



Hillside Farm, 1a Racecourse Road, Swinton, Mexborough, South Yorkshire, S64 8DW

£475,000

Standing within impressive grounds, in excess of HALF AN ACRE is this SUPERB 19th CENTURY FARMHOUSE. With added outbuildings including kennels, coach house and garage the property itself is currently a four bedroom residence with extensive gardens. There is an opportunity for development given the approval of the local planning office. An early viewing is essential to appreciate this truly unique property.

Swinton

Swinton is a suburban town within the Metropolitan Borough of Rotherham, in South Yorkshire, England on part of the west bank of the River Don. The town was once a centre for the manufacture of ceramics of international importance, and deep coal mining, glassmaking, canal barge-building and engineering. It is known as the site of the Rockingham Pottery, a world-renowned manufacturer of porcelain, although the factory closed in 1842.

Lounge 24'11" x 16'6" (7.61 x 5.03)

Dual aspect with views over the garden.

Dining Room 15'3" x 14'2" (4.67 x 4.33)

Dual aspect reception room.

Kitchen 11'5" x 10'10" (3.49 x 3.32)

with range of base and wall units

Downstairs Bathroom

Hosting four piece suite.

Master Bedroom 15'5" x 10'1" (4.71 x 3.09)

Dual aspect master bedroom

Bedroom Two 12'0" x 12'1" (3.67 x 3.69)

Double Bedroom

Bedroom Three 10'8" x 9'4" (3.26 x 2.85)

Double bedroom

Bedroom Four 12'1" x 7'4" (3.69 x 2.24)

Separate WC

Low Flush WC

Coach House

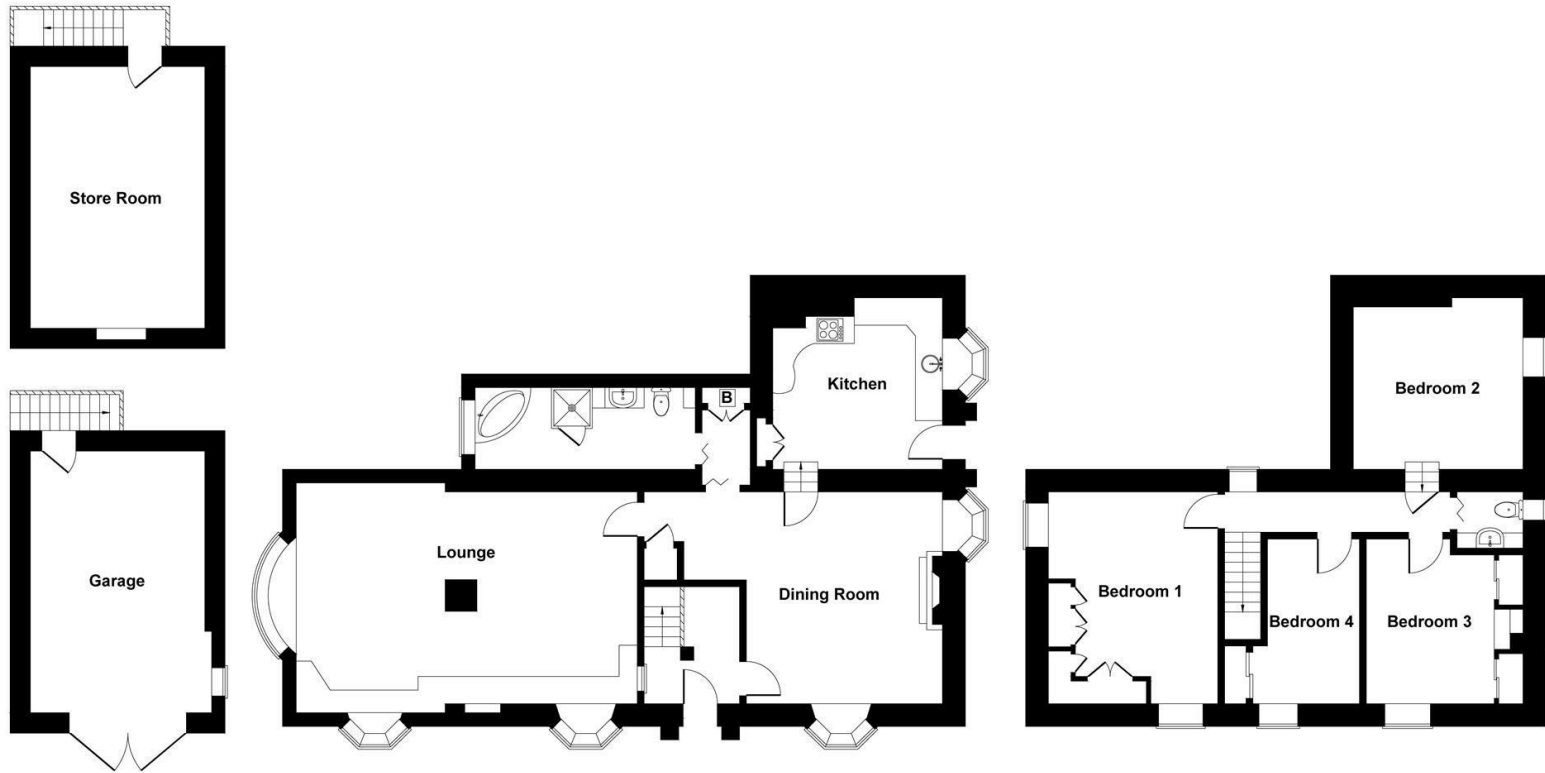
Large Coach House, hosting power and lighting, with an upstairs for additional storage.

Garage

External

The property is sat in grounds of what we believe to be in excess of half an acre. Mainly laid to lawn with mature trees and well stocked borders.

Floor Plan

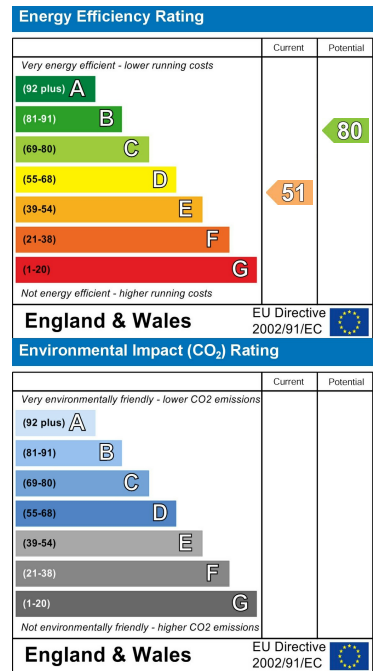


Plan for reference only to location of rooms and property layout.
For detailed measurements, please refer to the property's sales particulars.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham, Barnsley, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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