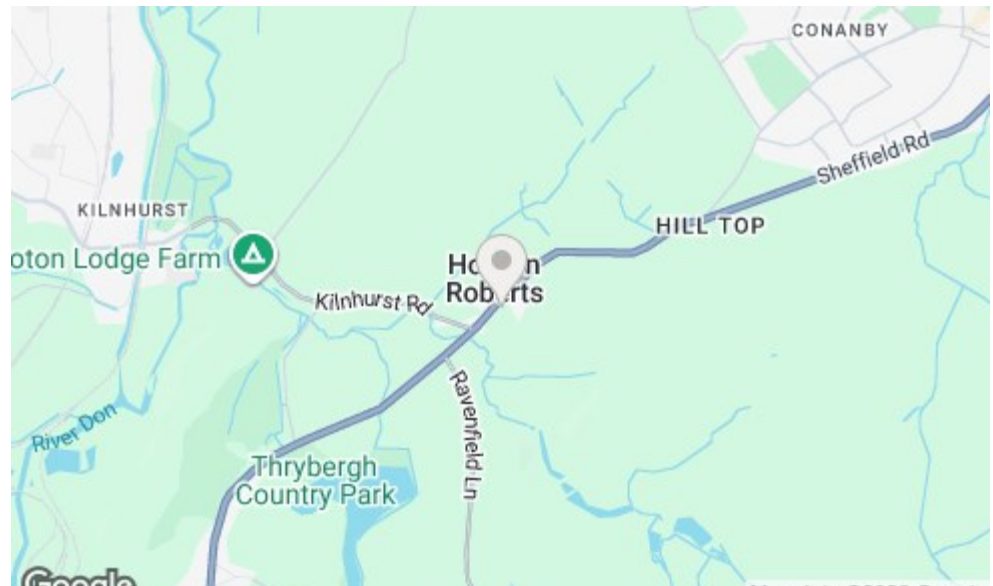




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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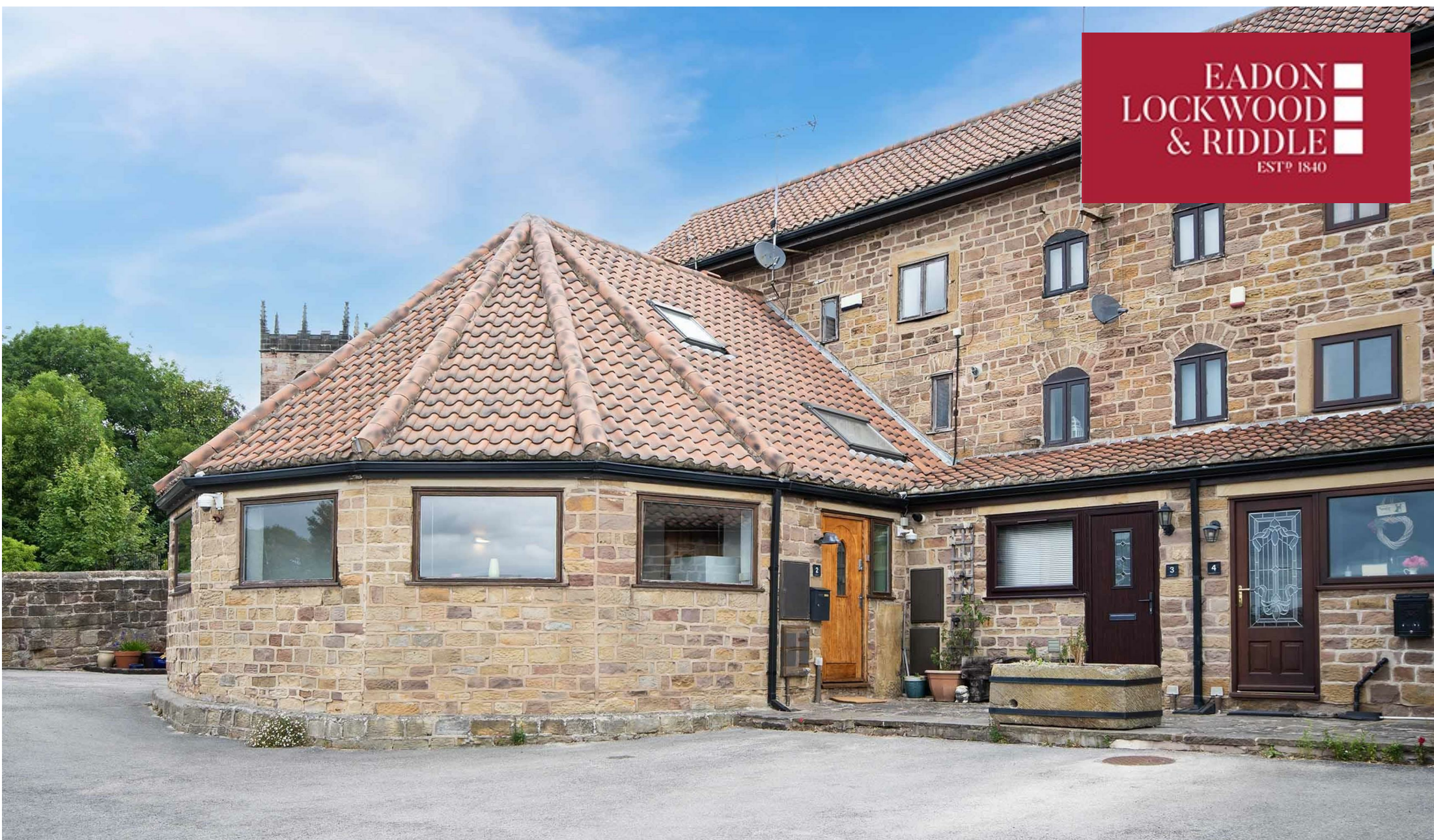
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2, Holly Barn Fold, Rotherham, S65 4PL

Offers In The Region Of £350,000



## 2 Holly Barn Fold, Hooton Roberts, Rotherham, S65 4PL

**Description**  
Located in the heart of the highly sought-after village of Hooton Roberts, this beautiful Grade II Listed stone-built barn conversion is a rare opportunity to acquire a home rich in character, charm and history. Enjoying stunning far-reaching countryside views and offered to the market with no onward chain, the property provides deceptively spacious accommodation arranged over three floors, perfectly blending period features with modern-day comforts.

Stepping inside, the wealth of original character is immediately evident, with exposed beams, traditional features and an abundance of charm throughout. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, offering excellent storage and workspace, whilst the impressive range cooker creates the perfect focal point for those who enjoy cooking and entertaining.

To the front of the property is a versatile reception room which could be utilised as a formal dining room, cosy sitting room or home office, depending on individual requirements. To the rear, the spacious lounge is a truly inviting room, featuring exposed beams and French doors which open directly onto the private rear garden, allowing natural light to flood the space whilst creating a wonderful connection with the outdoors. The ground floor also benefits from a convenient WC.

The first floor hosts a generous principal bedroom together with a beautifully presented family bathroom, complete with a freestanding bath, creating a luxurious space to unwind. A separate shower room on the same floor adds further practicality for family living. The second floor offers two further well-proportioned bedrooms, both enjoying the character expected from a property of this age and making ideal bedrooms, guest accommodation or work-from-home spaces.

Outside, the property benefits from a single garage and allocated parking space to the front. To the rear is a delightful enclosed garden, bordered by mature trees which provide an excellent degree of privacy and create a peaceful setting in which to relax..

Hooton Roberts is an idyllic and highly desirable village, renowned for its picturesque surroundings and welcoming community. Despite its tranquil rural setting, the village offers excellent accessibility to both Rotherham and Doncaster, whilst local amenities include a popular country pub and restaurant, a garden centre and an abundance of scenic countryside walks quite literally on the doorstep.

Properties of this nature are seldom available, and with its generous accommodation, abundance of original features, stunning views and no onward chain, this charming cottage offers far more space than first meets the eye. Only by viewing internally can the true character, versatility and appeal of this exceptional home be fully appreciated. Contact ELR today to arrange your viewing.

- ELR Premium sale - Buyers fee of £595 including VAT apply
- Beautiful Grade II Listed three-bedroom stone-built barn conversion arranged over three spacious floors
- Enjoying stunning far-reaching countryside views in the highly desirable village of Hooton Roberts
- Spacious rear-facing lounge featuring exposed beams and French doors opening onto the enclosed rear garden
- Well-appointed kitchen fitted with an abundance of wall and base units and a traditional range cooker
- Versatile front reception room ideal as a dining room, sitting room or home office
- Three well-proportioned bedrooms, complemented by a stunning family bathroom and separate shower room
- Offered for sale with no onward chain, boasting a wealth of original character and charm that can only be fully appreciated by an internal inspection
- Freehold / Council Tax Band

