

Freehold

Asking Price: £575,000

Brampton Hall, Brampton Road,
Brampton-en-Le-Morthen,



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Brampton Hall, Brampton Road, Brampton-En-Le-Morthen, Rotherham S66

CHARACTER, SIZE, STYLE AND HISTORY! GRADE TWO LISTED FAMILY HOME, SOUGHT AFTER VILLAGE LOCATION, OVER 2700 SQUARE FEET, FIVE BEDROOMS AND THREE BATHROOMS LOVELY GARDEN, DRIVE AND DOUBLE GARAGE!

Offering outstanding character within this picturesque village setting a substantial five bedroom, two bathroom, grade two listed family home which forms part of the historic Brampton Hall. With extensive and versatile accommodation arranged over three floors this beautiful home is an absolute must view for those searching for a true house of character. Including gas central heating, majority double glazing, stone mullions and original beams all set within attractive gardens of good extent with secure gated driveway and double detached garage. Entrance hall, cloakroom/wc, lounge, dining room and breakfast kitchen to the ground floor with three first bedrooms including master en suite and separate bathroom. To the top floor are a suite of rooms comprising two bedrooms, study and separate wc. Despite the tranquil village location this wonderful home is handily placed to be within easy reach of the M18, M1, and both Rotherham and Sheffield centres.

Entrance Hall With double glazed front door, laminate floor, understairs storage and stairs rising to the first floor.

Cloakroom/WC 1.61 x 1.41. With wc and wash basin in white, tiled floor, half to walls and front window.

Living Room 5.77 x 5.44. A large and characterful room with front window, rear stone mullion window and French doors to the front. The focal point of the room is the impressive fireplace with dark wood surround, tiled hearth, brick inlay and electric stove.

Dining Room 3.82 x 3.33. With window to the side and wood panelling to the walls

Kitchen 5.32 x 3.86. With side window, rear stone mullion window and an extensive range of shaker style units with roll edge worktops, one and a half bowl sink unit and tiling to the sink and work surface area. Central island with breakfast bar and storage beneath, wine racking, plumbing for washer and dishwasher and ceiling spotlights. Cooking amenities comprise four ring gas hob with extractor and double electric oven.

Rear Entrance Lobby 1.70 x 1.04. Adjacent and open plan to the kitchen and having double glazed rear door, tiled floor and storage.

Half Landing With side stained glass arrow slit window.

First Floor Landing With stairs rising to the top floor.

Bedroom One 5.55 x 3.95. With front window and Minster fireplace with brick inlay and stone hearth.

En Suite Bathroom 3.79 x 1.77. A large en suite comprising wc, wash basin and corner enclosed jacuzzi bath incorporating shower with body jets and speakers. Walk in wardrobe, fully tiled floor and walls, shaver point, extractor fan and stone mullion window to the side.

Bedroom Two 4.76 x 3.45. (Minimum measurements to wardrobes) With stone mullion windows to front and side and full length sliding door wardrobes to one wall.

Bedroom Three 5.57 x 4.06. (Maximum measurements 'L' shaped room) With stone mullion window to the rear and walk in wardrobe which houses the gas boiler.

Bathroom 3.55 x 1.50. (Minimum measurements excluding recess)

With side window and suite comprising wc, wash basin with vanity unit and drawers beneath and free standing claw foot roll top bath with mixer shower. Tiled floor, partial to walls and towel rail/radiator.

Top Floor Landing Providing access to a suite of rooms.

Cloakroom/WC 1.57 x 1.01. With wc, wash basin with vanity beneath and half wall tiling.

Bedroom Four 3.90 x 2.40. With front window and eaves storage.

Study 3.95 x 2.71. With rear stone mullion window, eaves storage and access to bedroom five.

Bedroom Five 5.71 x 3.65. A large and versatile room with eaves storage and two Velux windows to the rear.

Outside To the direct rear of the house is a wide paved pathway with outside tap and, feature water pump, lighting and access gate to Brampton Road. To the front of the house is a wrought iron gated entry to an extensive driveway which provides ample off road parking and access to the garage. There is a boundary stone wall screening enclosed lawned gardens with mature trees and shrubs. Outside tap. raised stone terrace with lighting directly in front of the house, garden pond, and further paved parking adjacent to the garage.

Double Garage 5.87 x 5.00. With two roller entry doors, light, power and external lighting.



- Heart of village location
- Hugely versatile accommodation
- Five bedrooms and two bathrooms
- Beautiful large living room
- Character throughout
- Attractive enclosed garden
- 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.



Total area: approx. 259.4 sq. metres (2791.9 sq. feet)

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