

Freehold

Guide Price: £350,000

Farm Cottage, Upper Whiston,  
Rotherham, South Yorkshire, S60



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Farm Cottage, Upper Whiston, Rotherham, South Yorkshire, S60

**GUIDE PRICE £350,000-£375,000**

**CHARACTER, STYLE AND LOCATION! PEACEFUL HAMLET SETTING, THREE DOUBLE BEDROOMS, LOVELY COURTYARD GARDEN, BEAUTIFUL THROUGHOUT!**

Within this highly sought after rural hamlet a charming semi detached stone cottage which offers style, character and very well appointed accommodation extending to over 1300 square feet. Including gas central heating and double glazing this lovely home has three double bedrooms, two reception rooms and enclosed rear courtyard garden with stone outbuilding providing useful storage and further potential along with on road parking to the front. Side hall, lounge, dining room, kitchen and utility to the ground floor with three bedrooms and bathroom to the first floor. Despite the tranquil location there is easy access by car to Rotherham and Sheffield centres and the M1 motorway. An absolute must view!

**Side Entrance Hall** With double glazed front door, tiled floor and stairs rising to the first floor.

**Dining Room** 3.98 x 2.82. With windows to front and side and oak floor.

**Lounge** 4.06 x 3.84. With front window, oak floor and the focal point being the stone fireplace with open grate and stone arches adjacent.

**Inner Lobby** With under stairs store cupboard.

**Kitchen** 4.11 x 2.37. With a range of shaker style fitted units with work surfaces and one and a half bowl sink with mixer tap. Gas range cooker with extractor and two rear windows.

**Utility Room** 2.44 x 2.73. With tiled floor, plumbing for washer and a range of wall and base storage cupboards. with work surfaces. Wall mounted gas boiler, wash basin in white, tiling to the basin and work surface area. rear window and double glazed door opening to the rear courtyard.

## **First Floor Landing**

**Bedroom One** 4.24 x 3.79. With front window, stained wooden floor and feature fireplace with electric fire.

**Bedroom Two** 4.17 x 2.81. With rear window, laminate floor and shelved linen cupboard.

**Bedroom Three** 4.00 x 2.81. With front window, laminate floor, built in wardrobe and access to the loft.

**Bathroom** 2.62 x 2.37. With suite comprising wc, wash basin and jacuzzi corner bath with curved screen and electric shower. Two towel rail/radiators rear window, fully tiled floor and walls and panelled ceiling with spotlights.

**Outside** To the side of the house is a stone paved entrance path, flower/shrub bed and circular decking area which conceals the klargester. To the rear is a delightful, paved courtyard garden of generous size with walled beds with palm trees and shrubs, large stone outbuilding and outside tap. Ample on road parking is available to the front of the house.

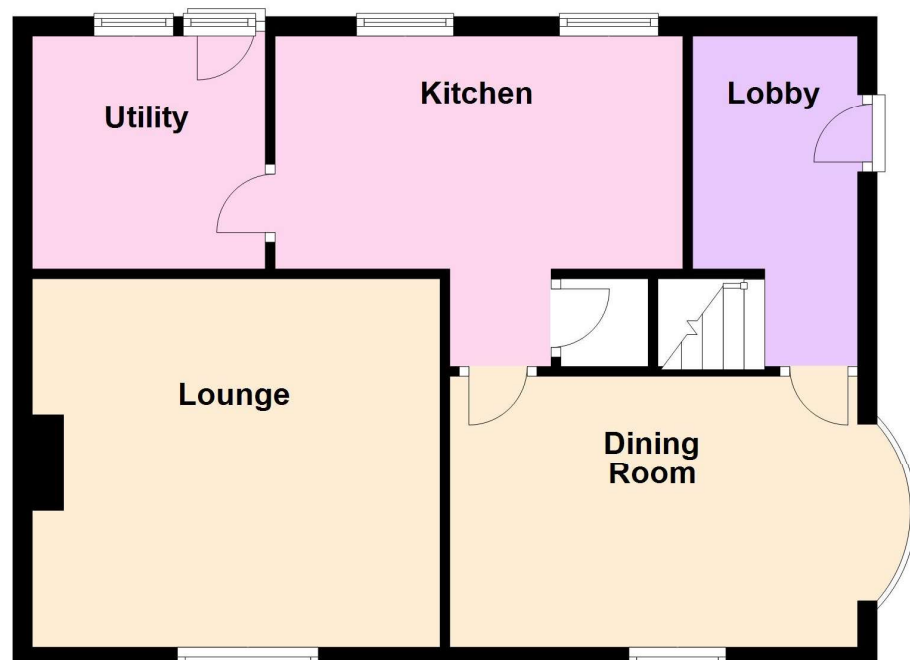


- Semi-detached stone cottage
- Charm and character
- Central heating and double glazing
- Three double bedrooms
- Enclosed courtyard garden
- Close to Rotherham, Sheffield and the M1

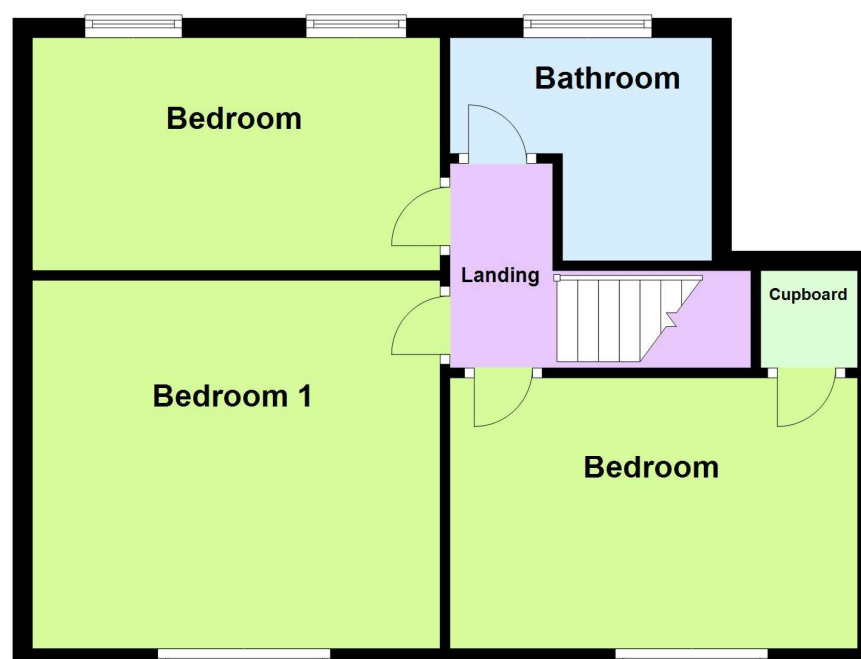
## **Disclaimer**

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. 103.9 sq. metres (1118.4 sq. feet)

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