



£400,000 Guide Price

Barbot Farm Mews, Car Hill, Rotherham

Barn Conversion | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Stunning Extended Detached Barn Conversion
- Three Bedrooms
- Master Bedroom with Ensuite
- Spectacular Open Plan Family Room
- A Stylish Extended Breakfast Kitchen/ Diner
- Stunning Family Bathroom
- Additional Looility
- Ample Off-Road Parking
- Fabulous Views Over Neighbouring Villages
- NO ONWARD CHAINSimply MUST BE VIEWED!

Property Description

GUIDE PRICE £400,000 to £420,000

A STUNNING BARN CONVERSION WITH EXEMPLARY VIEWS...FINISHED TO THE HIGHEST OF STANDARDS, ON BARBOT FARM MEWS...!

Uflit are more than delighted to welcome to the market this exceptionally appointed three bedroom extended detached barn conversion.

Main Particulars

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Uflit are more than delighted to welcome to the market this exceptionally appointed three bedroom extended detached barn conversion. Understood to date back to the 18th century and crediting the builder for the high standard of renovation throughout, offering spacious and modern living whilst capturing period features. Rarely do properties of such standard come to the market offering a semi rural setting whilst close to local amenities and excellent transport links, in the heart of this ever sought-after location with exemplary views over neighbouring villages. Briefly comprising of a grand entrance with large modern open plan lounge, dining area and breakfast kitchen with a separate looility, galleried landing, three ample size bedrooms, master with ensuite and a stylish family bathroom. To the front of the property is potential for a driveway and a blank canvass for a fabulous landscaped garden to admire the views and to the rear further designated parking. This outstanding property really does deserve a viewing to appreciate its grandeur! DON'T DELAY...CALL UFLIT TODAY 01709 912730

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Breakfast kitchen w: 9.5m x l: 3m (w: 31' 2" x l: 9' 10")

Entering through a glazed solid oak door to a truly stunning kitchen tastefully adopting the extension with a large range of wall and base units with complimentary worksurface areas, counter top resin sink and designer tap. Fully integrated appliances to include a built-in eye level oven with microwave above, five ring electric hob with black glass back panel and designer extractor fan, fridge freezer and dishwasher. Beautiful laminate flooring seamlessly flows through to the dining area/snug, two rear facing windows illuminate, whilst beautiful glazed panelled French doors give further access to the rear garden and a solid wood door accessing the downstairs wc. A fabulous vaulted ceiling with three Velux windows further illuminates along with an abundance of mood lighting and two openings channel through the solid stone walls allowing the open aspect to flow throughout.

Open Plan Living Area w: 12m x l: 4.6m (w: 39' 4" x l: 15' 1")

An outstanding principal spacious reception room where a fabulous log burner catches the eye sat on a stone bed with brick facade, exposed beams retain the character whilst an open solid oak spindled staircase gives access to the galleried landing. Five windows illuminate, two with recess seating and bespoke storage whilst an abundance of spot lighting creates the mood.

Looility

w: 1.6m x l: 1.9m (w: 5' 3" x l: 6' 3")

A fabulous addition to the property with a continuation of the laminate flooring. Further base units with complimentary work surface areas, a counter top stainless steel bowl sink matching upstands and an integrated washing machine, low level wc, radiator, spot lighting and a window.

FIRST FLOOR:

Landing

A galleried staircase with solid wood spindles providing a parapet to the landing and in turn an attractive feature to this property with exposed beams, feature windows admire the views, radiator, spot lighting and solid wood doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.7m x l: 4.6m (w: 12' 2" x l: 15' 1")

The master bedroom features dual aspect windows, a radiator, spot lighting and a solid wood door leading to the ensuite.

Ensuite w: 1.6m x l: 1.7m (w: 5' 3" x l: 5' 7")

A beautifully presented ensuite with a walk-in shower, low level wc and a corner vanity wash hand basin. Fully tiled walls, tiled flooring and spot lighting.

Bedroom 2 w: 4.2m x l: 4.6m (w: 13' 9" x l: 15' 1")

A quirky further double bedroom with two windows, radiator and spot lighting. Sizes to maximum measurements.

Bedroom 3 w: 2.4m x l: 2.8m (w: 7' 10" x l: 9' 2")

An ample sized third bedroom with a window, radiator and spot lighting.

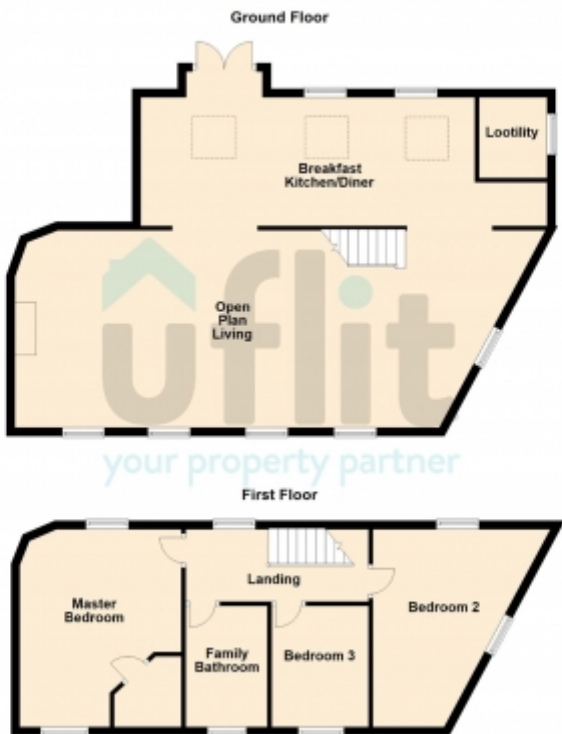
Family Bathroom w: 1.8m x l: 2.8m (w: 5' 11" x l: 9' 2")

A beautifully presented bathroom comprising of a panelled bath with overhead double shower and screen, low level wc and a floating wash hand basin. Fully tiled with complimentary flooring, radiator, spot lighting and a window.

Outside

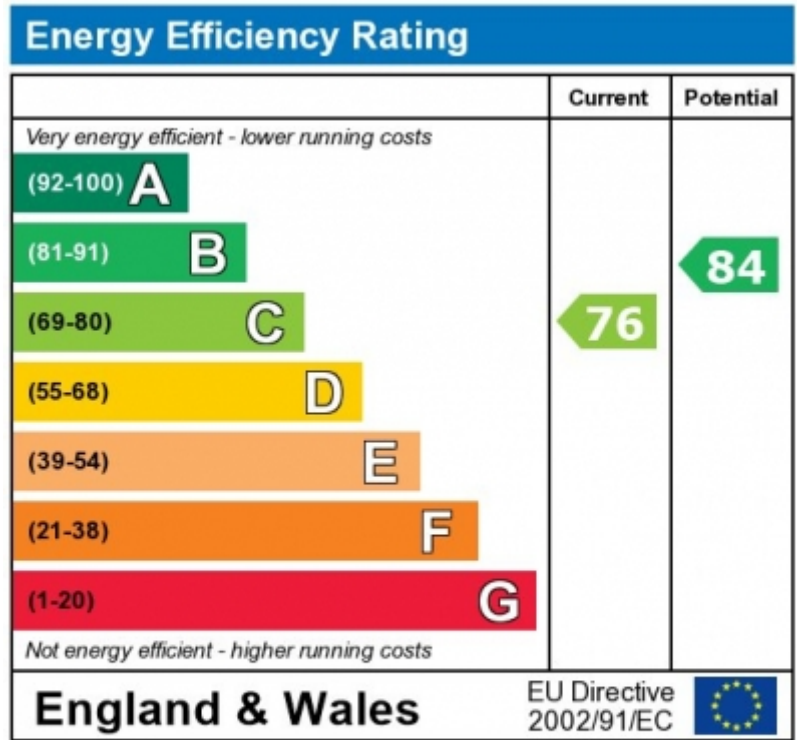
A beautiful wall wraps around the property with an opening creating off road parking. A blank canvas awaits your vision to create a fabulous landscaped family garden to admire the breathtaking views, to the side ample storage and to the rear further designated parking. In all a fabulous semi rural setting in its own little friendly community with spectacular views.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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. Copyright © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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