



Rowan Tree Cottage
Joan Lane | Hooton Levitt | S66 8PH

FINE & COUNTRY

ROWAN TREE COTTAGE

A stunning four bedroom character conversion, presented to an exceptional standard throughout sympathetically restored retaining original period features.

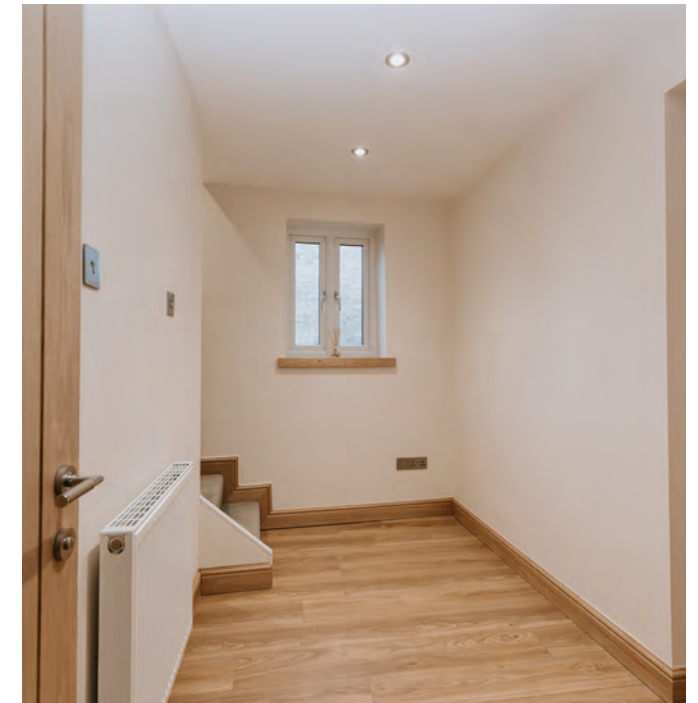


This delightful home enjoys a private tucked away position adjoining open countryside commanding breathtaking views and scenic walks on the doorstep. The property is offered to the market with immediate vacant possession, presents spacious accommodation and whilst enjoying this most idyllic of rural settings is well served by an abundance of local services and is highly commutable with both the M18 and the M1 motorway being easily accessible.



Ground Floor

A security door opens to the reception which immediately reveals the high calibre of internal finish boasting a Travertine tiled floor and solid oak window sills. The inner hallway has a staircase to first floor level, gives access to the cloaks room and opens up through to the living kitchen. An exceptionally well-proportioned living kitchen displays original exposed timbers to the ceiling, has windows to the front aspect set to stone surrounds commanding rural views. The living area offers a generous seating area and is open plan to the kitchen which is presented with a high quality range of fitted furniture with solid wooden work surfaces that incorporates a single drainer one and a half bowl pot sink with a mixer tap over and extends to a two seater breakfast bar. The room boasts a full complement of appliances and has a door opening to the front aspect. Internal oak French doors lead through to a snug / sitting room which has windows to two aspects inviting an abundance of natural light indoors and displays features including stone surrounds and solid oak sills.









Seller Insight

“Designed for all the comfort of modern life in a characterful period building, and enjoying a charming historic setting in the midst of beautiful countryside, Rowan Tree Cottage offers a merging of different worlds. “Fully restored for a contemporary lifestyle, this 4-bedroom cottage is essentially a brand-new modern home in the shell of an 18th-century barn conversion,” says the current owner, “set in a stunning semi-rural location.”

“All interior fixtures and fittings are brand new and of the highest specification,” the owner continues, “including Oak window sills, doors and floors, so the cottage is ready for its new owners to move straight in and enjoy life there. With its open plan kitchen and living area, supplemented by a separate snug / dining room, the cottage is ideal for everyday life and entertaining alike.”

The setting of Rowan Tree Cottage has much to offer, too. “Taking a large share of a quiet courtyard of half a dozen properties, the cottage is part of a friendly neighbourly community,” says the owner. “The neighbours often get together for barbecues and garden parties in the summer, making the most of the courtyard’s sunny aspect.”

“An Ancient Norman Settlement with its origins in the 18th Century, the village of Hooton Levitt takes its name from the manorial de Livet family. English Heritage property Roche Abbey is within comfortable walking distance, its ruins atmospherically set in a Capability Brown landscaped valley. Also nearby is the popular village of Wickersley, which has a number of wine bars and restaurants, and other useful amenities. All Saints’ Church, Laughton, sits on the tallest point in the region, its gorgeous spire standing on the hillside and visible for miles around. Less than half an hour away is the centre of Sheffield with its renowned hospital and university, making this the ideal property for professionals looking for an easy commute whilst living in a stunning countryside setting.”

“The peaceful courtyard to the rear is adjacent stunning greenbelt vistas, and along with the cottage itself is fabulous for parties.”

“Low maintenance and beautifully refurbished, the property offers comfortable modern living in an ancient rural location, both in its surroundings and the building itself.”

“The open plan kitchen/ living area is ideal for relaxed contemporary living, with calming views over the surrounding landscape.”

“A private road leads from the property to open fields, so you can walk straight out the back door into virtually the middle of nowhere. A great place to walk the dog and take in the scenery. It is so tranquil here, and feels extremely rural despite being just a few minutes from the major motorway networks (M1/M18/A1).”*

*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.



First Floor

The landing has a window and provides access into the loft space via a pull down ladder. The master bedroom is situated to the front aspect of the house, windows set to stone mullion surrounds commanding impressive rural views. En-suite facilities include a step-in shower, a wash hand basin with vanity drawers beneath and a low flush W.C. This room is complemented by full tiling to the walls and floor, a heated chrome towel rail and frosted effect windows set to stone sills. Bedrooms two and three are also positioned to the front aspect of the property both with windows commanding stunning views whilst the fourth bedroom is positioned to the rear with original stone window surrounds. The family bathroom offers an impressive feature to the property with a freestanding deep bath, a low flush W.C and wash hand basin which sits on an oak cabinet with drawers and cupboards beneath. The room has full tiling to the walls and floor, frosted effect windows set to stone mullion surrounds, a heated chrome towel rail and an inset display niche.















Externally

To the front aspect of the property is a forecourt beyond which is the private road that serves this small development. A garage with a parking bay to the immediate front aspect is situated to the side elevation; beyond here is a further parcel of garden land which is mainly pebbled providing additional off-road parking with a paved seating area.





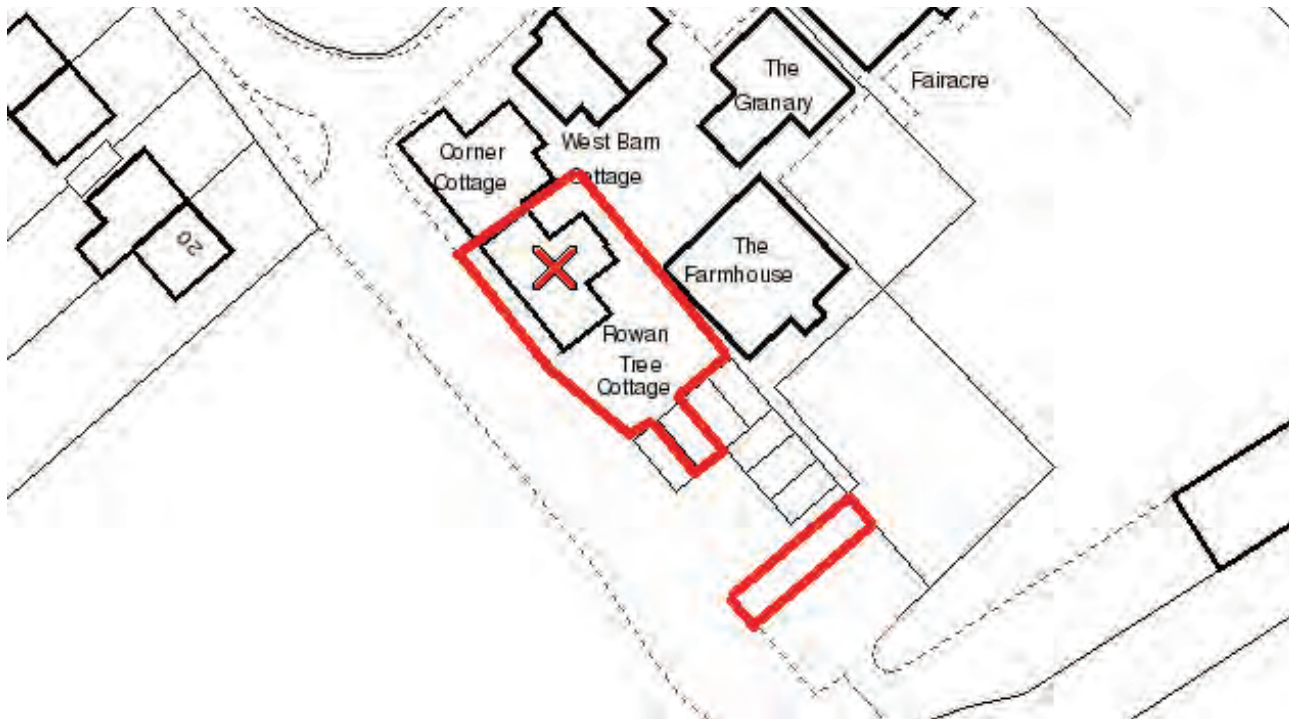
Hooton Levitt

Occupying a delightful position commanding stunning rural views and boasting one of Rotherham's most sought after post codes, Hooton Levitt 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 1. The immediate locality provides similar styled housing. 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 drive from the centre of Wickersley and associated amenities which include shops, bars and restaurants at the Tanyard. The small town of Conisborough and the famous Castle is easily accessible as 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 Doncaster, Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.

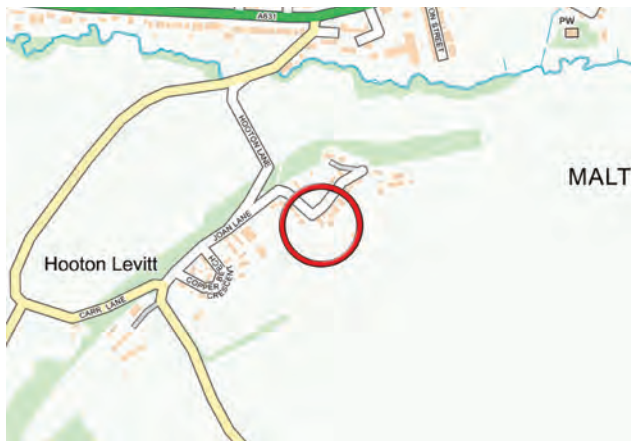


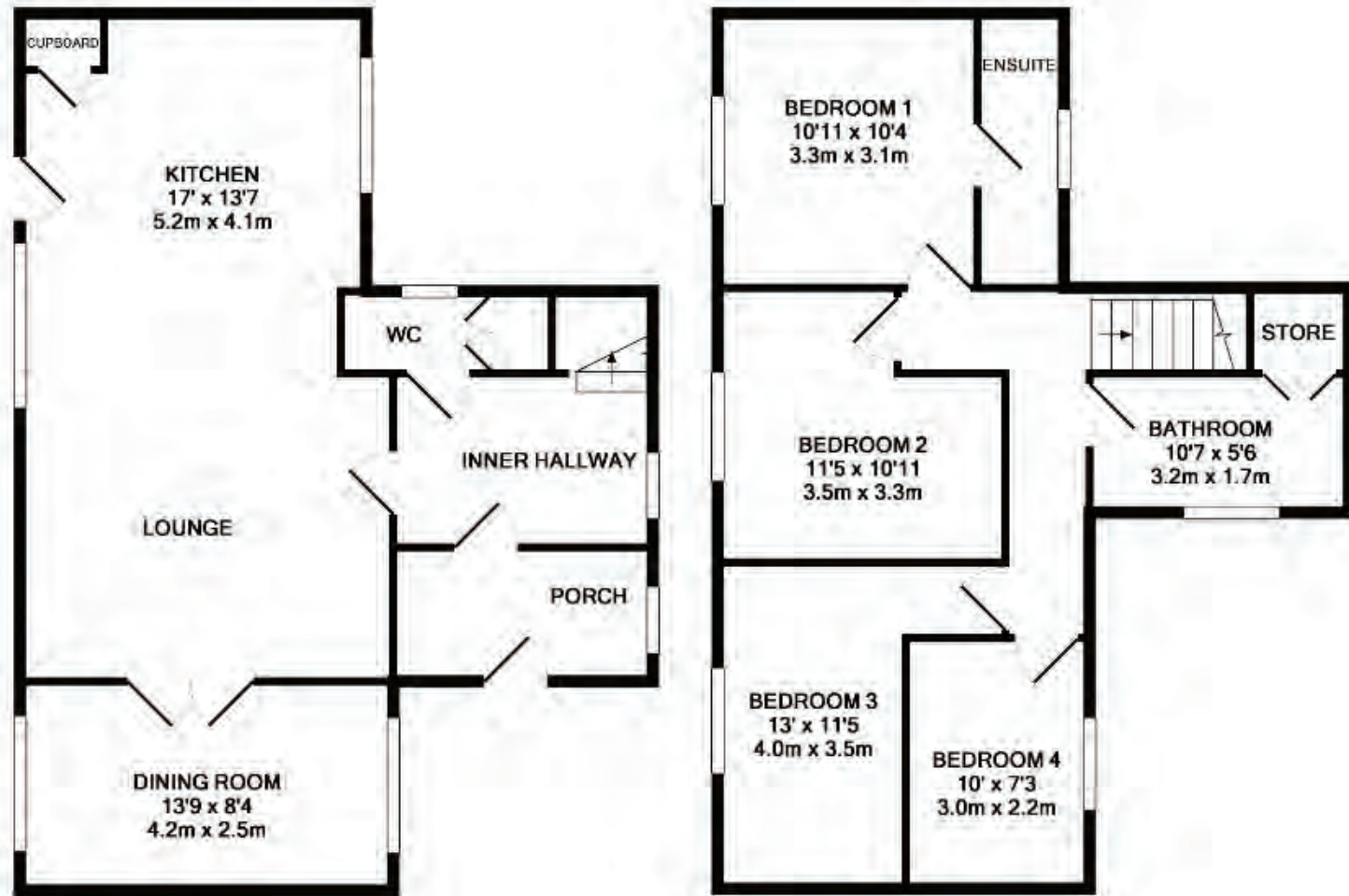
Additional Information

A freehold property with mains gas, water, electric and drainage. The property has recently had a full programme of modernisation, the kitchen and bathrooms having never been used. The property retains original features throughout including exposed timbers and stone surrounds whilst all the skirting boards, architraves and window sills are finished in solid oak.

Directions

From junction 1 of the M18 follow Bawtry Road (A631) and turn right onto Carr Lane and take a left onto Joan Lane. Follow the lane to the right and then proceed straight ahead through the stone pillars. The house is on the left.

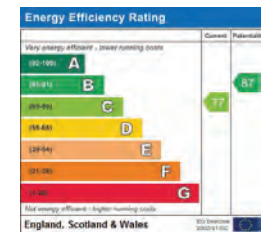




GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2019



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. Printed 08.02.2019





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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

Visit fineandcountry.com/uk/foundation

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

