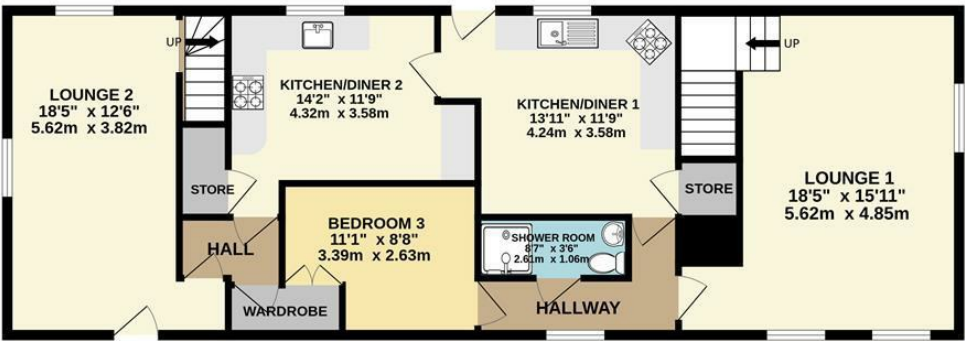
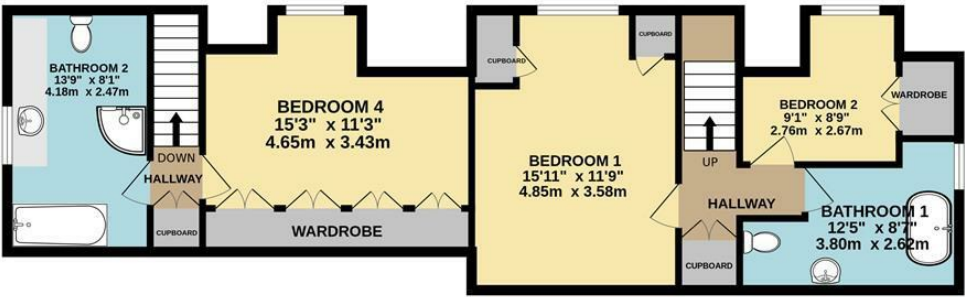


GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Barn, Brampton Road, Rotherham, S66
9AT

Offers In The Region Of £340,000

The Barn Brampton Road, Brampton-En-Le-Morthen, Rotherham, S66 9AT

Description
We are delighted to present this rare opportunity to acquire a stunning stone-built conversion, offered with no onward chain and perfectly designed for multigenerational living. This thoughtfully crafted property includes a self-contained annexe, making it an ideal choice for families seeking a flexible living arrangement that allows for both independence and togetherness. Situated in the charming and historic village of Brampton en le Morthen, this home enjoys a peaceful setting while offering excellent connectivity to surrounding towns and cities.

The main house features a farmhouse-style kitchen fitted with a range of shaker-style base and wall units, complemented by a Belfast sink set into the worktop. There is space for an electric oven, a fridge/freezer, and plumbing for a washing machine. A rear door provides access to the courtyard, and a connecting door links the kitchen to the annexe. The spacious lounge boasts front and side aspect double-glazed windows, a dual-fuel stove, two central heating radiators, and elegant wooden flooring, creating a warm and inviting atmosphere. The versatile reception room, which could also serve as a downstairs bedroom, includes laminate flooring, a front-facing double-glazed window, and a central heating radiator. A ground-floor shower room adds convenience, featuring a low-flush WC, a vanity hand basin set into a base unit, an electric shower, and half-tiled walls.

Upstairs, the landing includes a built-in storage cupboard. The main bedroom offers ample space, with a double-glazed dormer window to the rear elevation, built-in storage cupboards, and a central heating radiator. The second bedroom also features a rear-facing dormer window, built-in storage, and a central heating radiator. The family bathroom is a standout feature, showcasing a Victorian-style bath, a pedestal hand wash basin, a low-flush WC, and exposed ceiling beams, all complemented by tiled flooring.

The attached annexe provides a self-contained living space, ideal for maintaining independence. Its kitchen is fitted with shaker-style units, a Belfast sink, space for an electric cooker and fridge/freezer, plumbing for a washing machine, and a useful storage pantry, with a rear exit door leading to the courtyard. The annexe lounge is bright and spacious, with rear and side-facing double-glazed windows and a central heating radiator. The bedroom features built-in cupboards, a central heating radiator, and a dormer window, providing comfort and practicality. The annexe bathroom includes a panelled bath, a shower enclosure with an electric shower, a vanity hand basin set into base units, a low-flush WC, a central heating radiator, and a Velux window.

Externally, the property is accessed via electronic gates leading to a shared driveway. The good-sized rear courtyard offers ample parking space and room for garden furniture, making it perfect for outdoor dining or relaxation. A timber shed is included in the sale, along with an outside cold water supply.

This property presents a unique opportunity to acquire a versatile home with endless potential. Whether retaining the current layout for dual living or developing it into a single larger residence, this charming property is perfectly suited for families looking to share a home while maintaining their independence. Don't miss out on this exceptional offering – contact us today to arrange your viewing and secure this beautiful property.

- Charming stone-built conversion with a self-contained annexe for multigenerational living.
- Main house features a farmhouse-style kitchen, spacious lounge, versatile reception room, and upstairs bedrooms.
- Annexe offers independent living with its own kitchen, lounge, bedroom, and modern bathroom.
- Outdoor space includes a gated driveway, a large courtyard for parking and entertaining, and a timber shed.
- Prime location in Brampton en le Morthen, combining rural charm with convenient transport links to nearby towns.
- Endless potential to maintain as dual living spaces or adapt into a single larger family home.

