac{1}{4}$ of an acre grounds, a substantial early 1900s family home, sympathetically modernised to an exceptional standard, successfully combining retained period features with high-quality contemporary finishes. The property is complemented by professionally landscaped gardens and an impressive leisure suite incorporating an indoor swimming pool.

The spacious accommodation includes a generous reception hall, home office, lounge, dining room and an open-plan living kitchen. To the first floor, four bedrooms are served by two bathrooms, including an impressive principal suite. Externally, electronically operated gates open to secure parking, and garage, while the rear garden enjoys excellent levels of privacy.

Occupying a delightful position amongst similar individual homes, the property is well served by local amenities and offers convenient access to open countryside. Excellent road links provide ease of access to surrounding commercial centres, resulting in an ideal balance of privacy, lifestyle and accessibility.

Ground Floor

An entrance door opens into a generous reception hallway, immediately offering an impressive introduction to the home. Retained period features include decorative ceiling coving and deep oak skirting boards, while a bespoke staircase rises to the first-floor landing, passing three windows which allow natural light to flood the space.

The home office is positioned to the front aspect of the property, displaying retained period detailing and enjoying a pleasant outlook over the front garden.

The lounge is situated to the rear of the home and features two full-height windows with inset double doors opening directly onto a stone-flagged garden terrace. Ornate ceiling detailing and deep skirting

boards continue the traditional character, while a stunning carved oak fireplace incorporates a cast-iron surround, a living-flame gas fire and a granite hearth.

The dining room offers generous accommodation and is positioned to the front aspect, with a walk-in bay window overlooking the garden. Period detailing is complemented by a traditionally styled cast-iron radiator and a carved oak fireplace, which incorporates an inset living-flame gas fire set upon a granite hearth.

The open-plan living kitchen provides an exceptionally spacious and sociable setting, flooded with natural light from an extensive bank of windows overlooking the rear garden. A granite work surface wraps around the room and incorporates a double drainer and Belfast-style sink with mixer tap.

The kitchen is presented with a comprehensive range of bespoke oak furniture, while a central island is finished with a granite surface and incorporates an additional sink, storage beneath and high-level glazed display cabinets with concealed lighting. Appliances include a cream Aga with a four-ring gas hob and burner, set within a feature chimney breast with a granite splashback, a Miele microwave oven and an impressive Sub-Zero fridge and freezer. There is also concealed plumbing for an automatic washing machine and tumble dryer, together with an integrated dishwasher. A contemporary vertical radiator completes the room, and an entrance door opens directly onto the rear garden.

The cloakroom is presented with a modern suite comprising a wall-hung W.C. and wash hand basin, complemented by decorative wall detailing, a heated towel radiator and a frosted window.













STEP INSIDE

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First Floor

The generous landing enjoys excellent levels of natural light from windows overlooking the staircase. A solid oak balustrade, matching handrail and newel post complement the character of the home, with access provided to all first-floor accommodation.

The principal bedroom suite offers impressive proportions, with a vaulted ceiling extending into the apex of the building and two Velux roof windows. Front-facing windows overlook the garden, while an extensive range of fitted furniture includes wardrobes, drawer units and bedside cabinets.

Double doors open into a generous en-suite bathroom, presented with a Villeroy & Boch wall-hung W.C, a bespoke dresser with granite surface and inset wash basin, and a mirrored backdrop. A large double shower incorporates a rainfall showerhead, while complementary features include tiled walls and flooring, a frosted window and a mirrored radiator.

There are three further bedrooms. The second bedroom is a generous double positioned to the front of the property, with windows overlooking the garden and an extensive range of fitted wardrobes, drawer units and bedside cabinets.

The third bedroom is situated to the rear and features an exposed walnut floor, a vaulted ceiling and a Velux roof window. Double doors open onto a glazed Juliet balcony, commanding a delightful outlook over the rear garden.

The fourth bedroom is currently used as a dressing room and has a window overlooking the garden, together with a comprehensive range of fitted oak furniture.

The family bathroom is presented with a four-piece suite comprising a panelled bath with tiled surround, wall-hung W.C and a bespoke dresser with granite surface, inset wash basin and mirrored backdrop. A large double shower incorporates a rainfall showerhead and twin recessed display niches. Feature tiling, a brushed-chrome heated towel radiator and a frosted rear-facing window complete the room.













STEP OUTSIDE

10 High Street

Externally

The property occupies a private plot extending to approximately a quarter of an acre. Electronically operated wrought-iron gates open to a generous driveway, providing secure off-road parking for several vehicles and access to a covered parking area, which continues through to the garage.

The front garden has been landscaped for ease of maintenance and is privately enclosed by established, tree-lined boundaries.

To the rear, the professionally landscaped garden is predominantly laid to lawn and enjoys excellent levels of privacy from established trees and mature boundaries. Stone-flagged pathways complement a generous terrace which spans the rear of the property, providing an ideal setting for outdoor dining and entertaining.

The leisure suite incorporates an indoor swimming pool, with bi-folding doors opening directly onto the garden. Supporting facilities include a plant room, changing room, shower room and separate W.C.

The garage benefits from power and lighting, while two additional garden stores provide useful external storage.





INFORMATION

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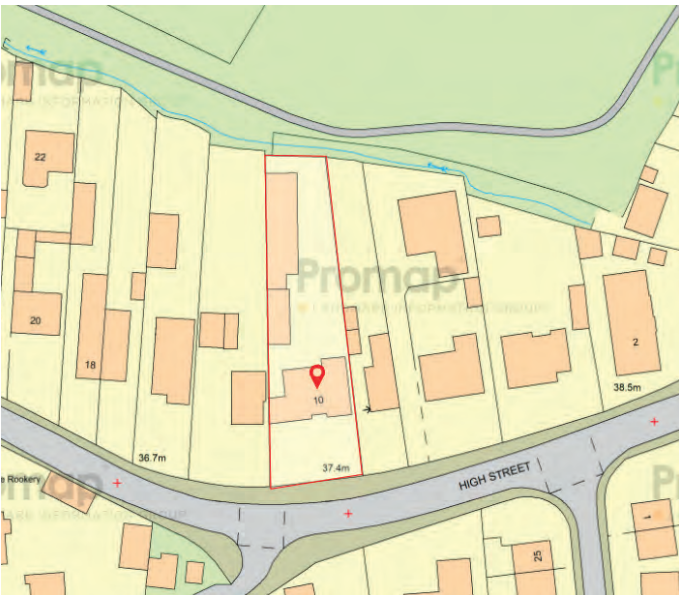
Additional Information

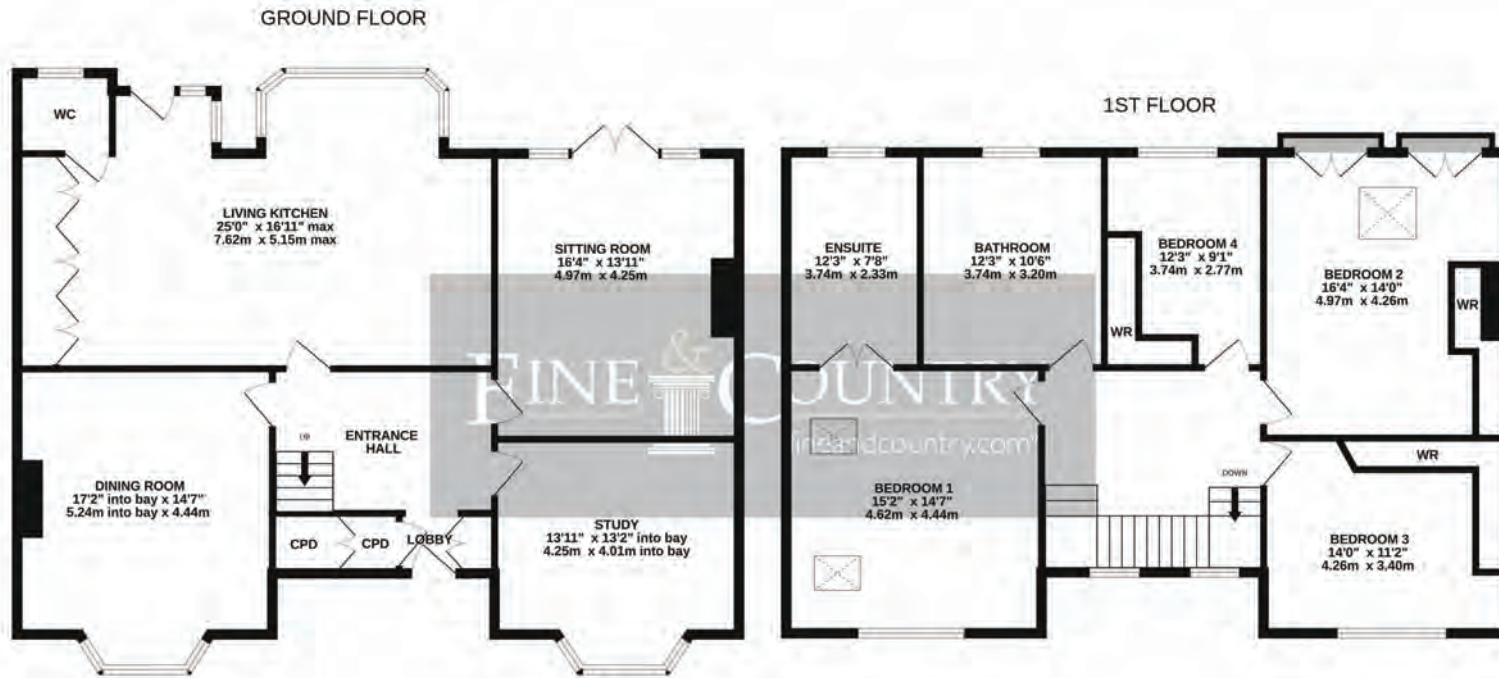
A Freehold property with mains gas, water, electricity and drainage.

Council Tax Band – D. EPC Rating – C. Fixtures by separate negotiation.

Directions

What3words – prepare.subsystem.vanilla

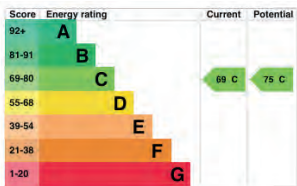




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