



# High Street, Braithwell, Rotherham, S66

## SUPERB CHARACTER COTTAGE, CENTRAL VILLAGE LOCATION, BAGS OF POTENTIAL, WALLED GARDEN AND GARAGE.

A delightful village house set within this ever popular and sought after location. Orchard cottage is a stone and pantile detached stone cottage set within lovely private walled grounds.

Including gas central heating and double glazing this character home has accommodation of generous size with plenty of potential to remodel to individual requirements. With entrance hall, cloakroom/wc, kitchen, dining room, snug and impressive living room to the ground floor with three first floor bedrooms and bathroom. Easy access to Rotherham, Doncaster and Sheffield make this an ideal commuter base. No onward chain.

**Entrance Hall** With front entrance door, stone flagged floor and front and side windows.

**Cloakroom/WC** 2.10 x 1.88. With wc, wash basin with vanity below, tiled floor, extractor fan and plumbing for washer.

**Kitchen** 3.89 x 3.55. (Maximum measurements including staircase area.) With a range of oak units with granite tops, stainless steel sink with mixer tap and tiling to the sink and worktop area. Dresser unit with integrated fridge and freezer, tiled floor, front window, concealed gas boiler and stairs rising to the first floor. Cooking appliances of gas hob with extractor and electric oven.

**Rear Entrance Lobby** With two single glazed windows, rear door and tiled floor.

**Dining Room** 3.70 x 3.52. The focal point being the carved fire surround with tiled inlay and stone hearth. Two windows.

**Snug** 3.65 x 2.56. The focal point being the marble fireplace with rustic brick inlay and hearth and open flame gas fire. Side window and open plan to the living room.

**Living Room** 5.50 x 3.10. (Maximum measurements to bay) A large living room open plan to the snug and with square bay to the side overlooking the gardens.

**First Floor Landing** With side window and access to the loft.

**Bedroom One** 3.69 x 3.65. With windows to front and rear and wardrobes.

**Bedroom Two** 3.84 x 2.87. (Minimum measurements excluding door recess) With side window and eaves storage.

**Bedroom Three** 3.50 x 2.73. With side window and wardrobes.

**Bathroom** 2.70 x 1.67. With wc, wash basin and bath with shower over. Front window, extractor fan and tiling to the bath and basin area.

**Outside** There are lovely walled cottage gardens with an array of flowers and shrubs, patio area and external gate to High Street. The garden also provides access to the rear of the garage.

**Garage** 6.20 x 3.07. Approached from the adjoining access the detached garage has entry door, side and rear windows and rear access door to the garden.

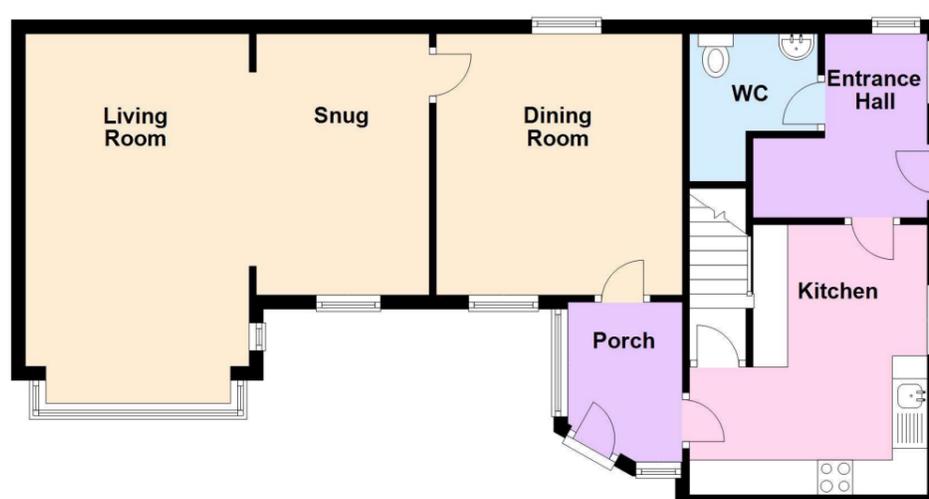


- Detached village house
- Stone and pantile construction
- Character and potential
- Three bedrooms and two reception rooms
- Central heating and double glazing
- Walled garden
- Garage
- No onward chain

### 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.

### Ground Floor



### First Floor



Total area: approx. 118.0 sq. metres (1270.0 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.