The Farm House dates from the mid 17th Century and the present owners, Paul and Julia, were immediately charmed by the house, its history and its location in pretty Whiston village.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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A stunning conversion of a former farm building offering spacious accommodation; sympathetic to the original period resulting in a modern home offering a tremendous level of character and charm.

The property enjoys private gardens, a south facing aspect and stunning views over neighbouring countryside. Presented to an exceptional standard throughout, occupying a sought-after edge of village position and whilst being immediately semi-rural is well served by an abundance of local services and only a 10-minute drive from the M1 motorway network.
The lounge is very much a favourite room, and the old thick walls keep it warm in winter and cool in summer. Julia finds the room especially magical during the festive season. She says they decorate the wooden mantle over the big stone open fireplace with seasonal greenery. Then with a warm glow from the fire, you have created a real cottage style Dickensian Christmas. There is no better place to be on a cold winter’s day.
Ground Floor
A solid oak entrance door opens to the reception hall which offers a glimpse through to both the lounge and dining room. A staircase rises to first floor level. The lounge offers a dual aspect orientation with windows to two aspects allowing good levels of natural light whilst also commanding long distance rural views. This room has a delightful parquet floor and a feature fireplace with ornamental tiled inset. The dining room offers spacious accommodation; once again with windows to two aspects allowing good levels of natural light and displaying original beams and uprights. The kitchen has a window overlooking the garden, is presented with a quality range of fitted furniture with granite surfaces and a full complement of appliances. Access is given to the cellar, the rear hall which opens to the garden whilst the garden room / conservatory presents a delightful seating area with outstanding views over the garden and the adjoining countryside.
Whiston is a friendly village with a busy community life. The clubs and societies are centred on the village hall and there is an active sporting scene with a cricket club and the nearby golf course. Everyday needs can be found in the village, and for wider retail therapy, cultural and leisure pursuits Rotherham is a five minute drive away and vibrant Sheffield only fifteen minutes.

The beautiful South Yorkshire countryside is on the doorstep and there are many rambles to be enjoyed. The nearby Ulley Reservoir has fishing, sailing and is excellent for dog walking. The easily accessed M1 and M18 are convenient for the commuter. You can have a very satisfying lifestyle in the village.

Paul explains that prior to its time as a farmhouse, the home was the village rectory, and many people must have passed through its doors over the years. It still retains a warm and inviting ambience. Pleasing reminders of a bygone age are the dining room beams and cellar where the locals could store their perishable food in the summer months.

The kitchen is equipped for the keen cook, and there is access to the cellar. In daily use it is currently a utility room where a second fridge is kept. The original stone floor slabs maintain a constant temperature, making the cellar a great place to keep the wine rack.

The house has been a good party home and with garden to the front and rear, summer entertaining can spill out of the house. The front patio looks down the garden planted with ornamental fruit trees and soft shrubbery. Julia says that they often sit in the shade of the mature tree and again savour the view across the lawns to the fields. It is an oasis of quiet calm.

The Farmhouse is one of four properties in a very select and private courtyard with a shared entrance and courtyard and Paul enjoys the communal feeling which is there when needed.

Paul and Julia will miss the lovely cottage atmosphere of the farmhouse, and the friendly community when villagers will stop for a chat across the old garden wall. They take away many happy memories.*
A further excellent feature of The Farmhouse, is that it has lovely views from the majority of windows which look to the garden or beyond to the golf course. From the conservatory you can relax with a coffee, and take in the summer scenery or with the doors open, invite the garden in.
The bedrooms have the same outlook, and when you climb up to the sitting room on the third floor, you can see for miles: it is a peaceful and stunning view. This room has been a very happy family room which the children have enjoyed as a games room but is a very adaptable space.
First Floor
To the first floor landing a staircase rises to the second floor and access is presented to three bedrooms and the family bathroom. All bedrooms on the first floor offer double proportions; the master being dual aspect commanding outstanding rural views and boasting a three piece En-suite. The remaining south facing bedroom commands rural views whilst the west facing room once again offers a dual aspect and commands a pleasant outlook over the garden. The family bathroom is presented with a traditionally styled three-piece suite including a free-standing roll top cast iron bath.

Second Floor
The second floor presents versatile accommodation ideal for a home office or teenage suite. The reception room has windows to two elevations commanding good levels of natural light, has exposed floorboards and gives access through to the bedroom. The bedroom has generous proportions, exposed timbers into the apex of the ceiling, built-in wardrobes to the expanse of one wall and two windows both of which command impressive rural views.
Externally
The property is set within a stone wall and fenced boundary, enjoys private gardens to both the south west and south east aspects, both privately enclosed being mainly lawned with established flower, tree and shrub borders, a block paved seating terrace and paved walkways. The property has a driveway and access to a stone built single garage.
Whiston

Occupying a delightful edge of village position commanding stunning rural views and boasting one of Rotherham’s most sought after post codes. Whiston is positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 31 of the M1 motorway and the M18 at junction 33. The immediate locality provides similar styled housing however open countryside is easily accessed as are open walks and an idyllic external lifestyle.
The location is both private and convenient; central to major commercial centres whilst being only a short distance from 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 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 location close to both Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.
Additional Information
A freehold property with mains gas, water, electric and drainage.

Directions
From junction 33 of the M1 motorway follow the A630 and A631 Bawtry Road. At the cross roads turn right onto Pleasley Road and then left onto the High Street which becomes Moorhouse Lane. The property is situated on the left accessed off Moorhouse Close and Spencer Court.
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 18.08.2017
THE FARMHOUSE

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FINE & COUNTRY

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