



COTTERHILL HOUSE WORKSOP ROAD

WORKSOP, S81 8AW

£1,100,000
FREEHOLD

A Truly Exceptional Barn Conversion | Approx. 5,000 sq ft | Six Bedrooms | Stunning Entertaining Spaces | Extensive Gardens & Outbuildings

Occupying a beautiful plot and finished to an exceptional standard throughout, this magnificent six-bedroom detached barn conversion effortlessly combines original character with contemporary luxury. Rich in period charm, the property boasts exposed stone walls, impressive timber beams and a wealth of original features, perfectly complemented by high-quality modern finishes. Designed with both family living and entertaining in mind, the spacious accommodation extends to approximately 5,000sq ft and includes a breathtaking lounge with an impressive stone fireplace, an outstanding bespoke breakfast kitchen with quartz worktops and central island, an elegant garden room with sliding patio doors, a handcrafted bar and multiple reception rooms offering exceptional versatility. The ground floor also offers excellent potential for self-contained annex accommodation, making it ideal for multi-generational living or guest accommodation. The first floor features a stunning galleried landing leading to four generous double bedrooms, including a luxurious principal suite and two bedrooms with ensuite shower rooms, together with an impressive spa-inspired family bathroom. Set within beautifully maintained gardens, the property enjoys extensive driveway parking, three garages, a workshop, a traditional barn for additional storage and a charming Shepherd's Hut with power and lighting, ideal as a home office or studio. Landscaped gardens, outdoor entertaining areas and an outside bar complete this outstanding lifestyle property. This is a rare opportunity to acquire a truly unique home that seamlessly blends timeless elegance, original barn character and modern family living in an idyllic setting.

 FINE & COUNTRY

COTTERHILL HOUSE

- Exceptional six-bedroom detached barn conversion of approximately 5,000sq ft
- Beautifully combines original character with contemporary luxury throughout
- Stunning bespoke breakfast kitchen with quartz worktops and central island
- Impressive lounge with feature beams and a striking stone fireplace
- Superb entertaining spaces including a garden room and handcrafted bar
- Flexible accommodation with potential for a self-contained annex
- Four first-floor double bedrooms, including a luxurious principal suite with ensuite
- Beautifully landscaped gardens with outdoor entertaining areas and outside bar
- Extensive driveway, three garages, workshop, traditional barn and Shepherd's Hut
- A truly unique country home offering style, space and exceptional family living



ENTRANCE HALLWAY

A beautifully inviting entrance hallway sets the tone for this exceptional barn conversion. Entered via a stylish composite entrance door, the impressive hallway effortlessly blends rustic charm with contemporary elegance, featuring an original exposed stone wall, quality travertine stone tile flooring, a central heating radiator and an elegant spindle staircase rising to the stunning galleried first-floor landing.

LOUNGE

A magnificent dual-aspect lounge, bathed in natural light through floor-to-ceiling uPVC double glazed windows to both the front and rear. Rich in original character, this beautiful room showcases exposed feature beams, recessed ceiling lighting and a breathtaking stone inglenook-style fireplace with a substantial solid oak mantel, tiled hearth and log-burning stove, creating a warm and welcoming focal point. Four central heating radiators ensure comfort throughout the seasons.

DOWNSTAIRS WC

Beautifully appointed with a contemporary vanity wash hand basin and low flush WC, complemented by stylish ceramic tiling to both walls and floor. Finished with wall lighting, a central heating radiator and a rear-facing uPVC double glazed window.

OPEN PLAN ENTERTAINMENT ROOM

Designed with entertaining in mind, this outstanding social space features a bespoke handcrafted solid oak bar complete with custom storage, wine fridge and elegant gold sink. Original exposed beams enhance the barn's authentic charm, whilst feature lighting, a front-facing window, central heating radiator and quality travertine stone tiled flooring flow seamlessly into the adjoining garden room.

GARDEN/DINING ROOM

The beautifully appointed dining/garden room is a particularly impressive space, designed to embrace natural light from every aspect. Double-glazed windows and sliding patio doors extend across multiple elevations, complemented by overhead roof windows, creating a wonderfully bright and uplifting environment. The extensive glazing also provides a seamless connection with the surrounding gardens, making this an exceptional space for both entertaining and everyday enjoyment.

BREAKFAST KITCHEN

The true heart of this beautiful home. Expertly designed with an extensive range of bespoke shaker-style cabinetry complemented by luxurious quartz worktops, this outstanding kitchen perfectly balances classic country styling with modern

convenience. Features include a ceramic sink with twin taps, striking range-style cooker with quartz splashback and extractor hood, integrated AEG oven, microwave, two AEG integrated warming drawers, two integrated dishwashers, two integrated fridges below worktop level plus space for an American-style fridge freezer.

The magnificent central island provides additional storage, quartz surfaces, breakfast seating and integrated pop-up power points, making it ideal for both everyday living and entertaining.

Feature beams, recessed lighting, wood-effect flooring and a beautiful feature fireplace with marble hearth and coal-effect fire create a warm and inviting atmosphere, whilst windows to both the front and rear flood the room with natural light. A door leads to the spacious utility room.

UTILITY ROOM

A highly practical yet beautifully finished utility room fitted with an extensive range of contemporary wall and base units, complementary worktops and splashbacks, stainless steel sink with mixer tap and space for multiple appliances. Additional features include under-cabinet LED lighting, tiled flooring, side entrance door, French doors opening onto the garden and a further door leading to the entertainment room.

ENTERTAINMENT ROOM

A wonderfully versatile reception room full of original charm, featuring exposed stone walls, picture rails and a traditional barn-style entrance door. Currently utilised as an entertainment room with fitted mirrored storage, this flexible space could easily serve as a home office, snug or additional sitting room, with direct access to the guest bedroom suite.

DOWNSTAIRS BEDROOM

A beautifully presented double bedroom featuring exposed original stonework, including a charming original stone window surround that perfectly showcases the property's heritage. The room also benefits from two front-facing windows, small walk-in-wardrobe, central heating radiator and access to a private ensuite shower room.

EN-SUITE SHOWER ROOM

Beautifully finished with a walk-in shower featuring a mains-fed shower, pedestal wash hand basin, low flush WC, chrome heated towel rail, fully tiled walls and flooring, extractor fan and quality fittings throughout.

DOWNSTAIRS BEDROOM SIX

Ideal for guests or flexible family living, this charming bedroom features exposed timber beams, feature tiled wall, rear-facing window and central heating radiator.

FIRST FLOOR LANDING

An elegant galleried landing overlooking the entrance hall, enhanced by spindle balustrades, original exposed stonework and beautifully presented décor. Windows to both the front and rear allow an abundance of natural light, with loft access, central heating radiator and doors leading to four generously proportioned double bedrooms.

PRINCIPLE BEDROOM

A luxurious principal suite offering an abundance of natural light from front and side-facing windows, with the front-facing aspect providing beautiful views of the sunrise. Beautifully presented throughout, the room benefits from an extensive range of quality fitted wardrobes and a stylish en-suite shower room.

PRINCIPLE EN-SUITE

Finished to an exceptional standard, comprising a generous walk-in shower with mains-fed rainfall shower and separate handset, floating vanity wash basin, concealed cistern WC, fully tiled walls and floor, chrome heated towel rail, recessed lighting and double glazed rear window.

BEDROOM TWO

A superb double guest bedroom enjoying front and rear aspects, including a unique door opening onto the original external stone steps—a wonderful reminder of the property's agricultural heritage. The room also features countryside views, extensive mirrored fitted wardrobes, chrome heated towel rail, loft access and private ensuite facilities.

BEDROOM TWO EN-SUITE

A modern shower room comprising a corner walk-in shower, vanity wash basin, low flush WC, stylish wall and floor tiling, chrome heated towel rail, recessed lighting and extractor fan.

BEDROOM THREE

A spacious and beautifully presented double bedroom enjoying a front-facing aspect, central heating radiator and ample space for freestanding furniture.

BEDROOM FOUR

Another generous double bedroom featuring fitted furniture with matching overhead storage, front-facing window and central heating radiator.

FAMILY BATHROOM

A truly luxurious spa-inspired bathroom designed to impress. The stunning freestanding bath is surrounded by atmospheric LED lighting at its base, creating a relaxing, spa-like atmosphere, complemented by a generous walk-in shower with rainfall and handheld fittings, enhanced by additional ambient LED lighting. A marble vanity unit, low flush WC, quality tiling,

two cast-iron style radiators, wall lighting and recessed ceiling lights complete this elegant space.

OUTSIDE

Occupying an impressive plot, the grounds are every bit as captivating as the property itself.

To the front, a substantial low-maintenance pebble driveway provides extensive parking and is complemented by beautifully raised flower beds.

The property also benefits from three garages, a workshop, a traditional barn providing excellent storage and a charming Shepherd's Hut with power and lighting, ideal as a home office, studio or peaceful retreat.

The side and rear gardens are predominantly laid to lawn with mature trees, established planting and attractive borders. Multiple paved seating terraces create wonderful spaces for outdoor entertaining, alongside an impressive outdoor bar. External lighting, power points and water supply further enhance the gardens, making them ideal for modern family living and entertaining alike.

AGENTS NOTE

The accommodation extending from the utility room through to the entertainment room, ground floor bedroom and ensuite offers excellent potential to create a self-contained annex. This versatile arrangement would be ideal for multi-generational living, elderly relatives, independent teenagers or guest accommodation.

The property benefits from owned solar panels, providing improved energy efficiency and reduced running costs.

COTTERHILL HOUSE





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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 5058.80 sq ft

Tenure – Freehold





Total area: approx. 469.9 sq. metres (5058.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other considerations, please consult a licensed surveyor or property expert. Plan produced using Planity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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