



Woodside
74 Sandygate | Wath-upon-Dearne | Rotherham | S63 7LR

FINE & COUNTRY

KEY FEATURES

Privately enclosed within a tree lined plot approaching 1 acre, enjoying South and West facing gardens, a substantial, five bedroom detached family home offering versatile accommodation with a swimming pool and the potential for modernisation and further development.

Woodside enjoys a private tucked away position enjoying exceptional levels of natural light whilst each room enjoys a delightful outlook over differing aspects of the grounds, the accommodation including a breakfast kitchen that is complimented by a garden room and three additional reception rooms, whilst 5 bedrooms benefit from three bathrooms and the lower ground floors offers the potential to create a leisure suite, home working space or annexed living.

The property enjoys a highly commutable position with both the M1 and M18 motorways being accessible; local services are in abundance and include a train station and highly regarded schools whilst open countryside is also on the doorstep.

Ground Floor

An entrance door to the front of the home opens into a glass fronted reception area which in turn has a door into the hallway, offering an impressive introduction to the home with a stone floor, staircase and access to a cloakroom which has a coats cupboard and a wash basin. An enclosed separate W.C. is presented with a low flush W.C.

The lounge offers exceptional proportions, has windows to both front and rear aspects inviting an abundance of natural light indoors, the rear windows commanding a delightful view over the gardens. This room has exposed stonework to one wall, a glass fronted display cabinet and a solid fuel open fireplace.

The dining room has full tiling to the floor continuing through to the kitchen and French doors which open onto a flagged terrace at the front aspect of the home, overlooking the garden enjoying a south facing aspect.

A Living Kitchen offers generous accommodation, has two sets of French doors gaining access onto a garden room at the rear of the property; presenting a comprehensive range of furniture with tiled worksurfaces, one of which incorporates a stainless-steel sink unit. Set back into a rustic brick Inglenook style surround is a gas-powered Aga, whilst the room has a wine cooler, space for a fridge freezer and plumbing for a dishwasher. Off the kitchen there is a porch with doors to both the side aspect of the property and the utility room which has worksurfaces with a sink unit, cupboards beneath and plumbing for an automatic washing machine.

A generous sitting room adjoins the kitchen, has French doors opening to the garden room and a window looking directly over the rear garden and Koi-pond. A wood burning stove is set back into a chimney breast and a secondary door leads back to the hallway.

The summer/garden room adjoins the kitchen and sitting room, has a door to the carport and access to the swimming pool whilst two sets of sliding patio doors open directly onto a flagged terrace at the rear aspect of the home overlooking the gardens.









KEY FEATURES

First Floor

A central landing has a window overlooking the front garden. Off the landing there are five bedrooms; the principal room offering exceptional double proportions with windows to the front and rear aspects, the rear commanding long distance views whilst having fitted wardrobes to the expanse of one wall. An en-suite bathroom is presented with a jacuzzi bath, a low flush W.C and a wash hand basin. The fourth bedroom is currently used as a home office and is positioned next to the main bedroom resulting in the option make a fantastic dressing room with a window overlooking the rear garden.

The second en-suite bedroom overlooks the side of the property with two windows and fitted wardrobes. The en-suite facilities include a panelled bath, a low flush W.C and a pedestal wash hand basin.

The two remaining bedrooms are positioned to the rear elevation of the home, both with windows directly overlooking the rear garden, and both benefiting from built in wardrobes.

The modern family bathroom presents a low flush W.C, a step-in wet room style shower with fixed seat and a wash hand basin with floating vanity drawers beneath; full tiling to the walls and floor, a frosted window, spotlighting to the ceiling and a contemporary styled heated towel radiator.

Lower Ground Floor

This floor offers versatile accommodation, a generous basement lending itself to multiple uses including storage, leisure, annexed accommodation or home working space; an exceptional level of accommodation full of potential split into two separate areas with an internal door gaining access through to the garage. A boiler room is home to the oil-fired boiler.

Leisure suite

A purpose-built leisure suite needs modernisation and incorporating a swimming pool. Patio doors open directly onto the garden terrace, a cupboard houses the boiler for the pool and there is a separate W.C, shower room and store.









KEY FEATURES

Externally

The property occupies a generous plot approaching 1 acre, wrapped within a protective tree lined boundary; electronic wrought iron gates opening to a sweeping driveway extending through the grounds passing the double garage and front of the house before arriving at the double width carport which offers covered parking for several vehicles. At the immediate front aspect of the home is a south facing flagged terrace with surrounding planted beds, shrubs and trees overlooking a level lawned garden. At the side of the property, enclosed with a brick walled surround a former vegetable garden offers versatile space. The rear garden is privately enclosed, a flagged terrace at the rear of the home adjoins a koi pond and overlooks a level lawn which has established surrounding beds and a treelined border.





LOCAL AREA

A delightfully situated property occupying $\frac{3}{4}$ of an acre plot, located to the South-East of Barnsley, north of Sheffield and East of Rotherham positioned within walking distance of glorious un-spoilt countryside. Locally there are an abundance of local services, numerous village shops, local restaurants and pubs. Within a short drive the Corton Wood retail park is accessible as is Meadowhall.

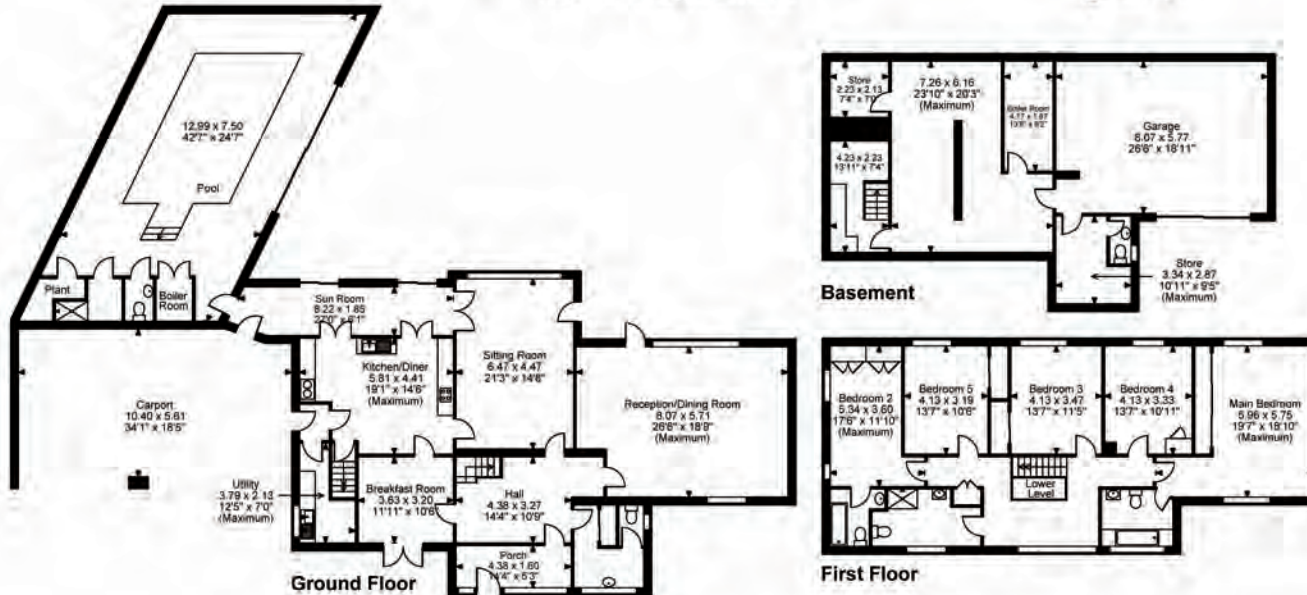
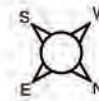
Within the immediate vicinity is Wentworth Castle and Parkland Estate which presents some delightful walks and activities, a deer farm and the locally renowned Rob Royd Farm shop and Restaurant. Other attractions include Elsecar Heritage Centre, Wentworth Woodhouse and the quaint village of Wentworth. The Discovery Centre in Barnsley and Cannon Hall at Cawthorne. Rotherham offers Clifton Park; an ideal day out for children as does the Magna Science centre. Greensborough Dam is easily accessible as is Rother Valley Country Park. The property is only a 20-minute drive from the centre of Barnsley and 30 minutes from the centre of Sheffield and 10-minutes from Rotherham. The M1 motorway is within a 10-minute drive with excellent links to the M62, M18 and commercial centres throughout the region.



INFORMATION

Woodside

Sandygate, Wath-upon-Dearne, Rotherham
Approximate Gross Internal Area
Main House = 4829 Sq Ft/449 Sq M
Garage & Carport = 1225 Sq Ft/114 Sq M
Total = 6054 Sq Ft/563 Sq M



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Additional Information

A Freehold property with mains gas, water, electricity and drainage.
 Oil fired central heating.
 Council Tax Band - G.
 EPC Rating - E.
 Fixtures and fittings by separate negotiation.



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