

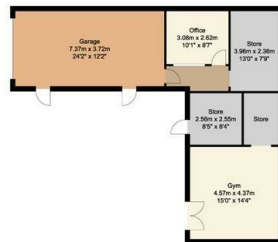
Ground Floor  
214 sq m/2363.47 sq ft  
Approx.



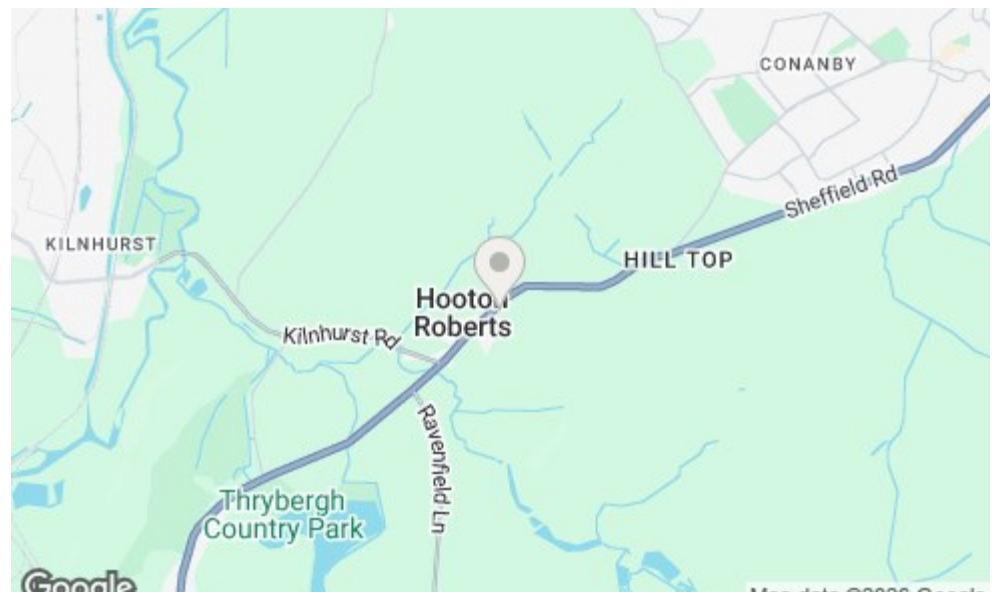
First Floor  
97 sq m/1044.09 sq ft  
Approx.



Outbuilding  
81 sq m/871.67 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/measure if quoted on this plan. CP Property Services @2025



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ESTD 1840



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The Coach House, Doncaster Road,  
Rotherham, S65 4PF

Guide Price £950,000

# The Coach House Doncaster Road, Hooton Roberts, Rotherham, S65 4PF

Description  
Guide price £950000 - £975000

Steeped in history and full of character, The Coach House in Hooton Roberts, is a truly exceptional Grade II listed residence dating back to the early 18th century. Once serving as the coach house for The Earl of Strafford, this impressive stone-built property has been lovingly maintained and sympathetically improved over time to offer a wonderful blend of period elegance and modern comfort. Standing proudly within the charming village of Hooton Roberts, the property occupies grounds extending to over a third of an acre and includes a self-contained annex along with a range of outbuildings that provide outstanding versatility for home offices, studios, or workshops.

From the moment you arrive, The Coach House makes a lasting impression. Its handsome stone facade, classic sash windows, and beautiful arched coach doors reflect its historic origins, while the gravel driveway and cobbled courtyard create a fittingly grand approach. The property is surrounded by well-tended gardens and open countryside views, providing a real sense of privacy and peace, yet it remains conveniently placed for easy access to both Rotherham and Doncaster. Inside, the home exudes warmth and sophistication throughout. The entrance hall welcomes you into a series of beautifully proportioned rooms, each brimming with character and retaining a wealth of original features. The formal dining room, with its elegant arched alcoves, richly patterned wallpaper, and statement chandeliers, offers an inviting setting for entertaining or family gatherings. Adjoining the dining area is a comfortable sitting room that is flooded with natural light from its Georgian-style windows, creating an atmosphere that feels both refined and relaxed. A further reception room or drawing room provides additional flexibility for family living or quiet relaxation, while throughout the property, details such as Karndean flooring, deep skirtings, and tasteful décor reflect the care and respect given to this historic home.

The heart of the property lies in its charming breakfast kitchen, where classic white cabinetry and granite countertops combine beautifully with wooden flooring and a wealth of natural light. The space is both practical and homely, ideal for everyday family life. A delightful garden room or utility area sits adjacent, painted in rich olive tones and filled with potted plants, offering plenty of storage and a peaceful spot overlooking the grounds. Upstairs, the property continues to impress with four generously proportioned bedrooms, each offering its own distinct character. The principal bedroom provides a wonderful retreat, featuring exposed ceiling beams, built-in wardrobes, a walk-in wardrobe, and a fabulous en-suite bathroom. The remaining bedrooms are equally well presented, enjoying attractive garden or countryside views and offering ample space for family or guests. Bedroom two benefits from its own en-suite, while bedrooms three and four are served by a stylish Jack and Jill bathroom. This bathroom is in keeping with the home's traditional charm, showcasing a classic roll-top bath, period-style fittings, and striking black-and-white tiling that adds a touch of luxury.

A major feature of The Coach House is the fully self-contained annex, perfect for multi-generational living, guest accommodation, or even as an income-generating opportunity. The annex includes its own kitchen, lounge, double bedroom, and bathroom, all designed with the same quality and attention to detail as the main house, and benefits from its own private entrance for complete independence. Beyond the main residence, the property offers a range of substantial outbuildings, including a garage, office, gym, and several storerooms, providing an abundance of space that could easily be adapted for a variety of uses such as studios, hobby spaces, or additional accommodation, subject to the necessary permissions.

In addition, the former stables previously benefitted from planning permission for conversion into a three-bedroom bungalow. While this consent has now lapsed, it highlights the significant development potential within the grounds, subject to the necessary planning approvals, and offers an exciting opportunity for buyers seeking further accommodation, multi-generational living, or future investment.

Externally, the gardens are a true delight and extend to over one third of an acre. The grounds are beautifully landscaped, featuring manicured lawns, mature planting, and a productive kitchen garden with raised beds and established vegetable plots. A stone-paved terrace provides a lovely area for outdoor dining or entertaining, surrounded by colourful borders and views across open fields. The setting is both tranquil and private, perfectly complementing the home's timeless charm.

Located in the picturesque and historic village of Hooton Roberts, The Coach House enjoys a peaceful rural setting while remaining within easy reach of excellent local amenities and transport links. Rotherham, Doncaster, and Sheffield are all easily accessible, and the nearby motorway network provides convenient connections for commuting. The village itself is known for its attractive architecture and welcoming community, with countryside walks and open landscapes on the doorstep.

The Coach House represents a rare opportunity to acquire a Grade II listed property of remarkable heritage and quality. With its combination of historic significance, elegant interiors, and versatile accommodation, it offers a lifestyle of grace and comfort seldom found. From its origins as The Earl of Strafford's coach house to its present-day role as a refined family home, this is a residence that truly stands apart — a property where history, character, and modern practicality come together in perfect harmony.

• Grade II Listed Early 18th-Century Home – Formerly the coach house to The Earl of Strafford, this distinguished period property is steeped in history and brimming with original character.

