



Royds Moor Farm Lodge
Royds Moor | Whiston | Rotherham | South Yorkshire | S60 4NL

ROYDS MOOR FARM LODGE



A delightful barn conversion which occupies grounds approaching ½ an acre, enjoying a private tucked away position, wrapped within glorious open countryside commanding breathtaking rural views resulting in the most idyllic of locations.



The property offers spacious accommodation with retained period features, has a living kitchen and generous lounge, home office and four double bedrooms in addition to a detached double garage with a self-contained 1 bedroom annex over.

Positioned adjoining open countryside resulting in an enviable outdoors lifestyle whilst being close to local services which include highly regarded schools whilst only a short drive from the M1 motorway and surrounding commercial centres.

Ground Floor

An arched topped solid Oak entrance door opens to the spacious reception porch, which immediately displays original features including exposed stonework to one wall, a Yorkshire stone flagged floor, with windows to either side which have arched insets and stone lintels. A leaded door opens into the reception hall, which has an Oak floor, a bespoke staircase rising to the first-floor level having storage beneath, two useful cloaks cupboards and gives access to a cloakroom which is presented with a two-piece suite. The cloakroom has a continuation of the Oak floor, has an opaque window and a towel radiator.

From the hallway access is gained to both the kitchen and the conservatory.

The Living kitchen offers spacious accommodation, having windows to both front and rear aspects, the rear commanding a delightful outlook over the garden and adjoining farmland. This room has an Oak floor, an inset Oak window seat to one of the windows. Presented with a bespoke range of fitted kitchen furniture comprising base cupboards with matching drawers, which sits beneath a black Granite work surface which has an inset one and a half bowl sink unit. There is a central island with a Granite surface extending to a four seated breakfast bar. Beneath the island there are useful pan drawers, cupboards and a wine cooler. A complement of appliances includes an integral oven with grill, a four-ring hob and an extractor hood, a dishwasher and space for an American style fridge freezer. There is a useful walk-in pantry which has an Oak floor and Oak shelving to two walls.

A spacious utility has an Oak floor, a work surface with an inset stainless steel sink unit, plumbing for an automatic washing machine, space for a dryer and a heated chrome towel rail. A window overlooks the garden whilst a Stable style door opens to the rear aspect of the house.

A versatile room currently used as a Home Office has an Oak floor, a window to the front aspect and has period features on display including an Oak Lintel. Steps provide access up to the lounge.

The lounge offers generous proportions with windows to three aspects, ensuring fantastic levels of natural light; French doors opening directly onto a decked terrace. A wood burning stove which sits on a tiled hearth.













First Floor

The landing spans the front aspect of the property, has exposed timbers to the ceiling, windows overlooking the courtyard and access to all first floor accommodation.

The principal bedroom suite offers exceptional proportions, has windows to three aspects all commanding stunning long-distance rural views, one of the windows having an inset window seat. The room has exposed beams to the ceiling and a stunning Ingle nook style brick fireplace, which has a beamed lintel and an inset wood burning stove that sits on a tiled hearth. A walk-in dressing room has a window and ample hanging and shelving to the expanse of one wall.









The guest bedroom has windows to both front and rear aspects, the rear commanding stunning long distance views. The room has a re-claimed Oak floor, spot lighting the ceiling, and a generous walk-in dressing room which has a window to the courtyard. En-suite facilities comprise a step-in corner shower, a low flush W.C and a wash hand basin with floating vanity drawers beneath. This room has an Oak floor and windows to two aspects.

To the rear aspect of the property there are two additional double bedrooms, each with windows commanding stunning cross countryside views. One of the rooms has En-suite facilities consisting of a step-in shower, a floating wash hand basin and a W.C. The En-suite has Aqua boarding to the walls, tiling to the floor and a window to the front aspect. The fourth room has a wash hand basin and a W.C providing potential to create a self contained en-suite.



Annex

An external stone staircase gains access to the annex which offers accommodation including an open plan living kitchen, a double bedroom and a shower room presented with a three piece suite.







Externally

The property occupies a delightful position set back at the end of a country lane which serves only a small number of similar styled homes. The plot measures approximately $\frac{1}{2}$ an acre and is wrapped to three aspects by glorious open countryside. A stone pillared gate opens off the lane to a substantial block paved private driveway / courtyard which serves the main house and the Annex. Steps lead up to the main house which has a shaped forecourt garden area at the front. Both the side and rear of the property are mainly laid to lawn and set within a hedged and stone walled boundary. A decked seating area and a flagged patio is positioned to the immediate rear aspect of the house which enjoys a southwest facing aspect. There is a former cow shed / stone built store / outbuilding and stunning adjoining countryside resulting in breathtaking views and the most idyllic of rural settings.

Garage

A double garage with two separate entrance doors power and lighting. Above the garage is a one bedroom self-contained annex.





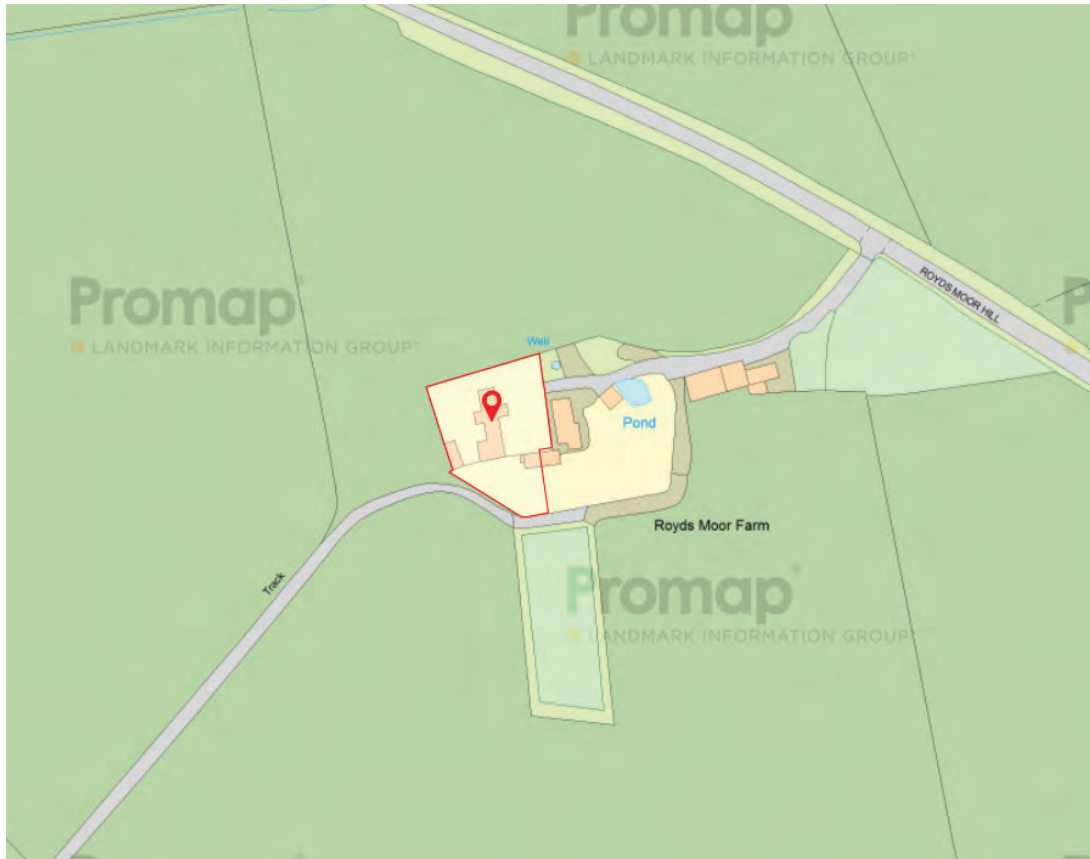
WHISTON

Occupying a delightful edge of glorious open countryside position commanding stunning rural views and boasting one of Rotherham's most sought after post codes. The property is located within immediate walking distance of the village. Whiston is positioned on the outskirts of Rotherham slightly south of Sheffield within a few miles of Junction 33 of the M1 motorway and the M18. The immediate locality provides similar styled housing on the doorstep of open countryside providing access to beautiful open walks and an idyllic external lifestyle.



The location is both private and convenient; central to major commercial centres whilst being only a short distance from associated amenities which include shops, bars and restaurants at the Tanyard. Only a short drive from the property is the picturesque village of Wentworth and associated attractions such as Wentworth Woodhouse, garden centre and traditional village pubs and restaurants. Further attractions include Greasborough Dams whilst Rother Valley and the popular water park are within a 20 minute drive. Meadowhall shopping centre is accessed within 15 minutes and Clifton Park offers an ideal day out for children as does the Magna Science centre. Attractions further afield include Chatsworth and the glorious scenery of the Peak District. In short, a delightful location close to both Rotherham and Sheffield; an abundance of attractions and the M1 / M18 motorway.





INFORMATION

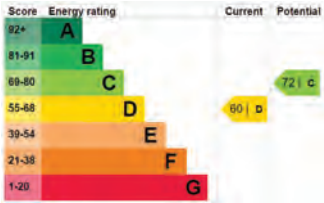
Additional Information

A detached Freehold property with mains electricity and water. Oil fired central heating and drainage via a septic tank. The property is situated in a conservation area. Council Tax Band – F. Fixtures and fittings by separate negotiation.

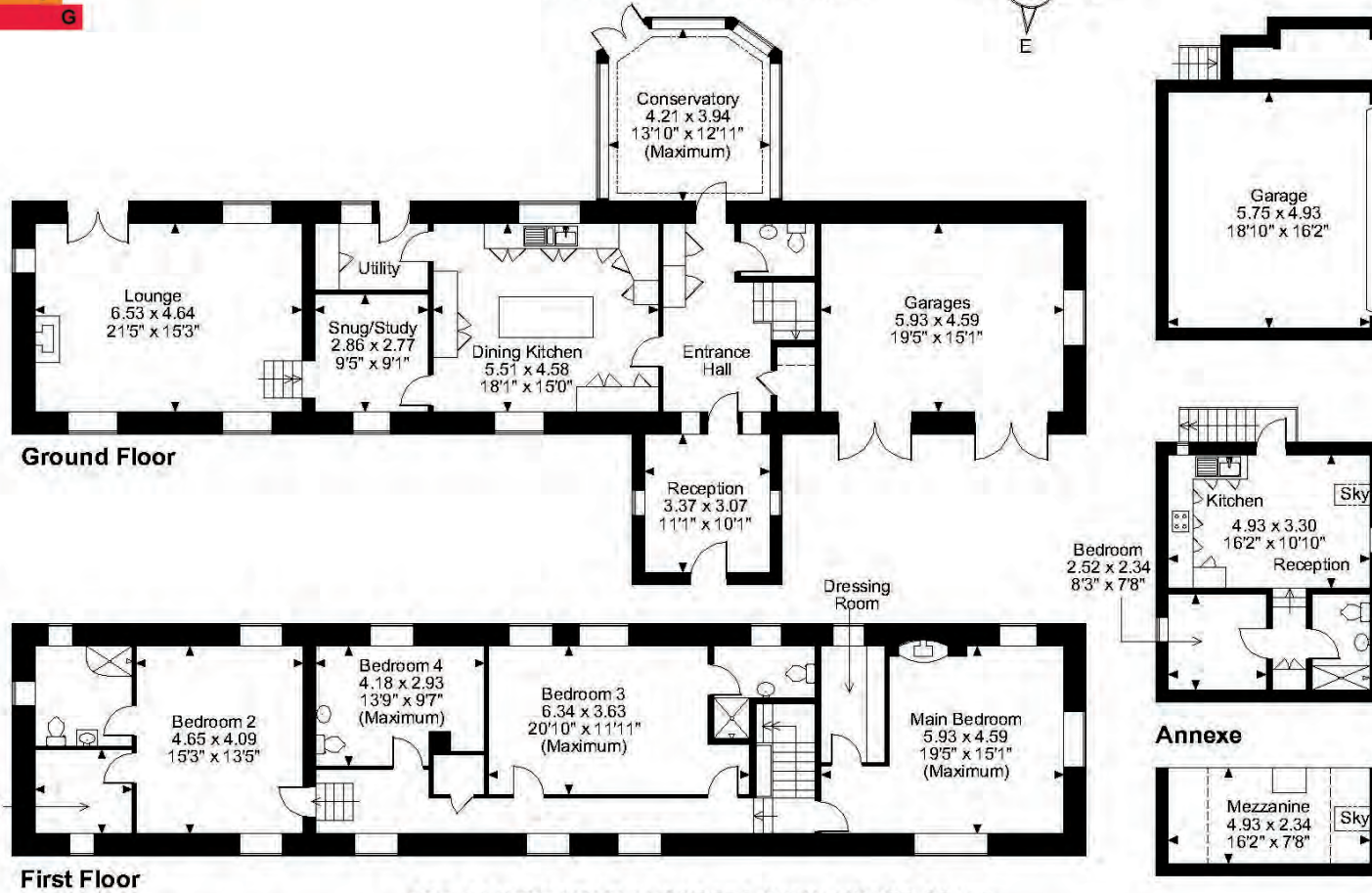
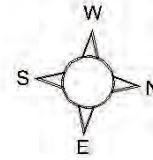
Directions

From junction 33 of the M1 motorway follow the A630 and then the A631 towards Rotherham. At the first roundabout take the fourth turning and follow Worrygoose Lane which becomes Little Common Lane and then Royds Moor Hill. Take the first right hand turn and follow the lane towards the property.





Royds Moor Farm Lodge, Royds Moor, Whiston, Rotherham
Approximate Gross Internal Area
Main House = 2476 Sq Ft/230 Sq M
Garages = 648 Sq Ft/60 Sq M
Annexe = 381 Sq Ft/35 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.01.2022





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