



# The Old Rectory, Doncaster Road

Rotherham, S65 4NS

## Description

Guide Price £1,000,000 - £1,100,000

'The Old Rectory' is very much a one off. The property is large, with 5162 square feet of accommodation, but not too large to be intimidated by. It has a homely feel and is complemented by its excellent position, in the North East corner of Rotherham, very close to the highly regarded Rotherham Golf Club and the beautiful surrounding countryside. The property is situated on a generous plot of approximately 1.3 acres, well back from the road, with grounds including a paddock style plot on the long driveway/approach with more formal gardens found outside the house to the front and at the side. The views from the property (especially on the first floor) are also quite lovely. Fields and Moorland frame the outlook towards the distant steel works that provide a nod to the areas industrial roots and a pleasant contrast to the vibrant gardens. On the other side of the house, the period architecture of St Leonards provides a relaxing feel when approaching the Rectory from the road. The property itself has been lovingly



- Ten good bedrooms to utilise in a number of ways, currently including a first floor parlour and separate home office.
- Large, open plan dining kitchen featuring a bespoke kitchen by Brookmans and providing the perfect heart of this home.
- Pretty formal gardens to the front and side, enjoying a south facing aspect. Further paddock/gardens to the front of the house, running adjacent to the long, gated driveway from the main road.
- Three bathrooms, two of which are ensuite and two separate W.C's (one on the ground floor).
- Wide and welcoming reception hall that, a great first impression to this home.
- Long driveway from the road, plenty of off road parking and a detached double garage.
- Library, formal dining room, large drawing room, morning room and garden room all providing plenty of reception space to this fine residence.
- Utility room/scullery and a separate ground floor W.C.
- Gas central heating and majority, hardwood double glazed sash windows, combine to create an EPC rating of D55 and Council Tax Band F.



restored by the current custodian. With a comprehensive scheme of modernisation which has included the installation of timber double glazing, replastering throughout, new heating and wiring, redecorating both on the inside and out, reintroducing a first floor over the kitchen to provide additional accommodation and installing modern fittings to sympathetically enhance the original period fixtures. With a bespoke, Brookmans kitchen also being installed in the large, family friendly dining kitchen and helping to create a timeless feel and the perfect setting for meals and entertaining. The property also offers huge potential for further development, the grounds/paddock at the front of the property, fronting onto Doncaster Road, offer obvious potential as a building plot (subject to regs) and it is suggested that due to the length of the drive and the property's orientation, any development on this site would barely affect the occupants of The Rectory and could be quite lucrative if done right. The property (which isn't listed) would also lend itself to commercial use subject to planning. Available with no onward chain.

#### Important Information

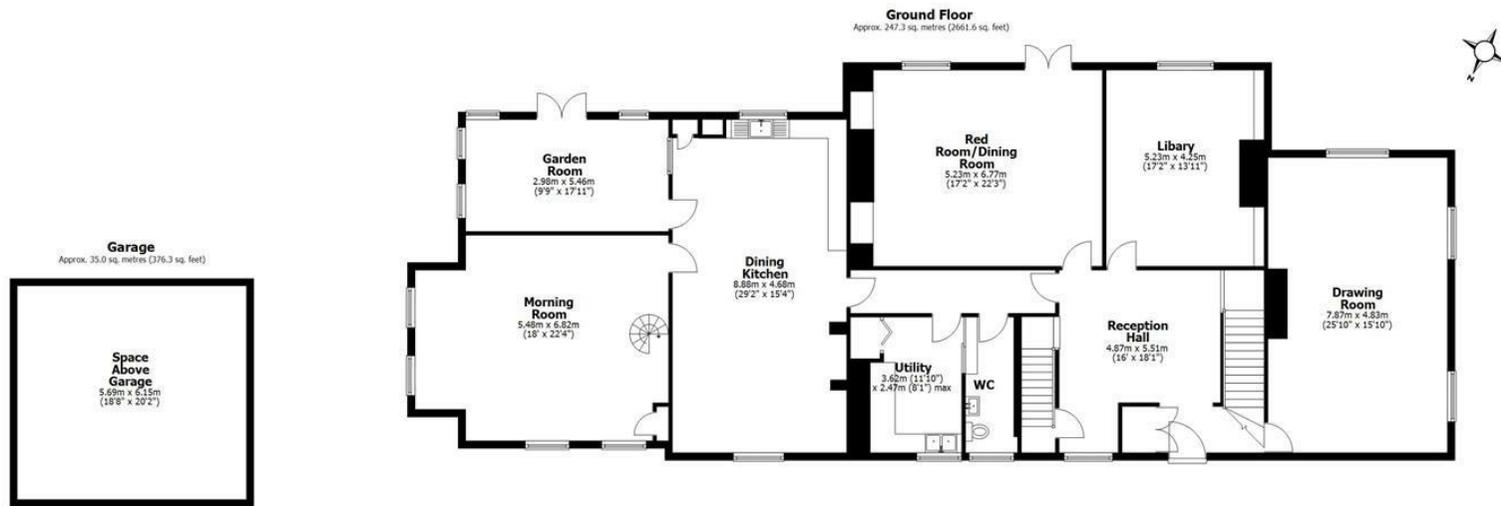
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.





EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



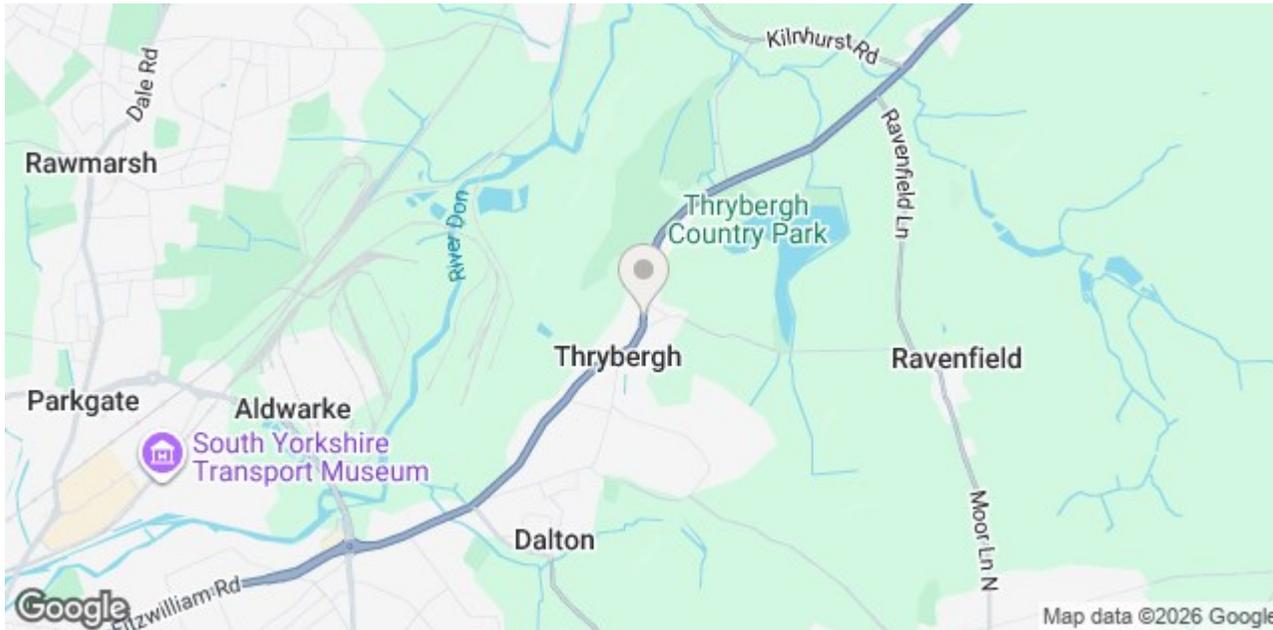


Total area: approx. 581.0 sq. metres (6253.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**The Old Rectory**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.