

Freehold

Asking Price: £575,000

Mill Cottage, Stone Rotherham, S66



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STUNNING RURAL LOCATION, VIEWS FROM ALL ELEVATIONS, BEAUTIFUL GARDENS, DOUBLE GARAGE, 2250 SQUARE FEET!

Within this picturesque rural location close to the historic Roche Abbey a detached character country cottage set in beautiful gardens with views from all elevations. Having accommodation extending to approximately 2250 square feet which includes four bedrooms and three bathrooms, two large reception rooms, breakfast kitchen, conservatory and utility room along with driveway, double garage and outbuildings to the grounds. Despite the tranquil location the property is well placed to be within easy reach of the regional motorway network, Doncaster and Retford railway stations and certainly warrants inspection to appreciate the particular location and further potential on offer.

Entrance Porch With front entrance door, tiled floor and two windows with window seats.

Breakfast Kitchen 5.00 x 4.57. With an extensive range of shaker style fitted units with granite tops, inset one and a half bowl sink with mixer tap and tiling to the sink and work surface area. There are front and side windows, French doors leading to the conservatory and redbrick fireplace with raised hearth and log burning stove. Fully tiled floor, ceiling spotlights, integrated dishwasher and range cooker with extractor.

Conservatory 4.35 x 3.70. (Maximum measurements)

With tiled floor and double glazing to windows and French doors which open to the rear gardens.

Lounge 5.06 x 4.79. With front and rear windows and shelved display niches.

Dining Room 5.06 x 4.21. With rear window and beamed and redbrick fireplace with log burning stove.

Inner Hall With front window, under stairs storage and stairs rising to the first floor.

Cloakroom/WC 1.56 x 1.15. With front window, wc and wash basin in white, cloaks cupboard and tiled floor. Spotlights, cloaks cupboard, extractor fan and shelved niche.

Wet Room 2.51 x 2.35. With fully tiled floor and walls, wc, wash basin and walk in shower area with glass screen, monsoon head shower and hand attachment. Front window, towel rail/radiator, extractor fan and spotlights.

Utility Room 2.68 x 2.01. With rear door, oil boiler, tiled floor, stainless steel sink with mixer tap and plumbing for washer.

Half Landing With rear window, exposed stonework and stairs continuing to the first floor.

First Floor Landing With three front windows and ladder access to the part boarded loft.

Master Bedroom 4.03 x 3.86. (Minimum measurements to wardrobes)

With rear window, window seat and full length wardrobes to one wall.

En Suite Shower Room 1.90 x 1.62. With wc, wash basin with vanity unit beneath and mirror over and corner shower enclosure with electric shower. Vinyl floor, rear window, towel rail/radiator, half wall tiling and spotlights.

Bedroom Two 5.06 x 4.07. (Maximum measurements)

With rear window, laminate floor, shelved linen cupboard and full length fitted wardrobes to one wall.

Bedroom Three 4.65 x 3.12. With side and rear windows.

Bedroom Four 3.37 x 2.94. (Minimum measurements excluding door recess)

With side window.

En Suite WC With wc, wash basin with tiling, rear window and extractor fan.

Bathroom 3.29 x 2.03. With suite comprising wc, wash basin and free standing roll top bath with claw feet and mixer shower. Corner shower enclosure with thermostatic shower. Oak floor, partial wall tiling and spotlights.

Outside The house is set within a superb plot with views from all elevations. To the front are boundary stone walls with wrought iron gated entry to the stone paved drive/ forecourt which provides access to the garage. To the side is a gated pathway with outside tap which leads to the rear garden. The rear gardens are a delight with lawns, flower/shrub borders, patio area and stone garden stores. There is security lighting to both the front and rear.

Detached Garage 5.50 x 4.80 (6.90 at maximum width). A large detached garage with automated entry door, light, power and further access door to the front. The garage houses the oil tank and has an integral WC.



- Detached country cottage
- Over 2250 square feet
- Superb rural location
- Oil central heating and partial double glazing
- Four bedrooms and three bathrooms
- Beautiful gardens
- Drive and double garage

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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