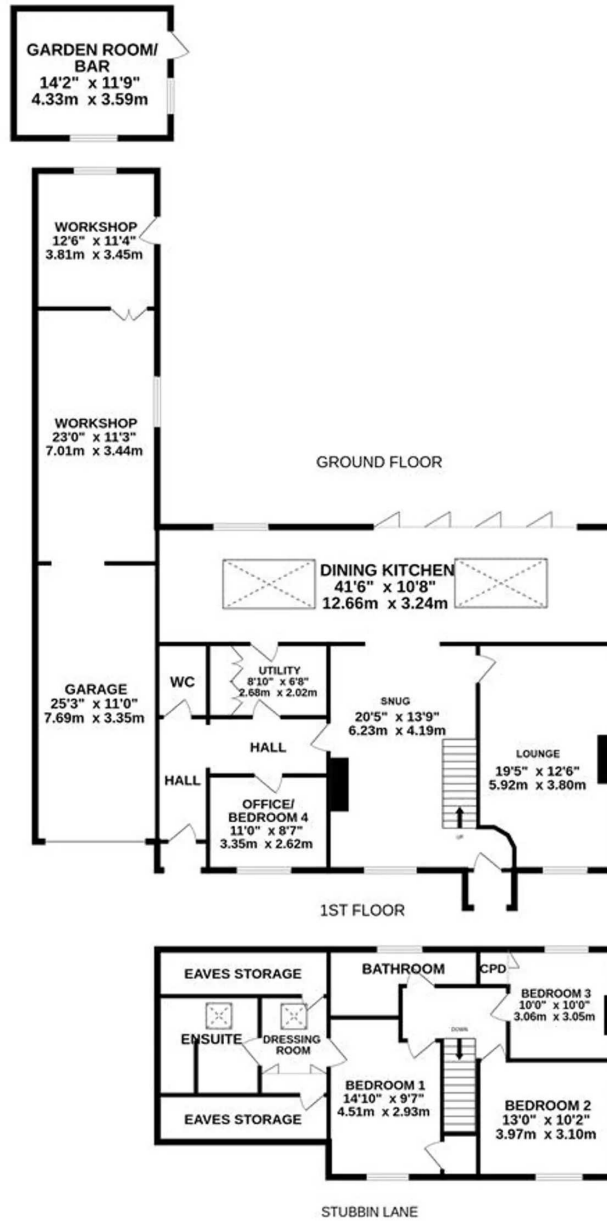


Simon Blyth
ESTATE AGENTS



Stubbin Cottage, Low Stubbin
Rotherham

Offers Over **£500,000**

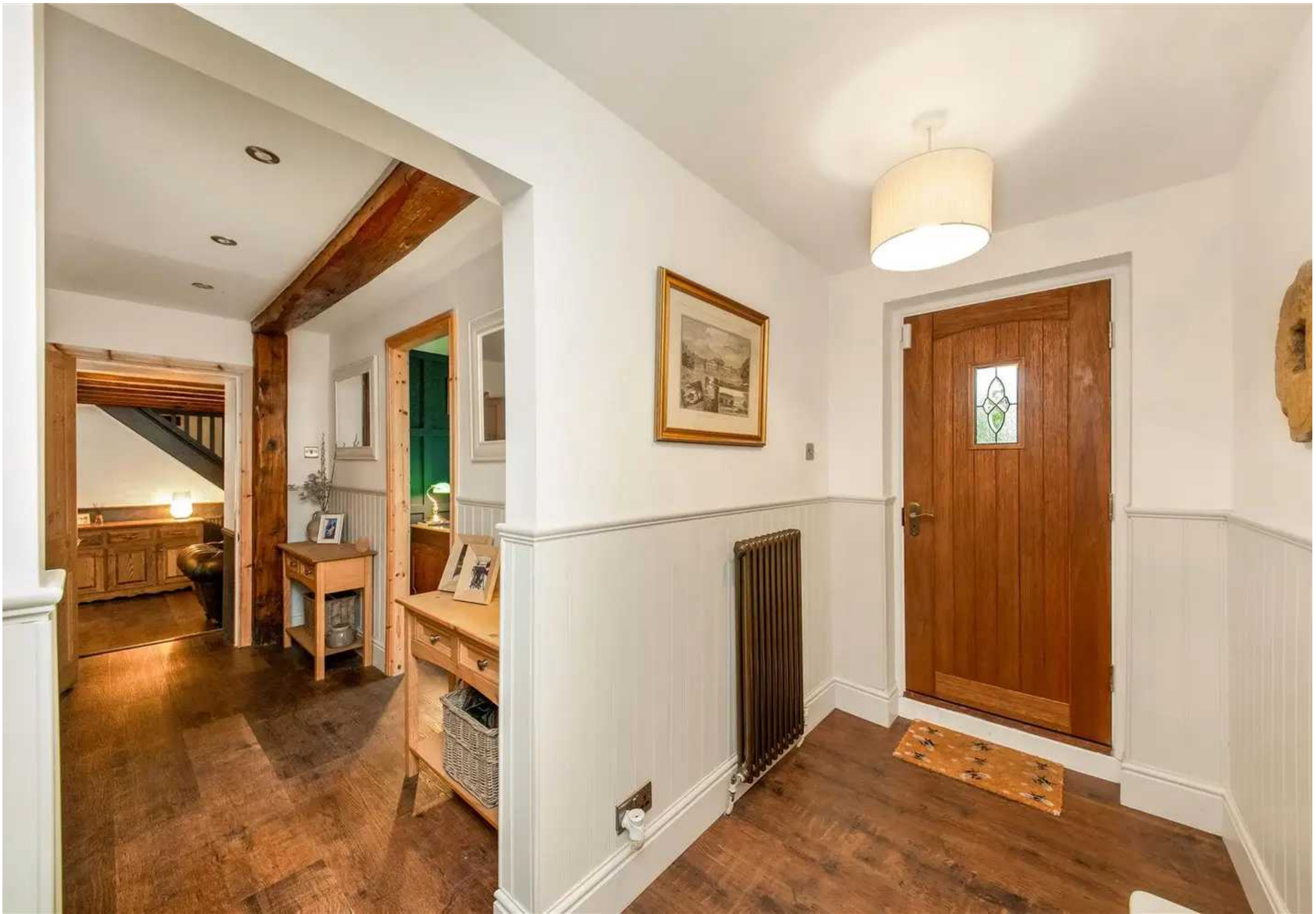


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STUBBIN COTTAGE

A UNIQUE PERIOD HOME WITH AN IDEAL MIX OF PERIOD FEATURES WITH UPGRADED, HIGH QUALITY AND MODERN FIXTURES AND FITTINGS THROUGHOUT, INCLUDING THE STUNNING FULL WIDTH EXTENSION TO THE REAR, PROVIDING SUPERB LIVING AND RECEPTION SPACE. IN THIS SEMI-RURAL VILLAGE, WITH EXCELLENT COMMUTER LINKS INCLUDING THE EASE OF ACCESS TO THE M1 MOTORWAY. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR, THIS HOME OFFERS READY TO MOVE INTO INTERCHANGABLE ACCOMMODATION IN A TWO STOREY CONFIGURATION, WITH SIGNIFICANT ADJOINING GARAGE AND WORKSHOP AND STORE IN ADDITION TO THE BRICK BUILT DETACHED BAR IN THE REAR GARDEN. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor entrance hall, downstairs W.C., snug/dining room, living room, study, superb open plan living/dining/kitchen with bi-fold doors to the rear. To the first floor there are three double bedrooms including the master with en-suite and family bathroom. Externally there are gardens to the front and rear, secure off street parking and the before mentioned superb outbuildings offering tremendous scope for further improvement, extension or conversion and possible annex accommodation, given all necessary planning and consents. This unique home is finished to a high standard throughout whilst retaining its period charm, a viewing is simply a must to fully appreciate the individual home in this highly accessible location. The EPC rating is C-72 and the council tax band is F.























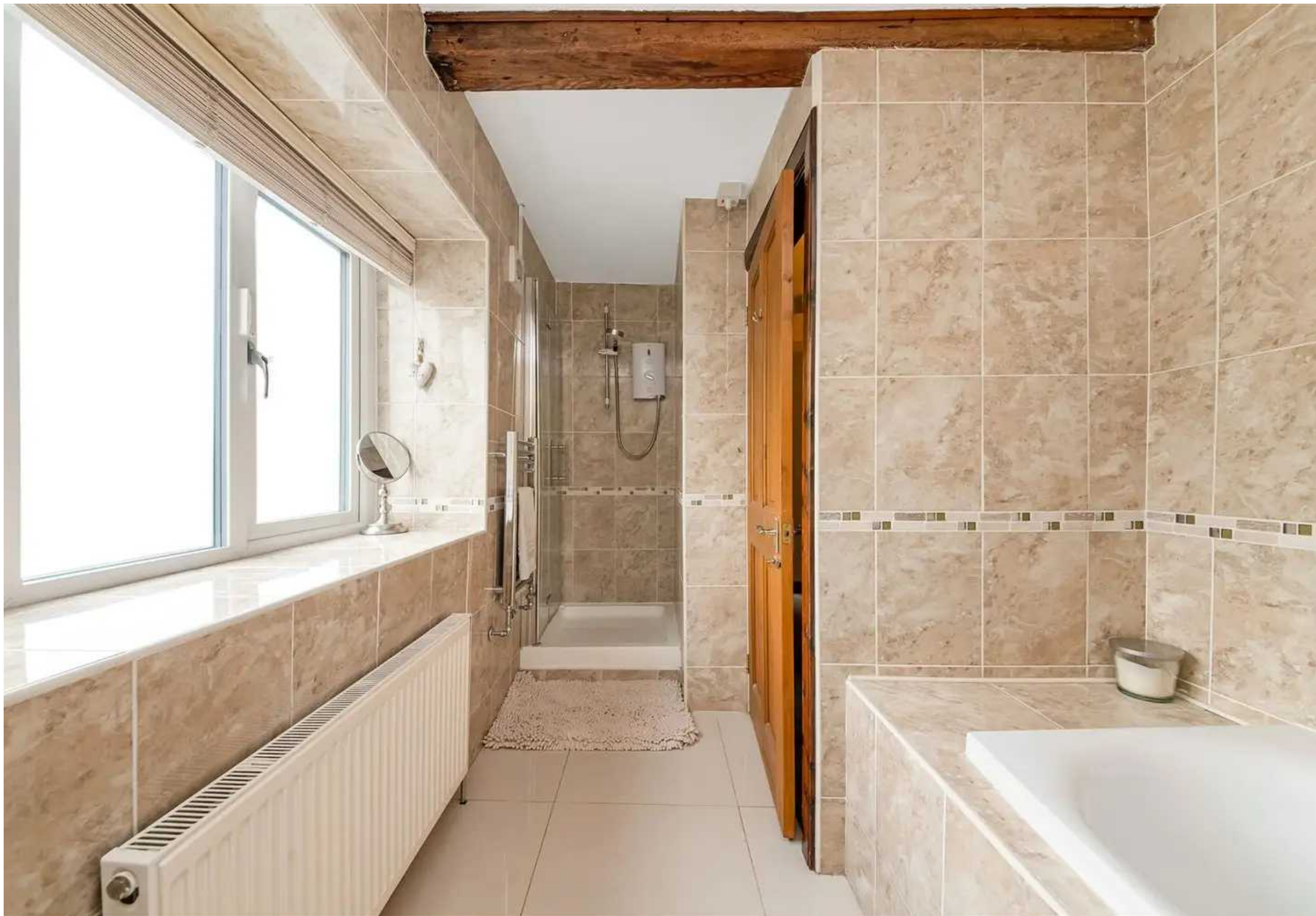






















Stubb
Inn



ENTRANCE

Entrance gained via timber and decoratively glazed door into the hall/snug.

HALL/SNUG

A versatile reception space with wood effect Karndean flooring. This acts as a hallway and also a versatile reception area with ample room for lounge or dining furniture. The main focal point of the room being a multi-fuel stove sat within a stone surround with wooden lintel. There are period features in evidence with exposed timber beams and part cladding to the walls. There are four wall lights, two central heating radiators and uPVC double glazed window to the front. Archway leads through to the living/dining/kitchen.

DINING KITCHEN

A superb addition to the home, having been added by the current vendor and now offering a contemporary finish throughout and incorporating kitchen, dining and potential living space. With a high degree of natural light gained via two double glazed aluminium windows to the rear and aluminium bifold doors. The dining room has ample space for dining table and chairs and two antique style radiators. The kitchen has a breakfast bar seating area and a range of wall and base units in a wood shaker style with contrasting Quarts worktops with matching upstands, complemented by the tiled floor throughout. There is space for a range cooker with extractor fan over, integrated Bosch dishwasher, full length integrated fridge and freezer, wine cooler and a twin ceramic Belfast style sink with gold effect mixer tap over. The room has inset ceiling spotlights and an additional vertical radiator.

UTILITY

With continuation of base units from the kitchen and Quarts worktops with matching upstand, tiled splash backs and tiled floor. There is plumbing for a washing machine, space for a tumble dryer and Belfast style ceramic sink with gold effect mixer tap over. This can also be accessed from the inner hallway.

LIVING ROOM

An excellently proportioned principal reception space with the main focal point being a multi-fuel stove sat within stone surround with wooden lintel. The room oozes character in the form of exposed timber beams and solid wood Parquet flooring. There are four wall lights, two central heating radiators and uPVC double glazed window to the front.

INNER HALLWAY

With timber and obscure glazed door to the front, there is ceiling light, central heating radiator, part wood cladding to the walls, exposed timber beams and inset ceiling spotlights and further pendant light. There is also continuation of the wood effect Karndean flooring.

DOWNSTAIRS W.C.

With a high level W.C. and pedestal basin in a matching antique style with chrome taps over. There is ceiling light, part cladding to the walls and continuation of the wood effect Karndean flooring.

STUDY

A useful addition to any home, this allows work from home space or further flexible reception area. With ceiling light, part cladding to the walls, exposed timber beams, central heating radiator, uPVC double glazed window to the front and continuation of the wood effect Karndean flooring.

FIRST FLOOR LANDING

From the snug the staircase rises to the first floor landing with ceiling light and access to the loft via a hatch with a drop down ladder. Here we gain entrance to the following rooms.

BEDROOM ONE

An impressive master suite with double bedroom with ceiling light, exposed beam, part wooden cladding to the wall, central heating radiator and uPVC double glazed window to the front. There is also access to the built-in wardrobe with hanging space. Door then opens to the dressing area.

DRESSING AREA

With built-in wardrobes, ceiling light, Velux skylight to the rear and access to eave storage. A further door then opens to the en-suite.

EN-SUITE

A recently fitted en-suite shower room with close coupled W.C., twin basins with gold mixer tap over and sat within vanity unit, and shower with brass mixer shower over. The room has two ceiling lights, extractor fan, part tiling to the walls, Karndean flooring, gold towel rail/radiator and Velux skylight to the rear.

BEDROOM TWO

A further double bedroom with ceiling light, exposed timber beams, central heating radiator and uPVC double glazed window to the front.

BEDROOM THREE

A further double bedroom, positioned to the rear of the home. With built in wardrobe, ceiling light, central heating radiator, exposed timber beam and uPVC double glazed window.

HOUSE BATHROOM

Boasting a four piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and shower attachment and shower enclosure with Mira Sport electric shower over. There is ceiling light, exposed timber beams, full tiling to the walls and floor, towel rail/radiator and obscure uPVC double glazed window.

OUTSIDE

To the front of the home twin iron gates open onto the flagged driveway, providing off street parking for 2-3 vehicles. There is a lawned garden space with perimeter walling and fencing and various plants and shrubs. Twin doors open to the garage. A superb garage providing off street parking with larger than average dimensions, there is eave storage space, central heating radiator and lighting. Beyond the garage to the front a gate leads through to the workshop area which could be amended to fit more vehicles, with the removal of a separating wall, tentatively this would make an ideal workshop, with steps leading to further garden storage space. As a whole this linear structure offers excellent versatility and is ideal for those who have a home business, this could also be amended to create further living accommodation or possibly annexed (Given necessary planning and consents). The workshop also has power and lighting, central heating radiator and uPVC double glazed window to the side, the upper store area also having a window and timber door to the rear garden. To the rear of the home, immediately from the bi-fold doors from the extension is a flagged patio seating area, steps then leads up to a lawned garden space beyond which there is a further flagged patio seating area and raised planters. In addition, there is access to the brick built bar having been converted by the current vendor, ideal reception or entertaining space with fully fitted bar, solid worktops, exposed timber beams, lighting, timber and glazed stable style door giving access and timber double glazed windows to two elevations, providing natural light and there is a stone flagged floor. An ideal entertaining space but again offers versatility for home working or potential additional living space.

ADDITIONAL INFORMATION

The EPC Rating is C-72, the council tax band is F and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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