



Morthen Hall
Morthen Hall lane | Morthen | Rotherham | S66 9JL

FINE & COUNTRY

MORTHEN HALL

Set within privately enclosed landscaped grounds approaching 2.5 acres; a hugely characterful Grade II* Listed country house with retained period features on display, offering spacious nine bedroom accommodation, a self contained 'West Wing' and the option to purchase an additional 10 acres of land.



An awe inspiring property presenting a statement of both character and grandeur; offering welcoming accommodation, as one would expect, presented to the highest of levels, retaining charm and period features throughout; all rooms commanding a delightful outlook over the gardens.

Enjoying the most idyllic of settings positioned on the edge of this much admired and highly sought after village, open countryside being immediately accessible whilst an abundance of local services include highly regarded schools and both the M1 and M18 motorways being easily accessible ensuring convenient access to surrounding commercial centres.

Ground Floor

A glazed door sits central to a five bay pediment, displays dressed shouldered and arched architrave surrounds; opening to the principal hallway which has exposed floorboards, ornate detailing to the ceiling and a wide door that opens to the double height inner staircase hall which provides an impressive introduction to the property. Retained period features immediately on display include an exposed flagstone floor and an arched window to the rear ensuring excellent levels of natural light. The rear hall links through to the butler's pantry and cloaks room; has a secondary staircase to the first floor and gains access to The West Wing.

Formal living accommodation on either side of the ground reception, presents spacious, light filled rooms, commanding pleasant views over the house gardens and showcase exquisite retained original features, ranging from ornate cornices, architraves, high ceiling heights and period fireplaces.

The living accommodation encompasses the grand formal reception rooms to the front aspect with high ceiling heights and large floor to ceiling windows which allow fantastic levels of natural light whilst commanding inspiring views over the grounds and beyond. The slightly less formal rooms are situated to the west aspect of the house.

A cloakroom has full tiling to the floor, a high flush Burlington W.C., and a Victorian style wash hand basin which sits on a marble pediment with feature cast iron legs beneath. A cupboard conceals plumbing for an automatic washing machine and has space for a dryer.





The former Butler's Pantry presents a delightful snug with two windows to the rear and period glass fronted display cabinets to two walls; a stunning fireplace with ornamental tiled surround has an inset dog grate fire.

The Drawing Room is situated to the front aspect of the property, three shuttered south facing windows command a delightful outlook; original features include exposed wide floorboards, ornate coving to the ceiling, a picture rail, deep skirting boards and a traditionally styled radiator. A centrally positioned fireplace is home to a cast iron real fire.

The Music Room mirrors the lounge, has three shuttered windows, exposed floorboards, panelled walls, detailed cornice and ceiling work and a stunning fireplace with marble inset and hearth housing a dog grate fire.







The study offers versatile accommodation with two shuttered sash windows to the rear commanding a delightful view over the grounds. The room has original panelling to the walls, exposed floorboards, traditionally styled cast iron radiators and a marble fireplace with inset cast iron stove retaining original tiled detailing and a dog grate fire.

The dining room offers expansive proportions, enjoys a double aspect position with windows to two elevations ensuring the room enjoys excellent levels of natural light whilst commanding differing views over the grounds. Original period features include deep skirting boards, ornate coving to the ceiling, a picture rail, and a stunning parquet floor. A wide arch surround to a carved marble fireplace has a tiled inset and hearth, the room has traditionally styled radiators and an inner lobby with serving hatch to the kitchen.



The kitchen has ceramic tiling to the floor, two large windows overlooking the side garden and is presented with a bespoke range of furniture comprising base cupboards with matching drawers which sit beneath a granite work surface that incorporates a double bowl Belfast sink with an inset drainer and a hot Quooker tap over. A central island has a matching granite work surface with drawer units beneath, the surface extending to a two-seater breakfast bar. The central feature to the room is a four oven Aga range which is set back into the chimney breast with a granite back cloth and concealed down lighting. Additional appliances include a Gaggenau oven, dishwasher, and larder fridge with freezer drawer beneath.

A pantry has shelving to one wall, a Gaggenau microwave oven and a sash window commanding a delightful outlook over the gardens.





Lower Ground Floor

Cellar

A stone staircase accesses the cellar which is home to both the boiler and cylinder tank. Copper piping on display presenting a stunning feature. The cellar is split into two rooms and are relatively dry, with power, lighting, a flagstone, and brick laid floors.

First floor

A staircase with iron spindled balustrades leads to a central landing which displays original exposed floorboards, ornate detailing to the ceiling, a picture rail, and a stunning outlook over the rear garden through a high arched window.

There is a staircase to the second floor and there and a box room with window overlooking the rear garden which would make an excellent second dressing room to the principal bedroom suite.

The principal bedroom suite enjoys a south facing aspect, three shuttered windows with inset seats beneath and a delightful outlook. The room has exposed floorboards, ornate coving to the ceiling and wood panelling to the walls. A granite fire surround to a cast iron inset is home to the original open fire. Access is gained to a walk-through dressing room with exposed floorboards, shelving wardrobe. The adjoining en-suite bathroom offers generous proportions retaining original features whilst having a marble floor, four contemporary styled vertical radiators and a heated chrome towel radiator. A fireplace surrounds a cast iron range with dog grate fire. The room has a centrally positioned antique free standing roll top bath, a Burlington high flush W.C. twin wash hand basins with vanity cupboards beneath and a back lit mirror over; and a walk-through shower.



The second south facing bedroom has two shuttered sash windows with inset seats beneath, ornate coving to the ceiling, original panelled detailing to the walls and a feature marble fireplace with cast iron inset range. A walk-in dressing room has a window and fitted wardrobes to the expanse of two walls. An en-suite shower room has a window to the front elevation with working shutters and is presented with a three piece suite with tiling to the walls and floor and a traditionally styled radiator.

A third double bedroom which enjoys a double aspect position, windows commanding differing views over the ground; has feature fireplace with ornate caved marble surround and cast-iron range that has tiled detailing.

Two adjoining double rooms offer the potential to create a teenage suite, a bedroom positioned to the front aspect with four windows to two aspects, exposed floorboards, and a walk-in wardrobe. The adjoining room currently used as a home art studio.

A bathroom offers expansive proportions and is presented with a four piece suite consisting of a free standing roll top bath, a corner shower unit, a wash hand basin with vanity drawers beneath and a low flush W.C. The room has full tiling to the walls, a sash window, and a chrome towel radiator.











Second Floor

A staircase gives access onto the roof of the building. A generous inner landing has a circular window commanding stunning rural views and presents a delightful seating area. There are four double bedrooms, all offering exceptional proportions having exposed timbers, windows commanding differing views over adjoining countryside and traditionally styled radiators. Two of the rooms have feature cast iron fireplaces.

A shower room is presented with a three piece suite.

The West Wing

A two story range offering versatile accommodation. To the ground floor a dining kitchen with a flagstone floor and a double height ceiling; restored with retained original features including cast iron ranges to the chimney breast, and separate oven. Access is gained to two adjoining utility rooms. To the first floor there are three separate rooms.







Externally

To the front of the property a semi-circular sweeping in and out driveway is set around a garden in the main laid to lawn with mature trees and boxed hedging set behind the ha-ha to the front. Substantial walls to either side of the house ensure all side and rear gardens are both securely and privately enclosed.

To the rear aspect of the house the garden in the main is laid to lawn with a central feature pond with pea gravelled walkway surrounds extending to a centralised walkway to the remainder of the rear gardens which includes a small copse and further garden laid to lawn which adjoins open countryside resulting not only in the most idyllic of settings but breathtaking rural views. A decked seating terrace has an oak framed surround with ceiling over ensuring external entertaining can be comfortably enjoyed throughout the year. The walled kitchen garden is set behind a retained brick wall and presents a generously proportioned enclosed garden, laid to lawn with a variation of fruit trees and original green house (restoration required).





LOCAL AREA

Occupying a delightful position backing onto stunning open countryside enjoying one of Rotherham's most sought after locations. Morthen is positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18 at junction 32. The immediate locality provides an idyllic external lifestyle offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive..

The location is both private and convenient; central to major commercial centres whilst being only a short walk from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. Only a short drive from the property is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams and Hardwick Hall whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful rural location close to both Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.



INFORMATION

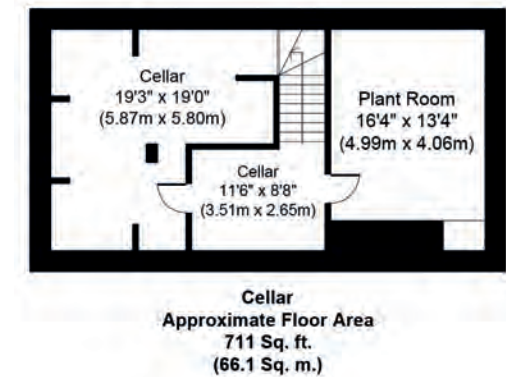
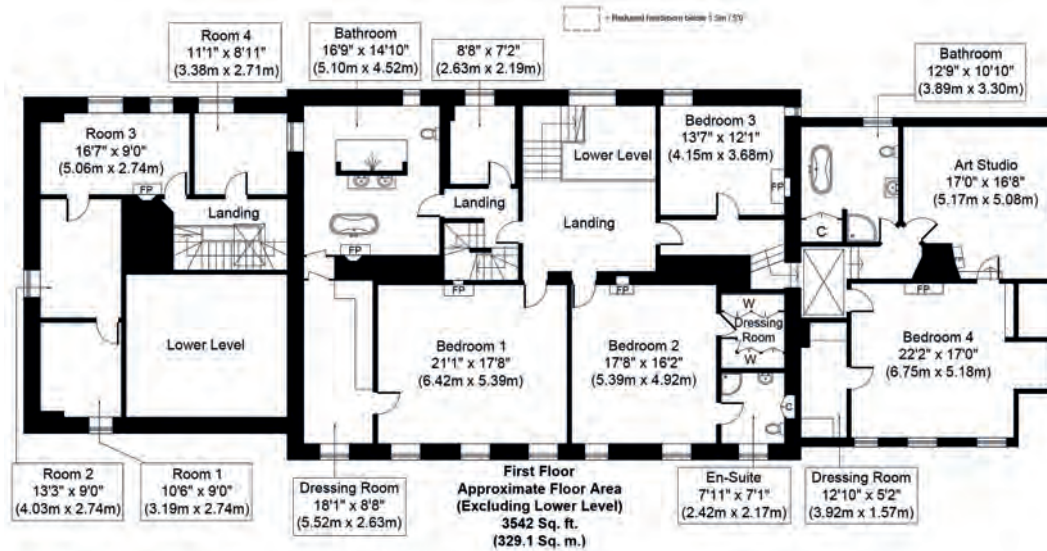
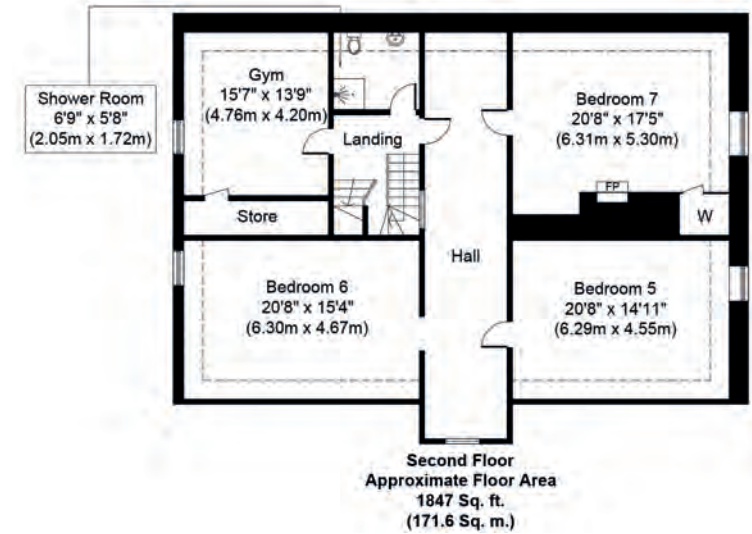
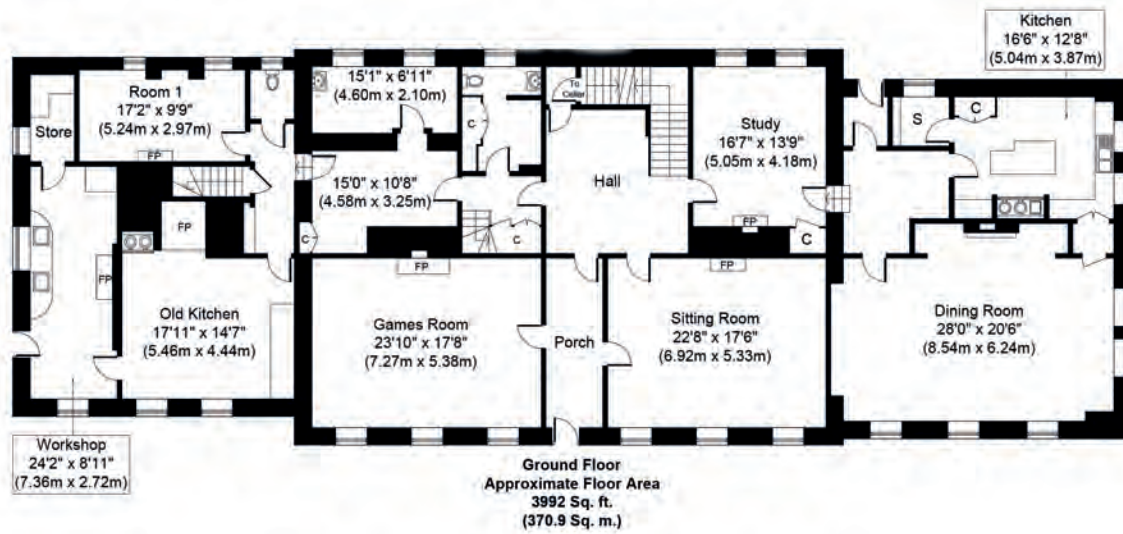
Additional Information

A Grade II* Listed Palladian influenced, Freehold country house with mains, water, electricity, and drainage. Oil fired central heating. Set within grounds of approximately 2.4 acres and offering the opportunity to acquire additional land; up to 10 acres by separate negotiation.

Directions

From Rotherham or M1 Junction 33 take the A630 and A631 in the direction of Whiston, From Whiston take a right turn at Sitwell Park Golf Club onto B6410 Morthern Lane. Turn right onto Morthen Hall Lane. The property is on the right.





EPC Exempt



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Fine & Country
Tel: +44 (0)114 404 0044
sheffield@fineandcountry.com
470 Ecclesall Road, Sheffield, Yorkshire S11 8PX

