

Freehold

Asking Price: £695,000

Carr, Maltby, Rotherham, South  
Yorkshire, S66



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# Carr, Maltby, Rotherham, South Yorkshire, S66

Within this idyllic location and set within grounds approaching a third of an acre a magnificent, four bedroom, three bathroom, three reception room detached stone residence which has been sympathetically restored and extended to create an exceptional family home of outstanding size and character. Having early eighteenth century origins the house stands upon the fringe of this delightful small village which despite the secluded location affords easy access to nearby shopping amenities and the M1/M18 motorway both of which are within short drive. Including LPG gas central heating part of which is underfloor, double glazing to windows and external doors, character features including beams and exposed stone walling along with lovely gardens with extensive lawned areas, separate courtyard garden and ample off road parking provided by the long and wide driveway. Entrance lobby, side hall, utility, cloakroom/wc, dining room, lounge, sitting room and kitchen to the ground floor with galleried landing, four floor bedrooms with master and guest en suite and separate family bathroom to the first floor. An absolute must view! **Entrance Lobby** With double glazed external door to the front and tiled floor. **Dining Room** 5.79 x 4.24. (Maximum measurements) A lovely characterful reception room with large picture window to the front, parquet flooring, downlights, cast iron multi-fuel stove and oak staircase rising to the first floor. **Lounge** 5.53 x 5.42. With ample natural light provided by the two front and one side windows complimented by the French doors opening to the front and gardens. Karndean flooring and underfloor heating. **Sitting Room** 7.83 x 3.72. Forming part of the original cottage this is a lovely cosy room with oak flooring, two side and one front window and trapdoor access to the cellar. The focal point of this room is the stone inglenook fireplace with cast iron multi-fuel stove and stone hearth. There is a corner display cabinet and composite door providing access to the side courtyard garden. **Cellar** 3.32 x 1.97. A useful storage area with extractor fan and radiator. **Breakfast Kitchen** 6.15 x 2.97. With an extensive range of oak fitted units with granite work surfaces and upstands, granite topped circular breakfast table and oversized inset sink unit with mixer tap. Shelved store cupboard, rear window, tiled floor, integrated fridge and dishwasher and electric range cooker with tiled splashback and extractor hood over. **Side Entrance Hall** With double glazed external door to the side, Karndean flooring and downlights to ceiling. The hall continues to a wider area adjacent to the kitchen which has rear window and oak storage cupboards with granite tops. **Utility Room** 2.37 x 1.97. With a range of oak units with work surfaces, stainless steel sink with mixer tap, rear window, plumbing for washer, concealed gas boiler and cupboard housing the pressurized hot water cylinder. **Cloakroom/WC** 2.37 x 1.24. With wc and wash basin in white, rear window, Karndean flooring and majority wall tiling. **Galleried Landing** With oak flooring and balustrade, eaves storage, loft access and sitting area. **Master Bedroom** 5.64 x 5.60. A huge bedroom with underfloor heating, laminate flooring and ample natural light provided by the three front and one side windows. **Walk In Wardrobe** 3.56 x 2.01. (Maximum measurements) With laminate flooring, rear window, loft access and downlights to ceiling. There are fitted oak units including hanging and shelving. **En Suite Bathroom** 3.53 x 3.53. A well appointed and large Victoriana bathroom with white suite comprising wc, wash basin set to an iron stand, freestanding roll top bath with claw feet and corner shower enclosure with drencher shower with separate hand attachment, body jets, speakers, radio and seat. Rear window, extractor fan, laminate flooring, shaver point and contrasting wall tiling. **Bedroom Two** 3.82 x 3.44. With side window. **En Suite Shower Room** 2.96 x 1.45. (Maximum measurements) With wc, wash basin with tiled splashback and shower enclosure with electric shower. Electric towel rail, vinyl floor and extractor fan (no window) **Bedroom Three** 4.13 x 3.06. With rear window and loft access. **Bedroom Four** 3.83 x 3.49. With side window and loft access. **Bathroom** 2.97 x 1.75. With suite comprising wc, wash basin and freestanding roll top bath with claw feet and mixer shower. Tiled floor and half to walls, rear window and towel rail/radiator. **Outside** The property stands within grounds approaching one third of an acre predominantly to the front of the house where there are extensive lawned gardens, wonderful views, patio/terrace areas, stone wall and sleepered beds, garden shed and outside power and lighting. There is also a kennel/store building, LPG tank and expansive tarmac driveway which provides ample off road parking and is approached from secure timber gates at the roadside. The Klargest drainage system is also located to the front gardens. To the side of the house is a stone paved wide path which continues to the rear where there are two gates, shrub beds and outside tap. The rear path also provides access to the enclosed side courtyard garden which is an ideal peaceful al fresco entertaining area with stone paving, lighting and power, gate back to the rear path and composite door back to the sitting room. The courtyard garden enjoys a high degree of privacy with screening conifers and high stone walls and an enviable south and west aspect. **NOTES** The original part of the cottage has radiators to ground and first floor with the later extension having underfloor heating to ground and first floors. Both are provided by LPG from the same boiler. Drainage is provided by the Klargest system located in the front garden. There is also an area of land on the other side of the lane opposite the house where there was previously a building. This area may be suitable for modest development subject to any necessary planning consents.



- Tranquil village location
- Outstanding character home
- Approaching third of an acre plot
- Superb grounds and views
- Four bedrooms and three bathrooms
- Three reception rooms
- CCTV/State of the art alarm system
- Close to M18

#### 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.

