



# 1 Rowthorne Hall Rowthorne

Clarefield



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



# 1 Rowthorne Hall Rowthorne Lane Chesterfield S44 5QQ



Nestled in the peaceful village of Rowthorne, it is easy to enjoy the fresh atmosphere and harmonious setting at this Grade II Listed Manor House.

Situated in a sought-after semi-rural location, this family home has an impressive array of features and offers spacious and well-appointed living accommodation for a growing family.

**Per Month**  
**£1,850 Per Month**

**Staffordshire - 01538 383344**

**leek@buryandhilton.co.uk**

## Description

Upon opening the stained glass front door you'll be greeted by a picturesque hallway which occupies a checked tiled floor, a wraparound staircase with impressive spindles and a dome roof light.

On the ground floor, the grand property holds 3 substantial reception rooms, a well-designed utility room, downstairs WC and a country-feel kitchen with dual aspect windows, an exposed wooden beam, a Belfast sink and an attractive, yet functional Aga.

The first floor has a family bathroom with a shower over bath and three generous double bedrooms adorned with beautiful views; the master benefits from an ensuite with a walk in shower.

On the second floor you can find 3 separate attic rooms with exposed wooden beams.

With lots of natural light and high ceilings; each room has its own striking feature, some of which include a floor to ceiling bay window, double-door entrances, ceiling roses, original fireplaces and a wood fired log burner; all adding to the character of the home.

The property is fuelled by a pellet boiler.

## Externally

One of the standout features of this exceptional property is the substantial plot of approximately 1 acre. The extensive outside space includes beautifully manicured lawns and ample off-street parking, ensuring convenience and ease of access. The village has direct access to major transport links and bus services, the property is perfect for commuters.

## EPC Rating

E

## Viewing

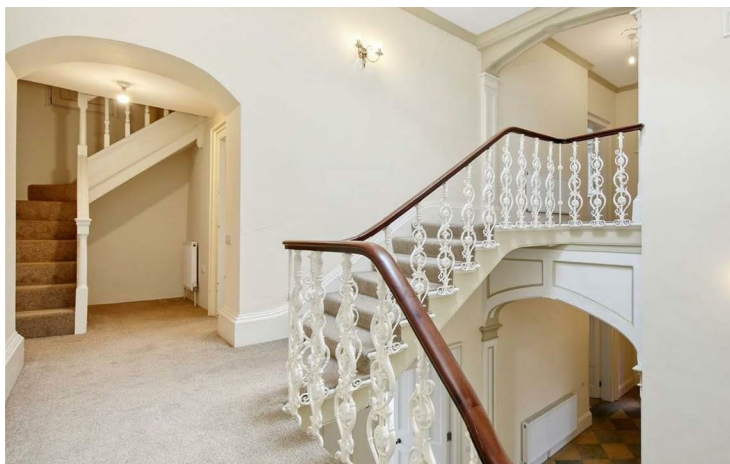
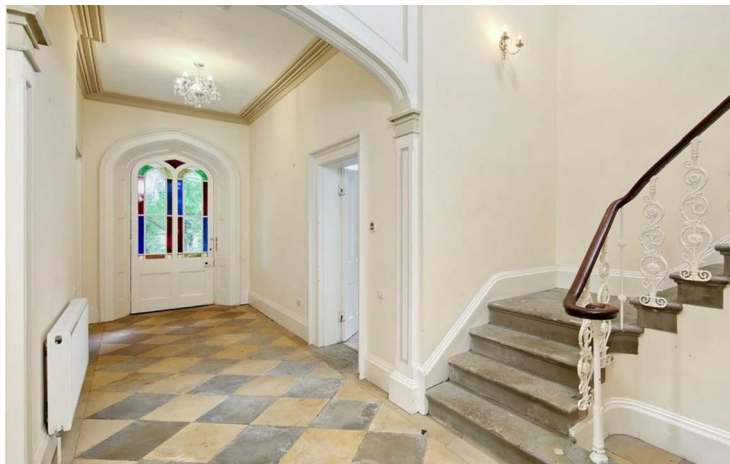
Strictly by appointment

## Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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