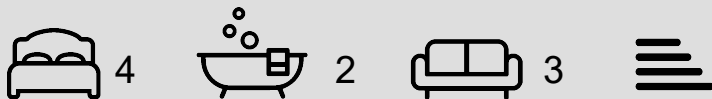




Hood Hill Lodge, Hood Hill, Wentworth, Rotherham S62 Guide Price £450,000



NO UPWARD CHAIN! STEEPED IN HISTORY AND DATING BACK TO THE 19TH CENTURY, HOOD HILL LODGE OOZES CHARACTER AND PLENTY OF POTENTIAL, BOASTING A PROMINENT LARGE PLOT IN THE SOUGHT AFTER COMMUTER VILLAGE OF HARLEY! There is more than meets the eye with this extended old gate house, offering flexible accommodation with lots of scope to use as you wish and allow it to suit your needs. The property is situated on the outskirts of both Barnsley, Sheffield and the Wentworth Estate, only a few minutes drive to the M1, benefiting from an array of amenities in nearby Chapeltown and Hoyland, surrounded by reputable schools and overlooking fields and woodland. The property boasts many characterful features, with exposed beams, stunning cast iron fireplaces, original solid wooden doors to name a few, along side an impressive lofted extension/annex and a beautiful glass roofed conservatory. Briefly comprising galley kitchen, raised dining room, living room, sitting room/bedroom 4, annex with adjoining kitchen and wet room, conservatory, three double bedroom upstairs and family bathroom. The property boasts a sizeable corner plot with well landscaped gardens, driveway and detached garage. Must be seen to truly appreciate, the position, the character and the potential! Book now to avoid disappointment!

- 4 BED STONE BUILT PERIOD PROPERTY
- SYMPATHETICALLY EXTENDED
- LARGE CORNER PLOT OVERLOOKING FIELDS
- SUMPTUOUS, FRUIT LADENED GARDENS
- CLOSE TO AMENITIES
- 19TH CENTURY BUILD
- BURSTING WITH CHARACTER INCLUDING EXQUISITE FIREPLACES
- OFF ROAD PARKING AND DETACHED GARAGE
- GOOD COMMUTER LOCATION
- EPC RATING E & COUNCIL TAX BAND F / 11.0 tonnes of CO2

