



The Boatman  
Rotherham Road, Killamarsh

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A Substantial Nine Bedroomed  
Detached Family Residence





Approx 18.5 Acres, Including a  
10-Acre Field Ideal for Equestrian Use





The Boatman

## Welcome to The Boatman

The Boatman is a substantial detached residence with a total of nine bedrooms and stands within extensive gardens and grounds that are believed to total approximately 18.5 acres, including a large 10-acre field that is ideal for equestrian usage. This outstanding home provides luxury accommodation and also has the benefit of an attached self-contained two bedroomed cottage that is ideal for dependant persons.

This family home is situated in a private, unique setting and comprises in the main house of sizeable living, including a high-quality handmade dining kitchen, five generous reception rooms, a sumptuous master bedroom suite with a balcony, six additional double bedrooms and a modern family bathroom. In addition, the cottage provides superb living spaces with a contemporary dining kitchen, sizeable lounge, two bedrooms and two shower rooms. The exterior of the property offers extensive outdoor spaces such as pleasant gardens to the front, large lawned areas with a pond and a substantial parking area. There is also a garage block, which has four garages on the ground floor and above is a fabulous entertainment suite with a bar, snooker room and games room.

The property has good access to the amenities of Killamarsh and Wales including public houses, shops, supermarkets and local schooling. The M1/M18 motorway networks and the A57 are easily accessible from the property and provide transport links to Sheffield, Rotherham, Worksop, Nottingham and Leeds. Rother Valley Country Park is also a short drive away and offers walking/cycling routes and water sport activities.

**The property briefly comprises on the ground floor:** Entrance hall, sitting room, lounge, formal lounge, formal dining room, storage cupboard, WC, dining kitchen, laundry room, inner hall and utility room.

**On the first floor:** Galleried landing, master bedroom, master balcony, master dressing room, master en-suite, snug, inner landing, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

**On the second floor:** Landing, bedroom 5, bedroom 6/dressing room and bedroom 7/study.

**The attached cottage briefly comprises on the ground floor:** Dining kitchen, storage cupboard, shower room and lounge.

**On the first floor:** Landing, master bedroom, master en-suite and bedroom 2.

**Garage block ground floor:** Garage 1, garage 2, garage 3, garage 4 and storage cupboard.

**Garage block first floor:** Landing, bar, snooker room, games room and WC/shower room.

### Ground Floor

A UPVC entrance door with double glazed panels and matching side panels opens to the:

#### Entrance Hall

Providing a warm welcome, is the entrance hall with front facing UPVC double glazed panels, flush light points, central heating radiators and limestone tiled flooring with a feature mosaic medallion. Oak doors open to the sitting room, storage cupboard, WC and dining kitchen. Two separate sets of double oak doors also open to the formal dining room and lounge.

#### Sitting Room

24'8 x 12'2 (7.52m x 3.70m)

A good-sized reception room with front facing UPVC double glazed windows, timber beams, pendant light points, central heating radiators and TV/aerial cabling.

#### Formal Dining Room

22'4 x 13'9 (6.81m x 4.20m)

A fabulous entertaining and dining space. The ceiling has coving, decorative mouldings and ceiling roses. Also having rear facing UPVC double glazed windows, pendant light point, wall mounted light points, central heating radiators, telephone point and oak flooring. The focal point of the room is the coal effect gas fire with a decorative timber mantel, cast iron surround and a granite hearth. An oak door opens to the dining kitchen.

**Formal Dining Room**  
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A Generous Formal  
Dining Room...



**Lounge**  
37'5 x 13'9 (11.40m x 4.20m)

An exceptionally spacious lounge with rear facing UPVC double glazed windows, recessed lighting, central heating radiators and a TV/aerial point. The focal point of the room is the remote controlled Dimplex Opti-Myst electric log effect fire with a decorative mantel/hearth and a brick effect surround. Double oak doors with glazed panels open to the formal lounge.



An Exceptionally  
Spacious Lounge





**Dining Kitchen**  
25'11 x 24'7 (7.90m x 7.50m)

Providing the heart of the home is the high-quality dining kitchen. Having front and rear facing UPVC double glazed windows, coved ceiling, recessed lighting and pendant light points. There's a central heating radiator, TV/aerial point, telephone point and the floor is tiled in limestone. The kitchen comprises of a range of handmade fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, over-counter lighting and two inset 1.0 bowl stainless steel sinks with a brushed chrome mixer tap. Also having a large fitted dresser with glazed display cabinets, shelving, drawers, cupboards and over-counter lighting. There's a central island, incorporating an inset 1.0 bowl stainless steel sink with a chrome mixer tap and a matching granite work surface, which extends to provide breakfast seating for two chairs. Appliances include a dual fuel Aga range cooker, which incorporates two hot plates and two ovens, and has a tiled splash back and an extractor fan over. The other integrated appliances include a Siemens four-ring gas hob with an extractor fan over, Siemens combination oven, Küppersbusch coffee machine, Bosch dishwasher, Lamona full-height fridge/freezer and a Miele full-height fridge/freezer. A timber door opens to the laundry room and inner hall. An oak door also opens to the formal dining room.

The Heart of the Home is the  
High-Quality Dining Kitchen





## The Boatman Stands within a Substantial Plot, which Provides Wonderful Surroundings for this Family Home

### Lounge

37'5 x 13'9 (11.40m x 4.20m)

An exceptionally spacious lounge with rear facing UPVC double glazed windows, recessed lighting, central heating radiators and a TV/aerial point. The focal point of the room is the remote controlled Dimplex Opti-Myst electric log effect fire with a decorative mantel/hearth and a brick effect surround. Double oak doors with glazed panels open to the formal lounge.

### Formal Lounge

25'11 x 17'9 (7.90m x 5.40m)

Another well-proportioned reception room with side facing UPVC double glazed windows, coved ceiling, pendant light points, wall mounted light points, central heating radiators and TV/aerial cabling. The focal point of the room is the contemporary electric fire, which has a walnut mantel with integrated recessed lighting and a granite surround/hearth. A sliding UPVC door with a double glazed panel and a matching side panel opens to a seating terrace at the front of the property.

From the entrance hall, an oak door opens to a:

### Storage Cupboard

Having fitted shelving and limestone tiled flooring.

### WC

Having a front facing UPVC double glazed obscured window, pendant light point, extractor fan, partially tiled walls and limestone tiled flooring. There's a Sanitan suite in white, which comprises of a high cistern WC and a wash hand basin with traditional chrome taps. To one corner, there's fitted storage incorporating shelving and housing the Worcester boiler.

### Dining Kitchen

25'11 x 24'7 (7.90m x 7.50m)

Providing the heart of the home is the high-quality dining kitchen. Having front and rear facing UPVC double glazed windows, coved ceiling, recessed lighting and pendant light points. There's a central heating radiator, TV/aerial point, telephone point and the floor is tiled in limestone. The kitchen comprises of a range of handmade fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, over-counter lighting and two inset 1.0 bowl stainless steel sinks with a brushed chrome mixer tap. Also having a large fitted dresser with glazed display cabinets, shelving, drawers, cupboards and over-counter lighting. There's a central island, incorporating an inset 1.0 bowl stainless steel sink with a chrome mixer tap and a matching granite work surface, which extends to provide breakfast seating for two chairs. Appliances include a dual fuel Aga range cooker, which incorporates two hot plates and two ovens, and has a tiled splash back and an extractor fan over. The other integrated appliances include a Siemens four-ring gas hob with an extractor fan over, Siemens combination oven, Küppersbusch coffee machine, Bosch dishwasher, Lamona full-height fridge/freezer and a Miele full-height

fridge/freezer. A timber door opens to the laundry room and inner hall. An oak door also opens to the formal dining room.

### Laundry Room

Having a front facing UPVC double glazed window, coved ceiling, recessed lighting and limestone tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer.

### Inner Hall

Having recessed lighting, partially tiled walls, central heating radiator and limestone tiled flooring. An oak Dutch door opens to the utility room and an oak door also opens to the dining kitchen in the attached cottage. A UPVC door with double glazed obscured panels and matching side panels opens to the front of the property.

### Utility Room

Having a rear facing UPVC double glazed window, flush light point, central heating radiator and limestone tiled flooring. There's a range of fitted furniture, incorporating a work surface and an inset 1.0 bowl sink with a chrome mixer tap.

From the entrance hall, two oak staircases with handrails, balustrading and under-stairs storage rise to the:

### First Floor

#### Galleried Landing

Having a coved ceiling, a pendant light point with a decorative ceiling rose and wall mounted light points. An oak door opens to the master bedroom. Double oak doors open to the snug. An arched opening also gives access to the inner landing.

#### Master Bedroom

16'9 x 13'9 (5.10m x 4.19m)

A generous master bedroom suite with a rear facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and a telephone point. Oak doors open to the master dressing room and master en-suite. A UPVC sliding door with double glazed panel and a matching side panel opens to the master balcony.

#### Master Balcony

37'7 x 25'10 (11.46m x 7.89m)

Overlooking the front gardens and having a timber decked seating terrace, enclosed by timber balustrading.

#### Master Dressing Room

Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. There's a comprehensive range of fitted furniture, incorporating feature LED lighting, open short/long hanging, shelving and drawers.



### Laundry Room

Having a front facing UPVC double glazed window, coved ceiling, recessed lighting and limestone tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer.



### Formal Lounge

25'11 x 17'9 (7.90m x 5.40m)

Another well-proportioned reception room with side facing UPVC double glazed windows, coved ceiling, pendant light points, wall mounted light points, central heating radiators and TV/aerial cabling. The focal point of the room is the contemporary electric fire, which has a walnut mantel with integrated recessed lighting and a granite surround/hearth. A sliding UPVC door with a double glazed panel and a matching side panel opens to a seating terrace at the front of the property.

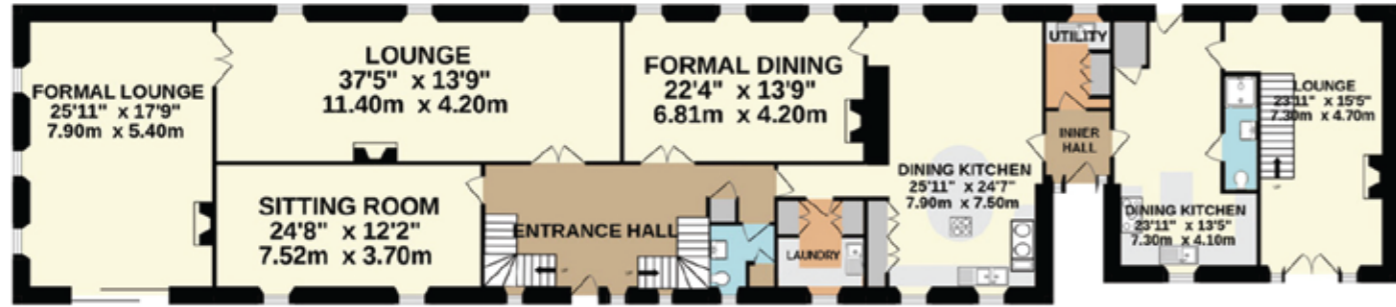




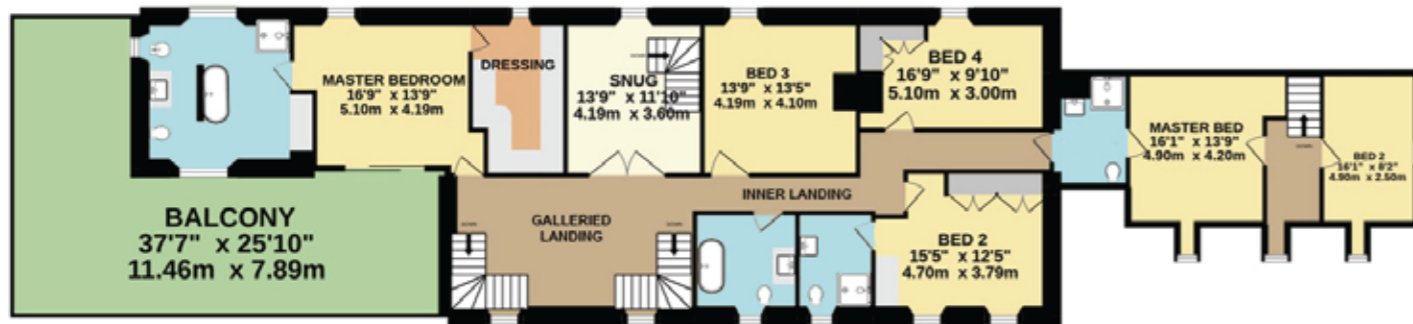
## This Outstanding Property Offers Luxury Family Accommodation and Has the Benefit of an Attached, Self-Contained Cottage

**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**3099 SQ.FT. (287.9 SQ.M.)**

**TOTAL APPROXIMATE FLOOR AREA**  
**5976 SQ.FT. (555.2 SQ.M)**



**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
**2080 SQ.FT. (193.3 SQ.M)**



**SECOND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**796 SQ.FT. (74.0 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61   D
39-54	E		
21-38	F		
1-20	G	20   G	

### Master En-Suite

A split-level bathroom separated by a half wall and having front, side and rear facing UPVC double glazed obscured windows, coved ceiling, recessed lighting and an extractor fan. Also having partially tiled walls, a central heating radiator, fitted vanity table with drawers, shaver point and tiled flooring. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a Cesame wash hand basin with traditional chrome taps. To the half wall is a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility a glazed screen/door.

### Inner Landing

Having pendant light points with decorative ceiling roses and central heating radiators (one with a decorative cover). Timber doors open to bedroom 2, bedroom 3, bedroom 4 and family bathroom. A lockable timber door also opens to the master shower room in the attached cottage, which allows for self-contained living or provides an extension to the first floor accommodation.

### Bedroom 2

15'5 x 12'5 (4.70m x 3.79m)  
 A generous double bedroom suite with front facing UPVC double glazed windows, coved ceiling, flush light point and a central heating radiator. Also having a range of fitted furniture, incorporating short hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.

### Bedroom 2 En-Suite

Having a front facing UPVC double glazed obscured window, coved ceiling, flush light point and an extractor fan. Also having a mirrored vanity cabinet, partially tiled walls, chrome heated towel rail and tiled flooring. There's a Vernon Tutbury suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

### Bedroom 3

13'9 x 13'5 (4.19m x 4.10m)  
 Another double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and timber effect flooring.

### Bedroom 4

16'9 x 9'10 (5.10m x 3.00m)  
 Having a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. There's a range of fitted furniture, incorporating long hanging, shelving and cupboards.

### Family Bathroom

A contemporary bathroom, which is fully tiled in marble with feature sensor-activated LED lighting to the floor. Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, sensor-operated illuminated vanity mirror, central heating radiator. There's a suite in white, which comprises of a wall mounted Laufen WC and an Olympia wash hand basin with a Laura Ashley chrome mixer tap and storage drawers beneath. A step up gives access to a raised platform with a freestanding Victoria + Albert bath with a Laura Ashley chrome mixer tap and a hand shower facility.

From the galleried landing, double oak doors open to the snug.

### Snug

13'9 x 11'10 (4.19m x 3.60m)  
 A versatile room, currently being used as a snug. Having a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. A staircase with timber hand rails, balustrading and an under-stairs storage cupboard rises to the second floor.

### Second Floor

#### Landing

Having a Velux roof window, recessed lighting and eaves storage. Timber doors open to bedroom 5, bedroom 6 and bedroom 7/study.

#### Bedroom 5

17'3 x 14'9 (5.26m x 4.50m)  
 A spacious double bedroom with a Velux roof window, side facing UPVC double glazed circular window, pendant light point and a central heating radiator. Also having eaves storage, a TV/aerial point and timber effect flooring.

#### Bedroom 6/Dressing Room

13'1 x 11'6 (4.00m x 3.50m)  
 Currently being used as a dressing room but being ideal for a sixth bedroom. Having Velux roof windows, a pendant light point and short hanging rails. There's a range of fitted furniture, incorporating a vanity table and two storage units with cupboards and drawers. Access can also be gained to a loft space.

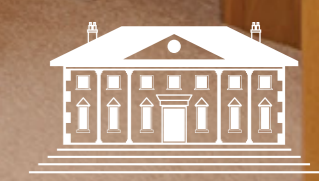
#### Bedroom 7/Study

19'2 x 15'5 (5.84m x 4.70m)  
 Another versatile room, which is currently being used as a study but could be a good-sized seventh bedroom. Having a Velux roof window, side facing UPVC double glazed circular window, flush light point, central heating radiator, TV/aerial point and a telephone point.

### Master Bedroom

16'9 x 13'9 (5.10m x 4.19m)

A generous master bedroom suite with a rear facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and a telephone point. Oak doors open to the master dressing room and master en-suite. A UPVC sliding door with double glazed panel and a matching side panel opens to the master balcony.



### Master En-Suite

A split-level bathroom separated by a half wall and having front, side and rear facing UPVC double glazed obscured windows, coved ceiling, recessed lighting and an extractor fan. Also having partially tiled walls, a central heating radiator, fitted vanity table with drawers, shaver point and tiled flooring. There's a suite in white, which comprises of a low-level WC, bidet with a chrome mixer tap and a Cesame wash hand basin with traditional chrome taps. To the half wall is a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility a glazed screen/door.



### Bedroom 2 En-Suite

Having a front facing UPVC double glazed obscured window, coved ceiling, flush light point and an extractor fan. Also having a mirrored vanity cabinet, partially tiled walls, chrome heated towel rail and tiled flooring. There's a Vernon Tutbury suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



### Bedroom 2

15'5 x 12'5 (4.70m x 3.79m)

A generous double bedroom suite with front facing UPVC double glazed windows, coved ceiling, flush light point and a central heating radiator. Also having a range of fitted furniture, incorporating short hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.



### Bedroom 3

13'9 x 13'5 (4.19m x 4.10m)

Another double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, TV/aerial point and timber effect flooring.





The Boatman

## Having Extensive Gardens and Grounds with Seating Terraces, a Pond and Large Lawns



### Bedroom 4 16'9 x 9'10 (5.10m x 3.00m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. There's a range of fitted furniture, incorporating long hanging, shelving and cupboards.



### Bedroom 5 17'3 x 14'9 (5.26m x 4.50m)

A spacious double bedroom with a Velux roof window, side facing UPVC double glazed circular window, pendant light point and a central heating radiator. Also having eaves storage, a TV/aerial point and timber effect flooring.



### Exterior and Gardens

From Rotherham Road, an access road gives access to the entrance of The Boatman and gates open to an enclosed 10-acre field belonging to the property. Wrought iron gates open to a tree-lined driveway with exterior lighting, which leads to a further wrought iron electric gate that opens to provide access to the front of the property. To the left side of the driveway, there's a substantial lawned area with an enclosed tennis court that has two access gates and a large pond which has steps that rise to a timber platform with balustrading and hand rails.

Beyond the second wrought iron gate, the driveway with exterior lighting continues to give access to the parking area at the front. The right side of the driveway is bordered by a lawn with hedging and houses the Avanti gas tank. To the left side, is a garden being mainly laid to lawn with mature trees and a central circular box hedge with mature trees and shrubs inside.

The parking area at the front of the property provides ample space for multiple vehicles and has exterior lighting, an external power point and a water tap. Access can be gained to the garage block and cottage lounge. Two single wrought iron gates and a set of double wrought iron gates open to the front gardens.

### Garage Block

Containing four garages with entertaining spaces above.

#### Garage 1

29'2 x 13'5 (8.90m x 4.10m)  
Having an electric up-and-over door, light and power.

#### Garage 2

29'2 x 13'5 (8.90m x 4.10m)  
Having an electric up-and-over door, light and power.

#### Garage 3

29'2 x 13'5 (8.90m x 4.10m)  
Having an electric up-and-over door, light and power.

#### Garage 4

29'2 x 13'6 (8.90m x 4.10m)  
Having an electric up-and-over door, light, power and tiled flooring. Timber doors open to a storage cupboard and a staircase rising to the first floor. A UPVC door opens to the right side of the garage block.

### Storage Cupboard

Housing the Worcester boiler.

A stairway with a tiled staircase and a pine hand rail rises to the:

### First Floor

#### Landing

Having a side facing UPVC double glazed window, recessed light point,

central heating radiator and engineered oak flooring. An oak door opens to the bar.

#### Bar

29'2 x 13'6 (8.90m x 4.10m)

A fantastic entertaining and socialising space. Having a front facing UPVC double glazed window, recessed lighting, central heating radiators and engineered oak flooring. There's a fitted oak bar, incorporating a bar counter door, brass foot/arm rest rails, mirror insets, recessed lighting, shelving, wine racks, two Cardinal beer fridges and tiled flooring. The oak bar also extends to provide seating for up to four chairs. Double oak doors open to the snooker room.

#### Snooker Room

29'2 x 27'3 (8.90m x 8.30m)

A large snooker room with front facing UPVC double glazed windows with fitted oak shutters, coffered ceiling with decorative panelling and pendant light points. There's also oak panelling to two of the walls, wall mounted light points, central heating radiators and engineered oak flooring. Double oak doors open to the games room. Access can also be gained to a loft space.

#### Games Room

21'4 x 12'10 (6.50m x 3.90m)

Having a side facing UPVC double glazed window, recessed lighting, central heating radiator and engineered oak flooring. An oak door opens to a WC/shower room.

#### WC/Shower Room

Having a front facing UPVC double glazed window, recessed lighting, extractor fan partially tiled walls, central heating radiator and tiled flooring. Also having a wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. Two timber doors open to separate WCs with recessed light points, partially tiled walls, tiled flooring and high cistern WCs.

### Exterior and Gardens Continued

From the parking area, three sets of wrought iron gates open to the front gardens. There is a substantial stone flagged seating terrace with exterior lighting and access can be gained to the main entrance door and inner hall. Also having a timber decked area with exterior lighting. Beyond the seating terraces is a tiered garden, which is mainly laid to lawn with exterior lighting and a circular stone wall houses the Klargester septic tank. To the left side of the garden, a gravelled border with stepping stones leads to stone steps that rise to a stone flagged seating terrace with exterior lighting. Access can be gained to garage 4. Stone steps also rise to a path, which wraps around the rear of the garage block and access can also be gained to the higher tier of the garden. There's a further lawned area above the main garden, which is bordered by woodland.

### Family Bathroom

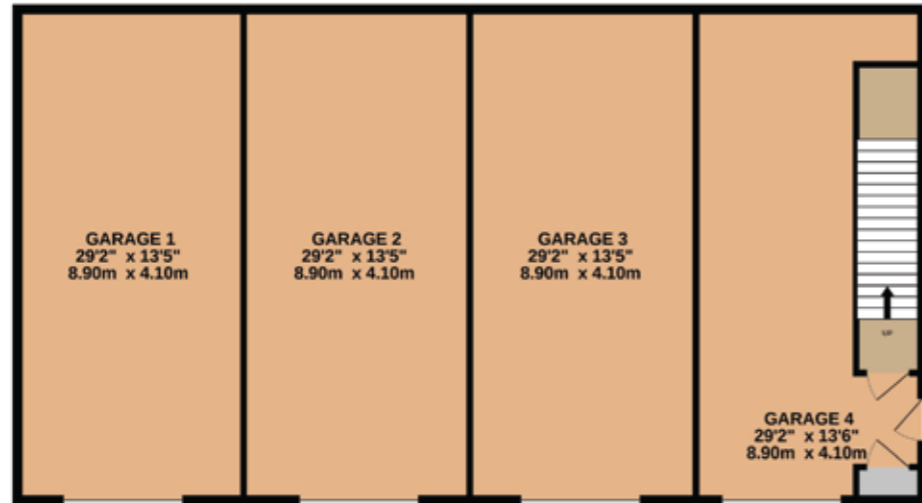
A contemporary bathroom, which is fully tiled in marble with feature sensor-activated LED lighting to the floor. Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, sensor-operated illuminated vanity mirror, central heating radiator. There's a suite in white, which comprises of a wall mounted Laufen WC and an Olympia wash hand basin with a Laura Ashley chrome mixer tap and storage drawers beneath. A step up gives access to a raised platform with a freestanding Victoria + Albert bath with a Laura Ashley chrome mixer tap and a hand shower facility.





## The Boatman Has Ample Off-Road Parking with a Driveway and a Garage Block with Four Garages and an Entertainment Suite Above

**GARAGE BLOCK  
GROUND FLOOR  
APPROXIMATE FLOOR AREA  
1571 SQ.FT. (146.0 SQ.M.)**



**GARAGE BLOCK  
TOTAL APPROXIMATE FLOOR AREA  
3131 SQ.FT. (290.9 SQ.M.)**

**GARAGE BLOCK  
FIRST FLOOR  
APPROXIMATE FLOOR AREA  
1560 SQ.FT. (144.9 SQ.M.)**



From the stone flagged seating terrace at the front of the property, double wrought iron gates open to a further garden area with a grey stone flagged seating terrace and an astro-turfed lawn with a railway sleeper planting bed incorporating trees and shrubs. Access can also be gained to the formal lounge and left side of the property.

To the left side of the property, there's a stone flagged path with exterior lighting that is flanked to one side by lawn and hedging. The path wraps around to the rear and runs along the length of the house with lawn and hedging to one side. Access can be gained to the cottage.

### Cottage

An attached cottage that provides additional accommodation, which is ideal for dependant persons.

A UPVC entrance door with a double glazed panel opens to the:

### Dining Kitchen

23'11 x 13'5 (7.30m x 4.10m)

A modern dining kitchen with a front facing UPVC double glazed window, recessed lighting, pendant light point, central heating radiator, TV/aerial point and oak flooring. There's a range of fitted base/wall and drawer units, incorporating matching timber effect work surfaces, upstands, tiled splash backs and an inset Lamona 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island providing further storage with a matching timber effect work surface. The integrated appliances include an AEG four-ring gas hob with a wok burner and extractor hood over, AEG combination oven with a separate grill, Lamona wine cooler, Indesit full-height fridge/freezer, washing machine and Lamona tumble dryer. Timber doors open to the storage cupboard, shower room and lounge. A timber door also opens to the inner hall.

### Storage Cupboard

Having a light point, a work surface, tiled flooring and housing the Kelly boiler.

### Shower Room

Being fully tiled and having a flush light point and an illuminated vanity mirror. There's a suite in white, which comprises of a low-level WC and a wash hand basin with traditional chrome taps and storage beneath. Also having a separate shower enclosure with a fitted Grohe shower and a glazed screen/door.

### Lounge

23'11 x 15'5 (7.30m x 4.70m)

A good-sized reception room with rear facing UPVC double glazed windows, pendant light point, wall mounted light point, central heating radiator with a decorative cover, TV/aerial point and engineered timber flooring. The focal point of the room is the electric fire with a decorative mantel, surround and hearth. Double UPVC doors with double glazed panels and matching side panels open to the front of the property. An oak staircase with timber hand rails and balustrading rises to the first floor.

### First Floor

#### Landing

Having a Velux roof window and separate roof light below and a pendant light point with a decorative ceiling rose. Timber doors open to the master bedroom and bedroom 2.

#### Master Bedroom

16'1 x 13'9 (4.90m x 4.20m)

Having a Velux roof window and separate roof light below, pendant light point with a decorative ceiling rose, central heating radiator and eaves storage. A timber door opens to the master en-suite.

#### Master En-Suite

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan and eaves storage. There's a suite in white, which comprises of a low-level WC and a Jacob Delafon wash hand basin with a chrome mixer tap and storage beneath. Also having a separate shower enclosure with a Mira fitted shower and a glazed screen/door. A further timber door opens to the inner landing on the first floor of the main house.

#### Bedroom 2

16'1 x 8'2 (4.90m x 2.50m)

Having a Velux roof window and separate roof light below, side facing UPVC double glazed circular window and a flush light point with a decorative ceiling rose. Also having eaves storage, a central heating radiator and a telephone point.

### Dining Kitchen

23'11 x 13'5 (7.30m x 4.10m)

A modern dining kitchen with a front facing UPVC double glazed window, recessed lighting, pendant light point, central heating radiator, TV/aerial point and oak flooring. There's a range of fitted base/wall and drawer units, incorporating matching timber effect work surfaces, upstands, tiled splash backs and an inset Lamona 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island providing further storage with a matching timber effect work surface. The integrated appliances include an AEG four-ring gas hob with a wok burner and extractor hood over, AEG combination oven with a separate grill, Lamona wine cooler, Indesit full-height fridge/freezer, washing machine and Lamona tumble dryer. Timber doors open to the storage cupboard, shower room and lounge. A timber door also opens to the inner hall.



### Bar

29'2 x 13'6 (8.90m x 4.10m)

A fantastic entertaining and socialising space. Having a front facing UPVC double glazed window, recessed lighting, central heating radiators and engineered oak flooring. There's a fitted oak bar, incorporating a bar counter door, brass foot/arm rest rails, mirror insets, recessed lighting, shelving, wine racks, two Cardinal beer fridges and tiled flooring. The oak bar also extends to provide seating for up to four chairs. Double oak doors open to the snooker room.



### Lounge

23'11 x 15'5 (7.30m x 4.70m)

A good-sized reception room with rear facing UPVC double glazed windows, pendant light point, wall mounted light point, central heating radiator with a decorative cover, TV/aerial point and engineered timber flooring. The focal point of the room is the electric fire with a decorative mantel, surround and hearth. Double UPVC doors with double glazed panels and matching side panels open to the front of the property. An oak staircase with timber hand rails and balustrading rises to the first floor.



### Snooker Room

29'2 x 27'3 (8.90m x 8.30m)

A large snooker room with front facing UPVC double glazed windows with fitted oak shutters, coffered ceiling with decorative panelling and pendant light points. There's also oak panelling to two of the walls, wall mounted light points, central heating radiators and engineered oak flooring. Double oak doors open to the games room. Access can also be gained to a loft space.





### Exterior and Gardens

From Rotherham Road, an access road gives access to the entrance of The Boatman and gates open to an enclosed 10-acre field belonging to the property. Wrought iron gates open to a tree-lined driveway with exterior lighting, which leads to a further wrought iron electric gate that opens to provide access to the front of the property. To the left side of the driveway, there's a substantial lawned area with an enclosed tennis court that has two access gates and a large pond which has steps that rise to a timber platform with balustrading and hand rails.

Beyond the second wrought iron gate, the driveway with exterior lighting continues to give access to the parking area at the front. The right side of the driveway is bordered by a lawn with hedging and houses the Avanti gas tank. To the left side, is a garden being mainly laid to lawn with mature trees and a central circular box hedge with mature trees and shrubs inside.

The parking area at the front of the property provides ample space for multiple vehicles and has exterior lighting, an external power point and a water tap. Access can be gained to the garage block and cottage lounge. Two single wrought iron gates and a set of double wrought iron gates open to the front gardens.

Situated on a Sizeable Plot  
in a Private, Unique Setting



## Exterior and Gardens Continued

From the parking area, three sets of wrought iron gates open to the front gardens. There is a substantial stone flagged seating terrace with exterior lighting and access can be gained to the main entrance door and inner hall. Also having a timber decked area with exterior lighting. Beyond the seating terraces is a tiered garden, which is mainly laid to lawn with exterior lighting and a circular stone wall houses the Klargester septic tank. To the left side of the garden, a gravelled border with stepping stones leads to stone steps that rise to a stone flagged seating terrace with exterior lighting. Access can be gained to garage 4. Stone steps also rise to a path, which wraps around the rear of the garage block and access can also be gained to the higher tier of the garden. There's a further lawned area above the main garden, which is bordered by woodland.

From the stone flagged seating terrace at the front of the property, double wrought iron gates open to a further garden area with a grey stone flagged seating terrace and an astro-turfed lawn with a railway sleeper planting bed incorporating trees and shrubs. Access can also be gained to the formal lounge and left side of the property.

To the left side of the property, there's a stone flagged path with exterior lighting that is flanked to one side by lawn and hedging. The path wraps around to the rear and runs along the length of the house with lawn and hedging to one side. Access can be gained to the cottage.



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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** G

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



**The Boatman**

Rotherham Road, Killamarsh,  
Sheffield, Derbyshire S21 2DS

**Offers in the Region of £1,750,000**