

Ground Floor
105 sq m/1130.21 sq ft
Approx.

Bedroom 3
5.85m x 2.35m
19'2" x 7'7"

Bedroom 2
5.45m x 2.35m
18'0" x 7'7"

Bedroom 1
5.45m x 2.35m
18'0" x 7'7"

Lounge
5.75m x 5.45m
18'10" x 17'9"

Dining Room
4.35m x 3.80m
14'3" x 12'6"

Kitchen
4.35m x 2.35m
14'3" x 7'7"

Shower Room
2.35m x 1.72m
7'7" x 5'7"

Hall

Entrance Hall

Up

Down

Breakfast Room
4.45m x 2.60m
14'6" x 8'6"

First Floor
84 sq m/904.16 sq ft
Approx.

Bedroom 3
5.85m x 2.35m
19'2" x 7'7"

Bedroom 2
5.45m x 2.35m
18'0" x 7'7"

Bedroom 1
5.45m x 2.35m
18'0" x 7'7"

Lounge
5.75m x 5.45m
18'10" x 17'9"

Dining Room
4.35m x 3.80m
14'3" x 12'6"

Kitchen
4.35m x 2.35m
14'3" x 7'7"

Shower Room
2.35m x 1.72m
7'7" x 5'7"

Hall

Entrance Hall

Up

Down

Breakfast Room
4.45m x 2.60m
14'6" x 8'6"

Outbuilding
30 sq m/322.91 sq ft
Approx.

Double Garage
7.20m x 3.70m
23'6" x 12'2"



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025

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, Morthen Hall Lane, Rotherham, S66 9JL

Guide Price £250,000

Haven Cottage, Morthen Hall Lane,
Morthen, Rotherham, S66 9JL

Auction Details

The sale of this property will take place on the stated date by way of Online auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.8% inc. VAT of the purchase price (subject to a minimum of £2,400 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

- The sale of this property will take place on the 13th October 2026 by way of Online auction and is being sold under the Unconditional sale type.
- Binding contracts will be exchanged at the point of sale.
- Three double bedroom semi detached stone cottage
- In need of comprehensive scheme of repair
- Offering an ideal project for builders, investors and experienced renovators
- Idyllic semi-rural setting surrounded by open countryside and close to Wickersley
- Detached double garage and former landscaped gardens

