



2B Hesley Bar, Thorpe Hesley, Rotherham, South Yorkshire, S61 2PW

Asking Price £825,000

This unique detached family home set within this private location, with a SELF CONTAINED annexe suitable for multi generational living.

Set within this sought after location of Thorpe Hesley and within minutes drive of the M1 motorway network, this would be an ideal family purchase having great transport links to commute.

Entrance Hall



Through composite door, with tiled flooring and a radiator.

Ground Floor Shower Room

Having a three piece suite comprising of a shower cubicle, hand wash basin and low flush w.c.

Having a separate access into the annexe.

Utility Room 18'3" x 8'7" (5.57 x 2.62)



Having a range of wall and base units with worktops, a space for washing machine and dryer, tiled to splash back areas, tiled flooring and a radiator. With a door leading to the rear garden.

Open Plan Kitchen/diner 26'0" x 20'2" (7.94 x 6.16)



Being fitted with a modern kitchen with built in appliances and work surfaces. . With a central island with inset gas hob and storage. There is a good sized dining area which is currently a dining table which transforms into a snooker table.

Lounge 33'6" x 20'2" (10.23 x 6.16)



Having a front facing lounge via double doors from the dining room and providing access into the bar. Having a modern fireplace with inset fire, suspended ceiling and lighting.

Bar 10'1" x 7'3" (3.08 x 2.22)

Accessed from the lounge a fully equipped bar.

First Floor Landing

Having a galleried landing providing access:

Bedroom One 20'2" x 19'1" (6.16 x 5.83)

Overlooking the front of the property, Feature Bi folding doors opening onto a small balcony with external spiral staircase.

En Suite Bathroom 11'6" x 9'1" (3.53 x 2.77)

Having a four piece bathroom suite, comprising of a walk in shower, bath, low flush w.c, vanity wash hand basin, ceramic tiling and a heated towel rail.

Walk in Wardrobe

Fitted with shelves and hanging space.

Bedroom Two 20'2" x 17'0" (6.16 x 5.19)

Rear facing double bedroom with a radiator.

Bedroom Three 18'8" x 18'8" (5.71 x 5.69)

Rear facing double bedroom with a radiator.

Family Bathroom 15'5" x 11'10" (4.72 x 3.61)



Having a four piece suite in white with walk in shower, bath, low flush w.c, twin wash hand basin, ceramic tiling and hand wash basin.

Self Contained Annexe



Having a one bedroom self contained residence with its own entrance or it can be accessed via the main residence. The ground floor comprises of a kitchen, dining area and a lounge. To the first floor is a bedroom with a walk in wardrobe and a bathroom.

Outside



The property is set within this secluded area, leading from a long gated driveway leading to the property, gardens and outbuildings. There is a patio area featuring a wood fired oven, bar and hot tub. There a good sized gardens mainly laid to lawn and ample parking. There is also detached outbuildings currently used as a studio, workshops and storage.

Material Information

Tenure Freehold

Council Tax F.

Epc Rating C.

Floor Plan

GROUND FLOOR
2297 sq.ft. (213.4 sq.m.) approx.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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