



Holywell Lane, Braithwell Rotherham S66 7AF

welcome to

Holywell Lane, Braithwell Rotherham

A rare opportunity to acquire a substantial and unique four bedroom detached home located in the ever sought after village of Braithwell. Offering over 2,800 sq.ft. of living accommodation with the perfect ground floor layout to offer conversion to provide a separate annex.



Entrance Hall

Entering the property is gained via a ramp leading a front facing UPVC door, you straight away get a feel for the size of the property being able to see straight through the lounge, into the snooker room and onto the rear garden. Open stairs lead to the first floor whilst being heated by two central heated radiators.

Study

One of five reception rooms with the potential to be a fifth bedroom. There is a front facing double glazed window and a central heated radiator. The room also benefits from a through floor wheelchair lift into bedroom one.

Bathroom

A three piece family bathroom comprising a wash hand basin, W.C and bath with shower attachment off the mixer taps. Has tiling to the walls, downlights, a front facing double glazed window, central heated radiator and cupboard.

Kitchen Diner

Double doors from the entrance hall open to the a fully fitted kitchen diner comprising a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and an inset sink drainer. There is space for an electric rangemaster style cooker with a fitted extractor hood overhead. There are downlights, a central heated radiator, viewing window into the lounge, window into snooker room, double doors into the playroom and a separate door into the utility.

Playroom

One of five reception rooms currently utilised as a playroom, having a front and side facing double glazed window, a front UPVC door and a central heated radiator. This could form the entrance/lounge to the annex should someone wish to convert the playroom, utility and rear reception room into separate accommodation.

Utility

Having worktop space, plumbing for a washing

machine and space for a other white goods. There is a side facing double glazed window, central heated radiator, double door cupboard and cupboard hosting the boiler. This also has plumbing and drainage to has the potential to form the bathroom of the annex whilst the utility could be the kitchen.

Reception Room

Having a rear facing double glazed window and a central heated radiator. This reception room could form the bedroom of the annex.

Snooker Room

An sizeable room overlooking the rear garden that offers a multitude of options for living spaces. There are two double glazed skylights, side and rear double glazed windows, a central heated radiator and double glazed french patio doors onto the rear garden.

Lounge

The hub of the home with stunning vaulted beamed ceiling with the mezzanine balcony overhead. Having a rear facing double glazed window, two central heated radiator and double doors to both the entrance hall and snooker room.

Mezzanine Balcony Landing

A really unique and sizeable space overlooking the lounge. Providing access to all first floor accommodation, whilst having two rear facing double glazed windows, central heated radiator and loft access.

W.C

Having a W.C, wash hand basin and central heated radiator.

Bedroom One

Having fitted wardrobes to one wall, two front facing double glazed windows, downlights to the ceiling, a central heated radiator and en-suite. The room benefits from a through floor wheelchair lift down into the study.

En-Suite

A sizeable en-suite with wash hand basin, W.C. and rolltop bath with shower attachment off the mixer taps. Has tiling to the walls, fitted units around the wash hand basin. There are downlights to the ceiling, a central heated radiator and side facing double glazed window.

Bedroom Three

Having a front facing double glazed window, downlights to the ceiling and a central heated radiator.

Bedroom Four

Having a side facing double glazed window, downlights to the ceiling and a central heated radiator.

Bedroom Two

Having fitted wardrobes, drawers and desk space. There are downlights to the ceiling, a rear facing double glazed window and a central heated radiator.

Outside

Upon arriving to The Mills double gates open to a substantial block paved driveway with space to park multiple vehicles. A pathway leads to the front door whilst side access is available down either side of the property onto the rear.

A private rear garden perfect for entertaining and raising a family. Having a paved patio area with retaining wall leading onto a lawn. There area various low maintenance barked beds or seating areas around the garden.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Holywell Lane, Braithwell Rotherham

- ** GUIDE PRICE £660,000 - £680,000 **
- Substantial And Unique Detached Family Home
- Four Double Bedrooms One With En-Suite & Five Reception Rooms
- Perfect Opportunity To Convert The Playroom, Utility & Reception Room Into Separate Annex
- Amazing Mezzanine Balcony Overlooking The Lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£660.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106406 - 0003

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