



Camrienne House
Holywell Lane | Braithwell | Rotherham | S66 7AF



STEP INSIDE

Camrienne House

Occupying a delightful village position; presented to an exceptional standard throughout resulting from a recent renovation programme, the building offers exceptional proportions which includes a stunning three bedroom apartment.

The building presents expansive proportions approaching 4500 sqft; the ground floor offers a fully prepared bistro style restaurant and wine bar with seating / dining for more than 50 people and a new commercial kitchen. The first floor apartment has been finished throughout to an exceptional standard, each room being flooded with natural light, enjoying generous proportions with the living areas and kitchen offering a sociable open plan layout.

Positioned central to this picturesque village which is directly linked to surrounding areas resulting in a good level of combined occupants whilst from a lifestyle point of view open countryside is immediately accessible and both the M18 and M1 motorways can be reached within a short drive.

Ground Floor
The ground floor commercial element has most recently been occupied as a boutique style bistro restaurant and wine / cocktail bar. Refurbished to a high standard throughout; double doors to the front opening into the bar area which is centrally positioned and has seating for 8-10 people.

The remainder of the ground floor includes two separate dining areas and a VIP section, seating / covers for approximately 50 people.

There are windows to three elevations ensuring excellent levels of natural light, full tiling to the floor and feature exposed brick work and chimney breasts.

There is a recently fitted commercial kitchen the room displaying a stunning retained wooden parquet floor, access to the cellar, separate toilets, and a disabled W.C.

The rear hall gives access to the private first floor apartment. A door to the side opens to the rear courtyard.













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First Floor

A generous landing display exposed brickwork to one wall, has two radiators and a large window to the side aspect commanding a pleasant outlook. The lounge has a feature exposed brick wall to one aspect of the room, a radiator, exposed brick chimney breast and a staircase to the mezzanine bedroom suite. From the lounge, open plan access is gained to a dining area which enjoys a double aspect position, windows inviting an abundance of natural light indoors. This area of the room has full tiling to the walls and floor, two contemporary style vertical radiators and open plan access to the dining/living kitchen.

The kitchen offers generous proportions; a social space ideal for entertaining, has full tiling the floor, a sash window to the front aspect of the building and a contemporary styled radiator. Presented with a complementary range of furniture comprising base and wall cupboards with quartz work surfaces that incorporate a drainer with an inset one and half bowl sink with a mixer tap over with instant hot tap and splash back behind. A central island has a quartz surface with cupboards and drawers beneath, incorporates a four ring hob and extends to a breakfast bar. A complement of appliances includes an oven with two warming drawers, a steam oven, a microwave oven, space for an American style fridge freezer and plumbing for a dishwasher.

The mezzanine principal bedroom suite is positioned directly overlooking the dining area, has steps that lead up to a walk-through dressing room which has a Velux skylight window and in turn gives access through to en-suite facilities presented with a modern four piece suite, having full tiling to the floor, a wall mounted television to the bath and exposed brickwork to one wall. Access is gained to an additional walk-in wardrobe.

There are two double bedrooms which both offer generous proportions, have windows to the front aspect, one of the rooms enjoying a double aspect position, both enjoying walk-in wardrobes/dressing rooms.

There is a useful walk-in store cupboard, a family bathroom which is presented with a modern five piece suite consisting of a step-in double shower with a fixed glass screen, a floating wash hand basin, a bidet, W.C., and a free standing jacuzzi bath. Full tiling to the floor exposed brick to one wall, two opaque windows, a contemporary styled vertical radiator, and a towel radiator.

A home office offers versatile accommodation, has full tiling to the floor, and gives access to a rear utility which has plumbing for an automatic washing machine, provides useful storage and has a second staircase to the ground floor.





STEP OUTSIDE

Camrienne House

Additional Information

A Freehold property with mains gas, water, electricity, and drainage. The property will be sold with the benefit of a premises licence.

Externally

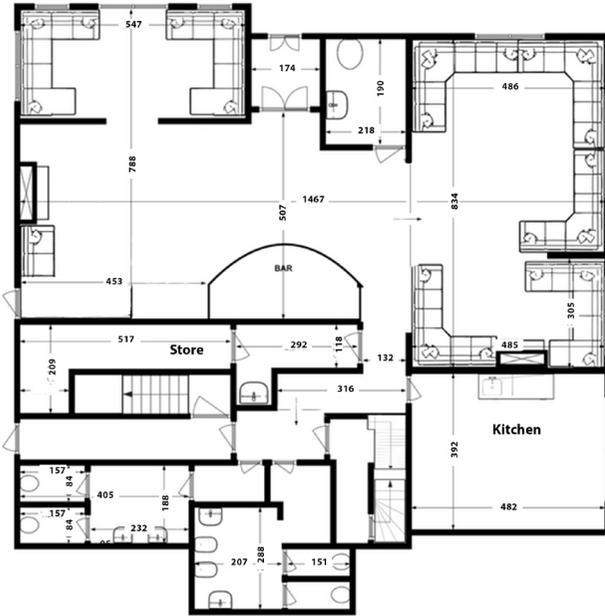
Accessed via low maintenance composite gates at the side of the property opening to a covered parking area. An enclosed garden has been designed for low maintenance and offers an enclosed seating / entertaining area.

Directions

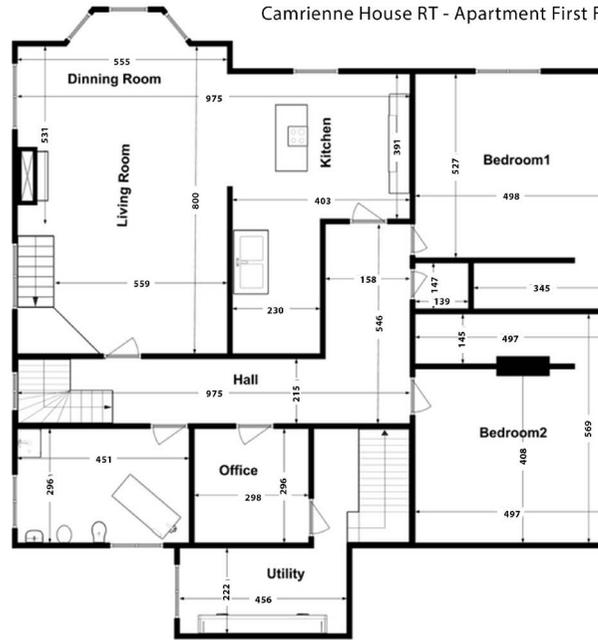
From junction 1 of the M18 follow the A631 Rotherham Road which becomes High Street. Turn left onto Braithwell Road which becomes Maltby Lane. On entering the village, the property is on the right.



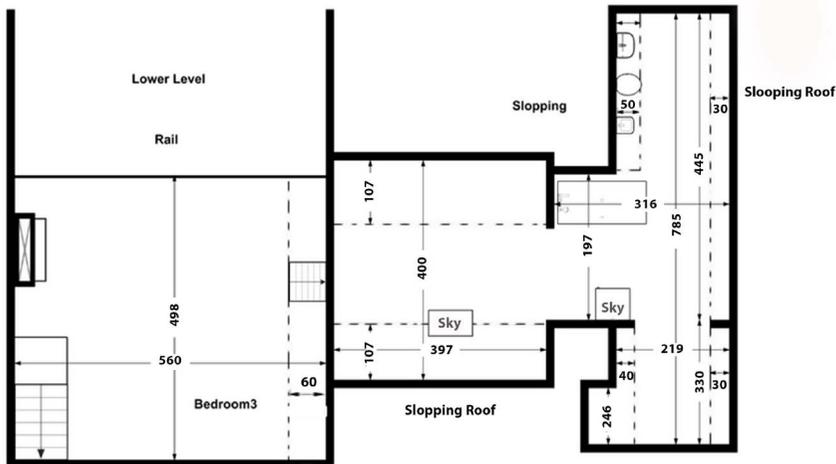
Camrienne House RT - Ground Floor



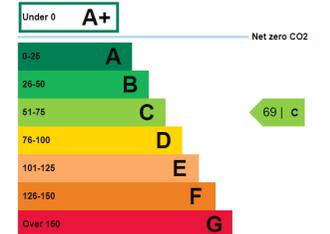
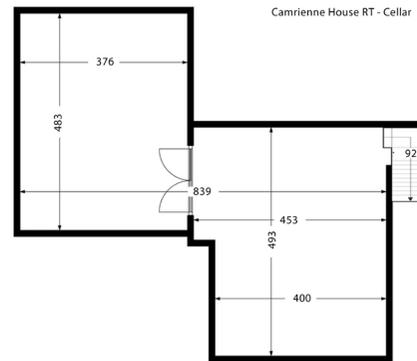
Camrienne House RT - Apartment First Floor



Camrienne House RT - Apartment Second Floor



Camrienne House RT - Cellar



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