

Freehold

Asking Price: £425,000

Church Lane, Ravenfield, Rotherham,
South Yorkshire, S65



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SEMI RURAL AWARD WINNING VILLAGE LOCATION! A SUPERB FOUR BEDROOM, TWO BATHROOM, BARN CONVERSION THAT RETAINS ORIGINAL FEATURES! EXCEPTIONAL STANDARDS THROUGHOUT! AN ABSOLUTE MUST VIEW!

This exceptional, four bedroom barn conversion is located within the ever sought after, award winning, semi rural village of Old Ravenfield and perfectly blends a combination of original features along with stunning high quality, modern accommodation. This beautiful village is ideally positioned to access a range of amenities, being just a short drive away from the popular village of Wickersley, and the M1/M8 Motorway networks. The residence briefly comprises a welcoming entrance lobby, modern Karl Benz fitted kitchen, dining hall, lounge, conservatory and a WC. To the first floor is a galleried landing, master bedroom with en-suite shower room, three further bedrooms and an outstanding family bathroom. Outside, the property is access via the remote controlled gates opening to a cobbled driveway and garage. The external area is further complimented by an artificial lawn and seating area. An internal inspection is essential to fully appreciate the quality of accommodation on offer. Call Lincoln Ralph today!

Entrance Lobby A welcoming hallway with a front facing UPVC double glazed entrance door, slate tiled floor, coat cupboard and a radiator. Double glass panelled doors open to the dining hall and a door opens to the kitchen.

Kitchen Breakfast Room 5.62 x 4.01. (The first measurement reduces to 2.69 with the latter reducing to 2.57) A spectacular L shaped, Karl Benz living kitchen in a high gloss finish with quartz work surfaces incorporating mood lighting and a sunken one and a half bowl stainless steel sink with extendable, shower mixer tap. There is an integrated four ring induction hob with extractor hood over, two built in electric ovens and combination microwave/oven with warming drawer, dishwasher and fridge along with an integrated T.V. Having quartz panelling to splashbacks, tiling to the floor and a breakfast bar. In addition there is a front facing UPVC double glazed window, under floor heating, exposed stone feature wall along with a door that opens to the garage.

WC 1.55 x 1.34. Fitted with a modern, marble wash basin with chrome fittings and a low flush WC. There is tiling to splashback height and to the floor, front facing UPVC double glazed window and a heated chrome towel rail.

Dining Hall 4.71 x 2.73. A characterful room with exposed beams to a vaulted ceiling, feature stone wall along with a slate tiled floor and a radiator. A spiral stair case rises to the first floor landing and double glass panelled doors open to the lounge.

Lounge 5.52 x 4.81. A beautifully appointed room with a multi fuel burner inset to the chimney breast. Having wood flooring, front and side facing UPVC double glazed window and a radiator. French doors open to the conservatory.

Conservatory 3.51 x 3.05. Having front and side facing timber framed double glazed windows and a tiled floor. French doors open to the garden.

Galleried Landing A genuine highlight of the accommodation is this impressive galleried landing with exposed stone wall, two double glazed skylights, wood flooring and a radiator. Doors open to the bedrooms and bathroom.

Master Bedroom 5.62 x 4.15. (The latter measurement reduces to 1.94) Having a range of fitted, mirror fronted wardrobes, exposed stone feature wall, wood flooring. front facing UPVC double glazed window and a radiator. The room opens to the en-suite shower room.

En-Suite Shower Room 2.50 x 1.90. Fitted with a white suite comprising a shower enclosure, wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail.

Bedroom 2 5.80 x 3.12. Having a range of fitted wardrobes, exposed stone feature wall, front facing UPVC double glazed window, rear facing double glazed skylight and a radiator.

Bedroom 3 3.97 x 2.95. A pleasant room with a front facing UPVC double glazed window, fitted mirror fronted wardrobe and a radiator.

Bedroom 4 2.59 x 1.57. Having an exposed stone feature wall, double glazed skylight, wood flooring and a radiator.

Family Bathroom 3.32 x 2.95. A modern bathroom that is fitted with a six piece suite in white comprising an egg shaped bath with chrome fittings, twin vanity wash hand basins, WC, bidet and a walk in shower enclosure with overhead drencher. Having complimentary tiling to splashback height and to the floor, under floor heating, front facing UPVC double glazed window, airing cupboard and a towel rail.

Outside The home is accessed via the electronically operated gates that open to a cobbled courtyard that provides off road parking and in turn gives access to the garage. There is a small seating area and artificial lawn that compliments the external areas.

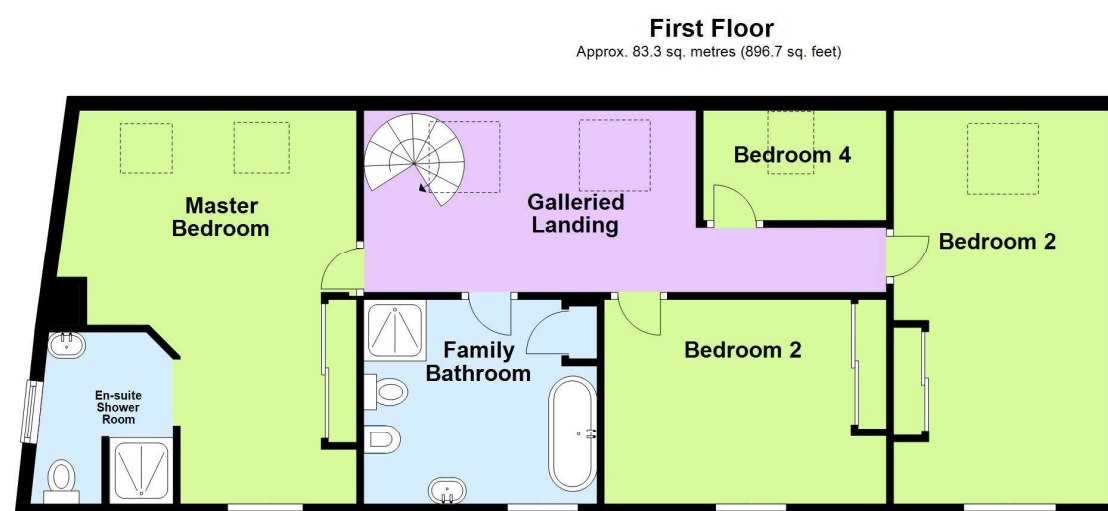
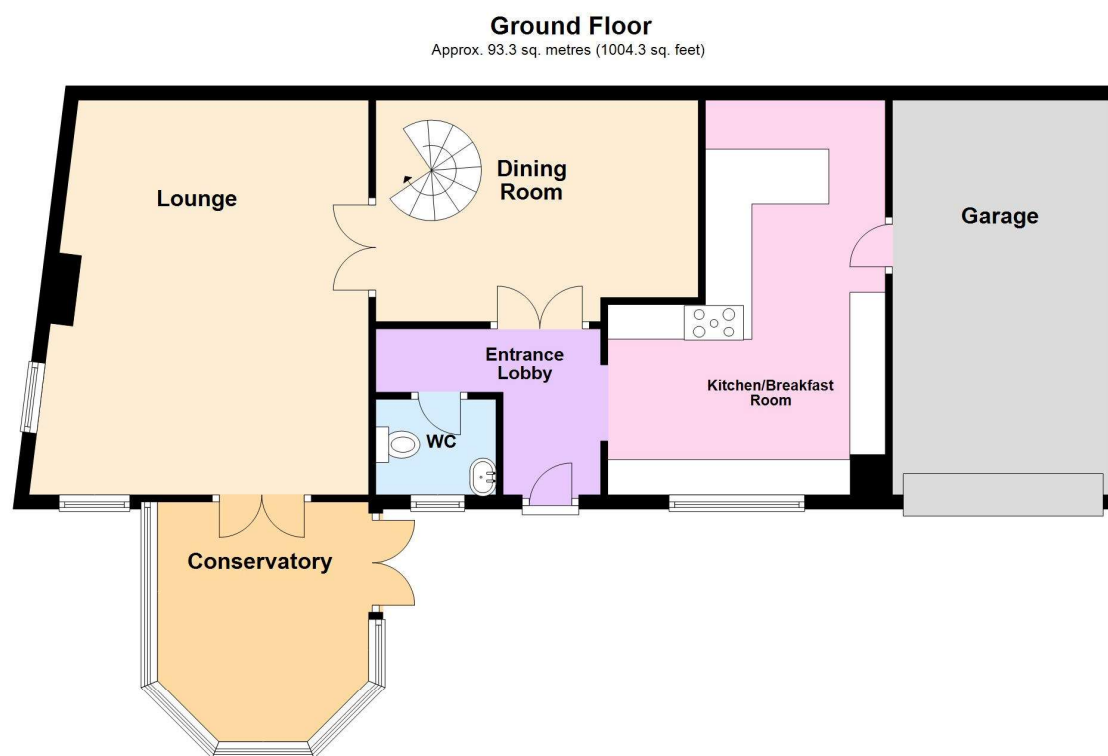
Garage 5.63 x 2.93. Having a remote controlled up and over door, power and lighting. There is also plumbing for a washing machine.



- Superb barn conversion
- Four bedrooms, two bathrooms
- Award winning village location
- Garage
- Exceptional standards throughout
- Master bedroom with en-suite shower room
- Karl Benz fitted kitchen
- Well placed for M1 motorway network
- Semi rural location

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. 176.6 sq. metres (1901.0 sq. feet)

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