



## Grange Farm Droppingwell Road

Kimberworth, Rotherham, S61 2RB

Offers In The Region Of

£1,000,000



# Grange Farm Droppingwell Road



## Description

Set within two and a half acres of landscaped gardens and mature woodland, Grange Farm is an exceptional residence combining character with modern luxury. Once an original farmhouse, it has been meticulously rebuilt to offer elegant, spacious living with outstanding craftsmanship throughout. Approached by a sweeping driveway, the stone façade and ivy-clad exterior set a tone of understated grandeur. Inside, the home features a welcoming hall, refined lounge with a stone fireplace, private study, and a stunning open-plan kitchen, breakfast, and living area — the true heart of the home. The ground floor also includes a formal dining room, utility, and cloakroom. Upstairs, five beautifully styled bedrooms include a magnificent principal suite with dressing room, en suite, and private sauna.

Beyond the main house lies a substantial detached stone-built garage with an upper-level leisure suite featuring a bar and snooker table — easily adaptable as an annex or studio. The grounds include terraces, lawns, and extensive woodland, offering privacy and development potential. Conveniently located near Sheffield, Rotherham, and

- Set within 2.5 acres of private landscaped gardens and mature woodland.
- Stunning open-plan kitchen and living area ideal for family life and entertaining.
- Detached stone-built garage with upper leisure suite/bar and conversion potential.
- Rebuilt historic farmhouse blending period charm with contemporary luxury.
- Five spacious bedrooms including a principal suite with dressing room, en suite, and sauna.
- Peaceful rural setting near Sheffield, Rotherham, M1 & M18 — offered with no onward chain.





## Floor Plan

Ground Floor  
177 sq m/1905.21 sq ft  
Approx.

First Floor  
174 sq m/1872.92 sq ft  
Approx.

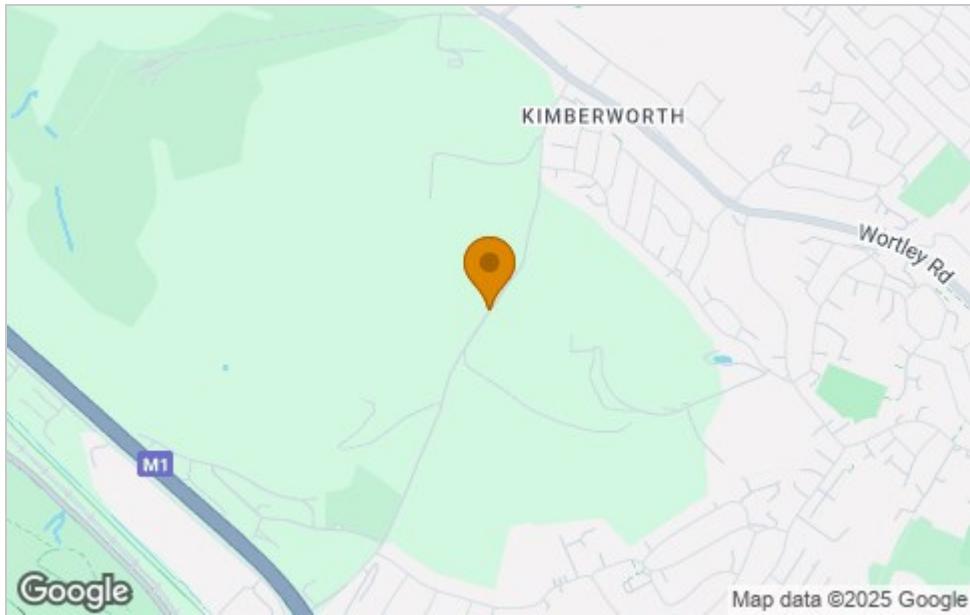
Outbuildings  
131 sq m/1410.07 sq ft  
Approx.



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.

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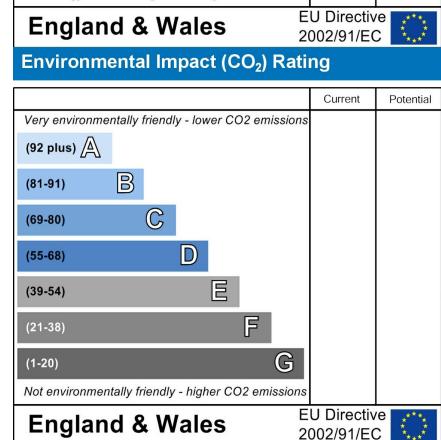
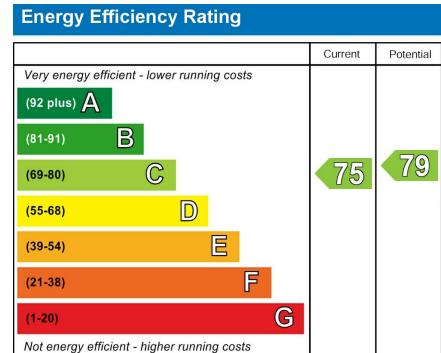
## Area Map



## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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