



High Street

Wath-upon-Dearne, S63 7QD

Offers In The Region Of £165,000



- TWO BEDROOM COTTAGE
- ORIGINAL CHARACTER FEATURES
- POPULAR LOCATION
- EPC RATING: D

- 18TH CENTURY BUILDING
- FARMHOUSE KITCHEN
- GARAGE
- COUNCIL TAX BAND: C

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Nestled in the charming village of Wath-upon-Deerne, this Grade II listed cottage presents a unique opportunity for those seeking a blend of historical character and modern convenience. Located on the bustling High Street, the property is conveniently close to the town centre and a variety of local amenities, making it an ideal choice for families.

This delightful cottage features two well-proportioned bedrooms, including two spacious double rooms and an inviting attic room that offers versatility for use as a study, playroom, or guest accommodation. The property is rich in original features, showcasing the craftsmanship and charm that comes with a historic home.

The generous living spaces are perfect for family gatherings or entertaining friends, while the characterful details throughout the property create a warm and welcoming atmosphere. The cottage's location not only provides easy access to local shops and services but also offers a sense of community that is often sought after in family living.

This property is a true gem, and viewing is highly recommended to fully appreciate the calibre of home on offer. Whether you are a growing family or simply seeking a characterful residence, this cottage is sure to meet your needs and exceed your expectations.

KITCHEN DINING ROOM

As you step inside, you will be greeted by a spacious and well-appointed kitchen, featuring a range of wall and base units complemented by stylish roll-edged work surfaces. The kitchen is equipped with a range cooker, which is included in the sale, and a chimney-style stainless steel and glass extractor. Integrated appliances, such as a fridge, dishwasher, and washing machine, ensure that this space is both functional and efficient. The one and a half bowl single drainer sink unit with a mixer tap adds a touch of practicality to this lovely area. The cottage retains its original charm with oak beams adorning the ceiling, beautifully paired with modern LED downlights that create a warm ambiance. The horizontal column radiator adds a contemporary touch while ensuring comfort throughout the seasons. The inviting brick fireplace, complete with an oak mantle and an electric 'multi-fuel style' fire, serves as a focal point in the living area, perfect for cosy evenings in. Additionally, the property features a hardwood glazed and panelled doorway that leads to the rear garden, providing a seamless connection between indoor and outdoor living. A doorway to the cellars offers extra storage space, enhancing the practicality of this charming home.

INNER HALL

Carpeted stairs to first floor and further door leading to the lounge area.

LOUNGE

Sizable lounge area having sash windows with original shutters to front and rear elevations. Stone surround housing a modern electric fire with matching stone hearth creating a great focal point with exposed and polished floorboards and original oak beams to ceiling. Storage cupboard located in the corner and horizontal column radiator to the walls with TV aerial socket and two wall light points.

PORCH ENTRANCE

Handy place to take off those muddy shoes with further door leading to Lounge area.

CELLAR

Separated into two different spaces. Handy extra space to be used as you wish.

LANDING

Carpeted landing area with pull out wooden ladder accessing the Attic Room. Sash window to rear elevation with horizontal column radiator and handy storage cupboard. Doors leading to both bedrooms and bathroom.

BEDROOM ONE

Double bedroom comprising of sash window to front elevation with original oak beams to ceiling. To the floor is exposed and polished floorboards with feature stone to the main wall. Horizontal column radiator with built in wardrobes to one wall.

BEDROOM TWO

A further good sized bedroom with sash window to front elevation. Feature cast iron fireplace with handy storage cupboards Horizontal column radiator

BATHROOM

Fitted with four piece suite comprising of jacuzzi bath, low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower. Heated towel rail with sash window to rear elevation.

ATTIC ROOM

Handy extra space comprising of velux window to roof elevation and uPVC double glazed window to side elevation. Feature stone wall to either end and original oak beams with horizontal column radiator.

GARAGE

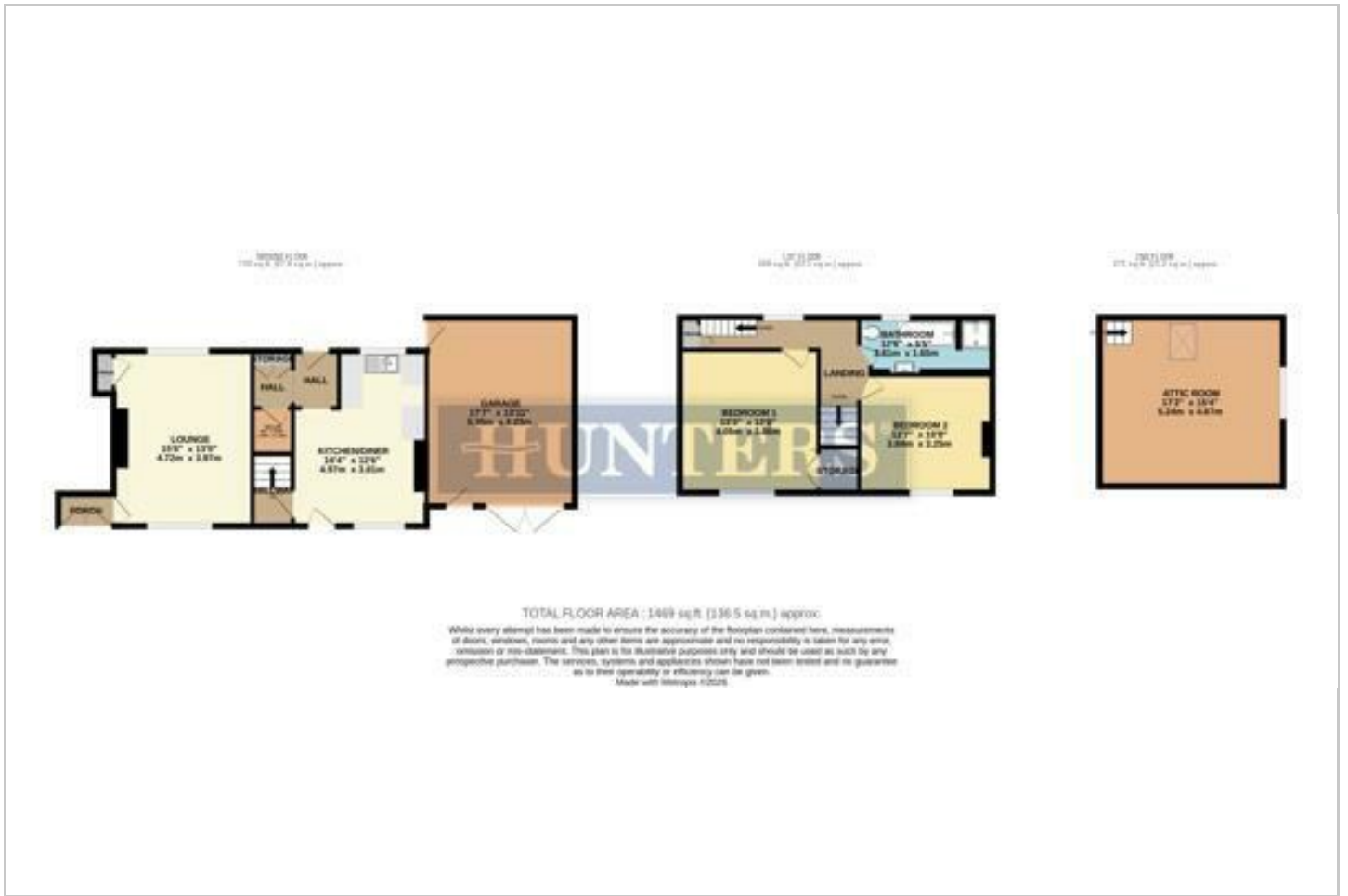
Double hardwood doors. with power and lighting. Pedestrian access door to garden.

EXTERIOR

To the front is on street parking with access to garage.

To the rear is a good size garden with well stocked borders and lawned area.

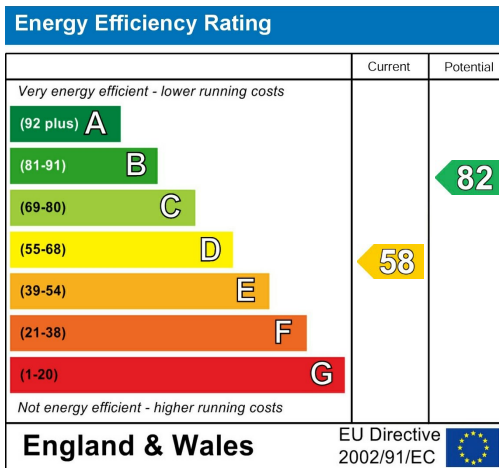
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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