



Cortworth Cottage, 12 Cortworth Lane, Wentworth, Rotherham, S62 7SB

£2,500 Per Calendar Month

****Available Now**** is this characteristic, extensive Georgian, 6 bedroom, 3 reception room and 4 bathroom, detached house with original features showcasing the beauty of this property, situated on immense grounds which offer various elevation views over open countryside. Located just over a mile east of Wentworth Village, a sought after area, where properties of this stature rarely come to the market. All bedrooms are of double size, two including en-suites and a further two with built in storage and each reception room brings a multitude of uses and makes the house perfect for a multi-generational family as it has the potential to have separate living arrangements, while coming together for family nights in!

Contact Merryweathers for further details on this one of a kind property or to arrange your viewing!

Entrance Hallway

Featuring original floor tiles and stairs rising to first floor. The downstairs WC can be accessed through the hall.

Sitting Room 24'8" x 13'8" (7.52 x 4.17)

Is a spacious, reception room with ample natural lighting, feature wood burner with surround and three radiators.

Dining Room 14'3" x 15'8" (4.36 x 4.80)

A second large, reception room, neutrally decorated featuring a fireplace and surround. The dining room could also be utilised as a second, smaller sitting room or even a downstairs bedroom for accessibility.

Kitchen 12'9" x 15'1" (3.90 x 4.60)

This modern, cottage look kitchen overlooks the rear courtyard and includes a range of base and wall units, while still offering space for a dining table and chairs! There is an opening for a freestanding electric oven and washing machine to be fitted.

Utility 8'9" x 14'5" (2.67 x 4.40)

Including a range of base, modern units with access to the pantry for extra storage, located off the kitchen, for easy access while cooking.

Office 10'2" x 8'3" (3.12 x 2.52)

Through room between the Snug and Utility, which could be utilised as an office space, cloakroom, extension of the utility or even a dining room for separate multi-generational living. The rear stairs can also be located through the office.

Snug 12'5" x 15'7" (3.80 x 4.75)

Decorated neutrally including a feature fireplace with surround and built in shelving with storage underneath. This room has plenty of opportunity and could be used as an office or bedroom!

Bedroom One 14'7" x 15'6" (4.46 x 4.74)

Has front elevation windows with three piece en-suite comprising of:- wash basin, WC and bath with mixer shower over and glass shower screen.

Bedroom Two 14'1" x 13'8" (4.31 x 4.17)

A double bedroom with built in storage and radiator.

Bedroom Three 12'0" x 13'8" (3.68 x 4.17)

Another double bedroom with built in storage.

Bedroom Four 11'1" x 11'4" (3.40 x 3.46)

With a feature, open fire and surround for this good sized, double bedroom.

Bedroom Five 10'5" x 12'9" (3.20 x 3.90)

Bedroom Six 12'1" x 14'0" (3.70 x 4.27)

Also including a three piece en-suite of wash basin, WC and standing shower unit with electric shower.

Family Bathroom

Consisting of a four piece, white suite:- wash basin, standing shower unit with electric shower, separate bath with mixer shower above and glass shower screen and WC.

External

Private driveway off the B6090 provides access to the set back house, a courtyard is located to the right hand side of the drive, where there are multiple outbuildings, double garage and further parking. The grounds surrounding the house is of immense size, wrapping around the entire property. Located within the gardens is a listed summerhouse, a quaint, cosy garden house for a quiet place for hobbies or reading!

Tenancy Information

Rent: £2,500.00

Deposit: £2,884.00

Holding Deposit: £576.92

EPC Rating: E

Council Tax Band: G

Property Type: Detached Cottage

Tenure: Freehold

Parking Type: Private Driveway

Restrictions: Not suitable for horses or any other livestock

Construction Type: Brick

Heating Type: Oil-fired Combi-boiler Heating

Water Supply: Mains

Sewage: Septic Tank

Gas Type: NO GAS

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Ground Floor



First Floor

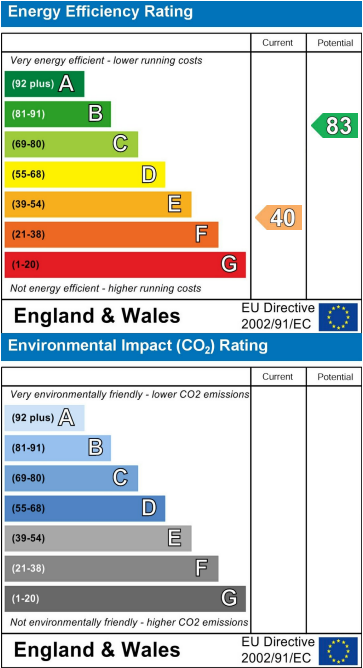
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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