



Prospect Cottage

2 Higher Stubbin, Rotherham

Exterior and Gardens

From Stubbin Road, a set of timber gates with exterior lighting open to Prospect Cottage. A sweeping gravelled driveway, bordered by stone walling, mature trees and planting, leads up to a gravelled turning circle. The turning circle is formed by a stone walled planter containing mature trees and shrubs. To the left side of the turning circle, is a garden that is mainly laid to lawn with mature trees and shrubs. An opening within stone walling leads to the formal garden.

The driveway continues to the front of the property, where there is parking for several vehicles. The driveway has exterior lighting, external power points and is bordered by mature planting. Access can be gained to the main entrance door and lounge. Double timber gates open to Stubbin Road.





Welcome to Prospect Cottage

Beautifully located in established, landscaped grounds spanning approximately 1.3 acres, Prospect Cottage is a wonderful five bedroomed detached residence, brimming with an abundance of charm that is truly timeless.



This beautiful property can be traced back to the 1700s, where it was previously a Quaker Cottage. Additions in the 1900s expanded the accommodation offered by the home, and within the last 30 years, has benefitted from sympathetic alterations by the current owners, particularly to its grounds.

Prospect Cottage is arranged generously over two floors, boasting outstanding living spaces that are well-suited to accommodate a family. Welcoming you into the home through double doors is the impressive entrance hall, which connects the primary reception rooms and features a mezzanine above. A characterful lounge presents a homely setting alongside the exposed brick fireplace, whilst the sitting room extends a laid-back environment for every day enjoyment. This fabulous home has plenty of room for hosting family and guests, with its splendid formal dining room that is adorned by heavy timber beams and a coal effect gas fire set within a brick fireplace. The heart of the home is the traditional kitchen with country-style cabinetry, a Rangemaster range cooker and an adjacent breakfast kitchen offering a separate, less formal space for dining.

The first floor is home to a luxurious master bedroom suite, showcasing a well-proportioned bedroom, a useful walk-in wardrobe and an en-suite shower room with a modern twist and under floor heating. There is another spacious double bedroom suite, as well as three further bedrooms, all of which are of a good-size. A well-appointed, fully tiled family bathroom is bathed in natural light through a large roof window and is equipped with a Villeroy & Boch suite.

Two gated entrances provide access to the home, one of which opens to a sweeping driveway with a turning circle, that leads up to the front of the property and to an outbuilding comprising a car port and garage. Additional parking is available by the roadside on a slip road that is owned by Prospect Cottage. Beside the driveway is a pleasant stone flagged seating terrace that flows seamlessly into the expansive gardens located to the East of the plot. The formal garden is a tranquil oasis that is filled with an array of established planting and a large Koi Carp fish pond featuring an illuminated jetty. To the rear of the home is a courtyard garden, ideal for keen gardeners, with its greenhouse and two useful garden stores.



A Magnificent Period Property, Set within Meticulously Landscaped, Established Grounds of Approximately 1.3 Acres

Higher Stubbin sits within a countryside landscape that is on the border of the Wentworth Estate. Wentworth village is just a short drive away or walkable within the hour, and has public houses and shops. Wentworth Garden Centre contains historic gardens, a family farm, shopping opportunities and dining options. The magnificent Wentworth Woodhouse Country House and its grounds are a lovely place to visit or walk, filled with wildlife along the way. Take a step back in time and visit nearby Elsecar Heritage Centre, where there is a mix of local artisan shops selling handmade crafts, gifts antiques and a selection of eateries. Additional amenities such as supermarkets can be found within Wath-upon-Dearne and there is a plethora of stores at Parkgate Shopping Park. Just 15 minutes away is Meadowhall shopping centre, filled with high street brands, a cinema and restaurants. The M1 is conveniently accessible for connections to major cities, including Sheffield. The A1 and M18 are also within easy reach for journeys to Leeds and Manchester.

The property briefly comprises of on the ground floor: Entrance hall, lounge, formal dining room, inner hall, WC, sitting room, hallway, kitchen, pantry, breakfast room and utility room.

On the first floor: Landing, bedroom 4, bedroom 5, bedroom 3, bedroom 2, bedroom 2 en-suite bathroom, family bathroom, mezzanine, master bedroom, master walk-in wardrobe and master en-suite shower room.

Outbuildings: Car port, garage, garden store 1, garden store 2, greenhouse and summer house.

Ground Floor

Double heavy rosewood doors with obscured glazed panels open to the:

Entrance Hall

Providing a warm welcome to the home with front and side facing rosewood double glazed windows, exposed timber beams, recessed lighting, pendant light point and wall mounted light points. Also having central heating radiators with decorative covers and tiled flooring. Pine doors open to the lounge, sitting room and hallway. Double doors with glazed panels also open to the formal dining room.

Lounge

21'6 x 14'10 (6.56m x 4.52m)
A beautiful reception room, brimming with character features, which include exposed timber beams and reclaimed Canadian Kiln oak flooring. Having side facing rosewood double glazed windows, a pendant light point and central heating radiators with decorative covers. The focal point of the room is the coal effect gas fire, set within an impressive fireplace with a wooden mantel, a brick surround and a tiled hearth. To either side of the fireplace is fitted storage, incorporating shelving. Double rosewood doors with double glazed panels open to the front of the property.

Formal Dining Room

12'8 x 12'2 (3.87m x 3.71m)
An elegant formal dining room with a front facing timber glazed internal panel, exposed timber beams, recessed lighting and wall mounted light points. Also having a central heating radiator with a decorative cover, TV/aerial point and reclaimed Canadian Kiln oak flooring. The focal point of the room is the coal effect gas fire with a

brick mantel, surround and hearth. A pine door opens to the inner hall.

Inner Hall

Having a flush light point, a central heating radiator with a decorative cover and reclaimed Canadian Kiln oak flooring. A pine door opens to the WC.

WC

Stylishly decorated and having a flush light point, extractor fan, partially panelled walls and tiled flooring. There is a suite, which comprises a low-level WC and a glass vanity unit, incorporating a hand painted ceramic wash hand basin with a brushed gold mixer tap.

From the entrance hall, a pine door opens to the:

Sitting Room

15'3 x 14'0 (4.64m x 4.27m)
A homely reception room with front and side facing rosewood double glazed windows, exposed timber beams, wall mounted light points, central heating radiators, telephone point and pine flooring. The focal point of the room is the cast iron fireplace with a mantel and a tiled hearth.

Hallway

Having exposed timber beams, a recessed light point and tiled flooring. A pine door opens to the kitchen.

Kitchen

15'0 x 12'2 (4.58m x 3.71m)
A traditional, country-style breakfast kitchen with a side facing rosewood double glazed window, exposed timber beams, recessed lighting, pendant light point, central heating radiator with a decorative cover and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, tiled splash backs, glazed illuminated display cabinets, under-counter lighting and an inset 1.5 bowl Franke sink with a black mixer tap. The appliances include a Rangemaster range cooker with a four-ring gas hob, a wok burner, two ovens, a grill and a Caple extractor fan above. There is also an integrated Hotpoint dishwasher and an Electrolux fridge/freezer. Pine doors open to the pantry and breakfast room.

Pantry

Having a flush light point and fitted shelving.

Lounge

21'6 x 14'10 (6.56m x 4.52m)

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Formal Dining Room
12'8 x 12'2 (3.87m x 3.71m)

An elegant formal dining room with a front facing timber glazed internal panel, exposed timber beams, recessed lighting and wall mounted light points. Also having a central heating radiator with a decorative cover, TV/aerial point and reclaimed Canadian Kiln oak flooring. The focal point of the room is the coal effect gas fire with a brick mantel, surround and hearth. A pine door opens to the inner hall.



WC

Stylishly decorated and having a flush light point, extractor fan, partially panelled walls and tiled flooring. There is a suite, which comprises a low-level WC and a glass vanity unit, incorporating a hand painted ceramic wash hand basin with a brushed gold mixer tap.



Inner Hall

Having a flush light point, a central heating radiator with a decorative cover and reclaimed Canadian Kiln oak flooring. A pine door opens to the WC.

Sitting Room

15'3 x 14'0 (4.64m x 4.27m)

A homely reception room with front and side facing rosewood double glazed windows, exposed timber beams, wall mounted light points, central heating radiators, telephone point and pine flooring. The focal point of the room is the cast iron fireplace with a mantel and a tiled hearth.



Rest & Unwind in an
Inviting Atmosphere





Kitchen

15'0 x 12'2 (4.58m x 3.71m)

A traditional, country-style breakfast kitchen with a side facing rosewood double glazed window, exposed timber beams, recessed lighting, pendant light point, central heating radiator with a decorative cover and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, tiled splash backs, glazed illuminated display cabinets, under-counter lighting and an inset 1.5 bowl Franke sink with a black mixer tap. The appliances include a Rangemaster range cooker with a four-ring gas hob, a wok burner, two ovens, a grill and a Caple extractor fan above. There is also an integrated Hotpoint dishwasher and an Electrolux fridge/freezer. Pine doors open to the pantry and breakfast room.

Pantry

Having a flush light point and fitted shelving.

Breakfast Room

13'9 x 8'11 (4.18m x 2.72m)

A wonderful breakfast room opening out onto a lovely courtyard garden via a timber stable-style door with obscured glazed panels. Having rear facing rosewood double glazed windows, exposed timber beams, recessed lighting, central heating radiator with a decorative cover, telephone point and tiled flooring. A pine door opens to the utility room.

A Fabulous Country-Style
Kitchen and Breakfast Room





Prospect Cottage

Boasting Elegant, Timeless Decor which Showcases a Host of Character Features Throughout

Breakfast Room

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Utility Room

Having a rear facing timber double glazed panel, strip light point and tiled flooring. There is a range of fitted base and wall units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. The utility room also houses the Vaillant boiler, MegaFlo hot water cylinder and fuse board.

From the hallway, a staircase with an oak hand rail and pine balustrading rises to the:

First Floor

Landing

Featuring an original exposed timber beam, additional timber beams, recessed lighting, spotlighting, dado rail and a central heating radiator with a decorative cover. Pine doors open to bedroom 4, bedroom 5, bedroom 3, bedroom 2, family bathroom and master bedroom. Double timber doors also open to a mezzanine. Access can be gained to a loft space.

Bedroom 4

14'10 x 8'11 (4.51m x 2.71m)

A fabulous double bedroom with a rear facing rosewood double glazed window, coved ceiling, exposed timber beams, pendant light point, dado rail and a central heating radiator. There is a range of fitted furniture, incorporating long hanging and shelving. Access can be gained to a loft space.

Bedroom 5

14'5 x 8'11 (4.40m x 2.71m)

Having a rear facing rosewood double glazed window, coved ceiling, exposed timber beams, flush light point, dado rail, central heating radiator and TV/aerial cabling. There is a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 3

12'8 x 11'9 (3.86m x 3.59m)

Another double bedroom with a side facing rosewood double glazed window, exposed timber beams, pendant light point, dado rail and a

central heating radiator.

Bedroom 2

15'3 x 14'0 (4.64m x 4.27m)

A beautiful double bedroom suite with front and rear facing rosewood double glazed windows with fitted shutters, exposed timber beams, pendant light point, central heating radiators and a telephone point. The focal point of the room is the open cast iron fireplace with a timber mantel. A pine door with obscured glazed panels opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a front facing rosewood double glazed obscured window, flush light point and a central heating radiator with a towel rail. There is a suite in white, which comprises a low-level WC and a Charlotte wash hand basin with traditional taps and storage beneath. To one corner, is a shower enclosure with a fitted Mira shower and a glazed screen/door.

Family Bathroom

A modern family bathroom suite that is fully tiled and has a roof window, recessed lighting and a chrome heated towel rail. The Villeroy & Boch suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and an illuminated mirrored cabinet above. Also having a Villeroy & Boch panelled bath with mosaic tiling, a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a tiled seat and a glazed screen.

Mezzanine

Overlooking the entrance hall, the mezzanine has a Fakro roof window, spotlighting and is enclosed by timber balustrading.

Master Bedroom

15'3 x 14'11 (4.64m x 4.54m)

A luxurious master bedroom suite with front and side facing rosewood double glazed windows with fitted shutters and a side facing timber glazed circular panel with a fitted shutter. Also having exposed timber beams, pendant light point, partially panelled walls and central heating radiators with decorative covers. Two sets of bi-folding doors with mirrored panels open to the master walk-in wardrobe. A pine door also opens to the master en-suite shower room. Access can be gained to a loft space.

Master Walk-in Wardrobe

6'7 x 6'3 (2.00m x 1.90m)

Having a flush light point and a range of fitted clothes hanging rails and shelving.

Master Bedroom

15'3 x 14'11 (4.64m x 4.54m)

A luxurious master bedroom suite with front and side facing rosewood double glazed windows with fitted shutters and a side facing timber glazed circular panel with a fitted shutter. Also having exposed timber beams, pendant light point, partially panelled walls and central heating radiators with decorative covers. Two sets of bi-folding doors with mirrored panels open to the master walk-in wardrobe. A pine door also opens to the master en-suite shower room. Access can be gained to a loft space.

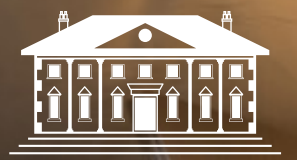
Master Walk-in Wardrobe

6'7 x 6'3 (2.00m x 1.90m)

Having a flush light point and a range of fitted clothes hanging rails and shelving.



A Sumptuous Master
Bedroom Suite





Master En-Suite Shower Room

A contemporary en-suite shower room with a side-facing rosewood double-glazed obscured window, pendant light point, recessed light point, fitted storage, partially panelled walls, central heating radiator and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall-mounted vanity unit, incorporating a marble work surface, a matching splash back, a wash hand basin with a chrome mixer tap and storage beneath. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 2 En-Suite Shower Room

Being fully tiled and having a front-facing rosewood double-glazed obscured window, flush light point and a central heating radiator with a towel rail. There is a suite in white, which comprises a low-level WC and a Charlotte wash hand basin with traditional taps and storage beneath. To one corner, is a shower enclosure with a fitted Mira shower and a glazed screen/door.



Bedroom 2 15'3 x 14'0 (4.64m x 4.27m)

A beautiful double bedroom suite with front and rear-facing rosewood double-glazed windows with fitted shutters, exposed timber beams, pendant light point, central heating radiators and a telephone point. The focal point of the room is the open cast iron fireplace with a timber mantel. A pine door with obscured glazed panels opens to the bedroom 2 en-suite shower room.



Bedroom 3 12'8 x 11'9 (3.86m x 3.59m)

Another double bedroom with a side-facing rosewood double-glazed window, exposed timber beams, pendant light point, dado rail and a central heating radiator.



Family Bathroom

A modern family bathroom suite that is fully tiled and has a roof window, recessed lighting and a chrome heated towel rail. The Villeroy & Boch suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and an illuminated mirrored cabinet above. Also having a Villeroy & Boch panelled bath with mosaic tiling, a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a tiled seat and a glazed screen.



A High-Quality
Family Bathroom





Prospect Cottage



Conveniently Located for Wentworth Village, Elsecar Hertiage Centre, Meadowhall and Countryside Walks

Master En-Suite Shower Room

A contemporary en-suite shower room with a side facing rosewood double glazed obscured window, pendant light point, recessed light point, fitted storage, partially panelled walls, central heating radiator and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted vanity unit, incorporating a marble work surface, a matching splash back, a wash hand basin with a chrome mixer tap and storage beneath. To one corner, is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Stubbin Road, a set of timber gates with exterior lighting open to Prospect Cottage. A sweeping gravelled driveway, bordered by stone walling, mature trees and planting, leads up to a gravelled turning circle. The turning circle is formed by a stone walled planter, containing mature trees and shrubs. To the left side of the turning circle, is a garden that is mainly laid to lawn with mature trees and shrubs. An opening within stone walling leads to the formal garden.

The driveway continues to the front of the property, where there is parking for several vehicles. The driveway has exterior lighting, external power points and is bordered by mature planting. Access can be gained to the main entrance door and lounge. Double timber gates open to Stubbin Road.

The driveway wraps around to the right side of the property, where there is further space for parking multiple vehicles, exterior lighting and an external power point. Access can be gained to the car port and garage.

Car Port

19'4 x 11'2 (5.90m x 3.40m)

Having light, power and provision for an electric car charging point.

Garage

19'4 x 10'6 (5.90m x 3.19m)

Having double timber access doors, light, power and open storage above.

From the right side of the property, a path leads round to the rear where there is space for a shed. Two steps rise to a timber pedestrian gate,

which opens to a courtyard garden.

The courtyard garden has exterior lighting, external power points and ample space for seating. Access can be gained to garden store 1, garden store 2 and greenhouse.

Garden Store 1

Having a timber access door, fitted shelving and light.

Garden Store 2

12'6 x 4'11 (3.80m x 1.50m)

Having a timber access door, glazed panel and light.

Greenhouse

12'2 x 10'2 (3.70m x 3.10m)

A timber-built, glazed greenhouse with light, power and space for potting benches.

From the courtyard garden, stone steps lead down to a path, which has water taps and access can be gained to the breakfast room. An arched timber pedestrian gate opens to Stubbin Road.

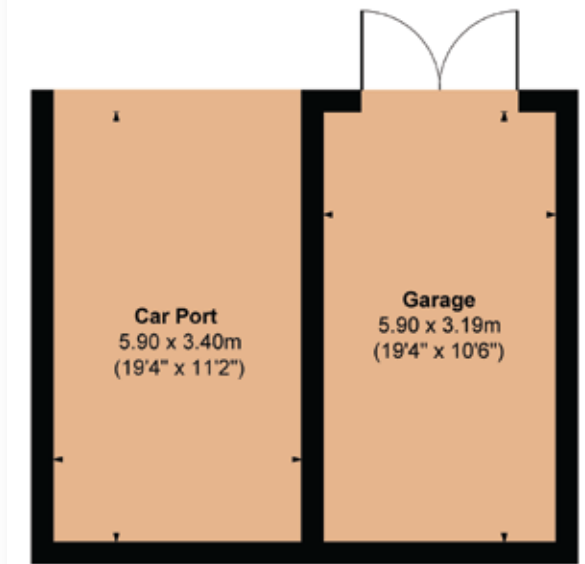
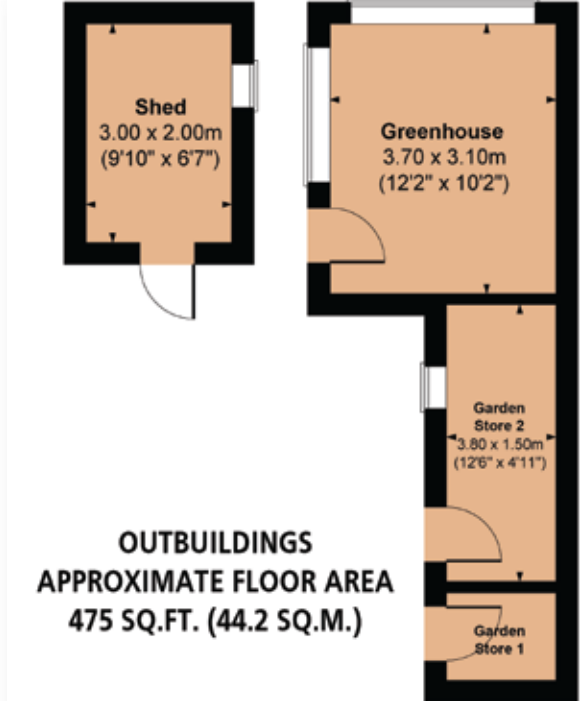
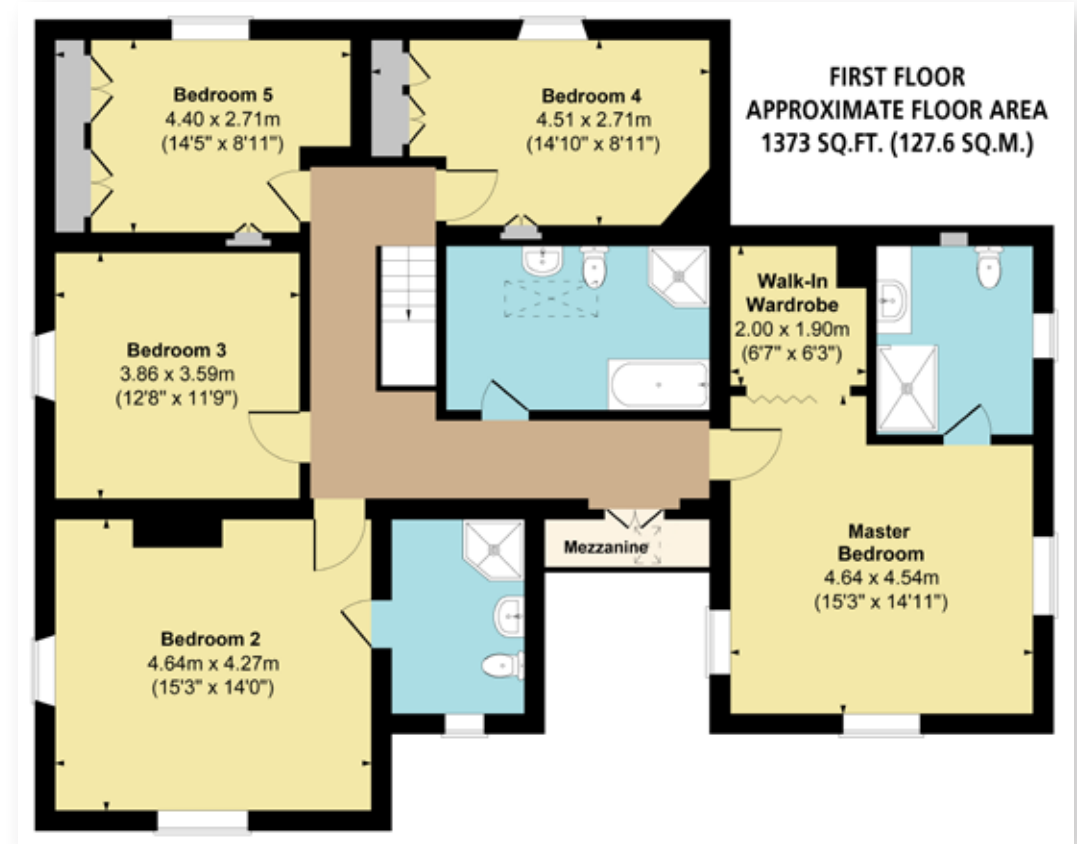
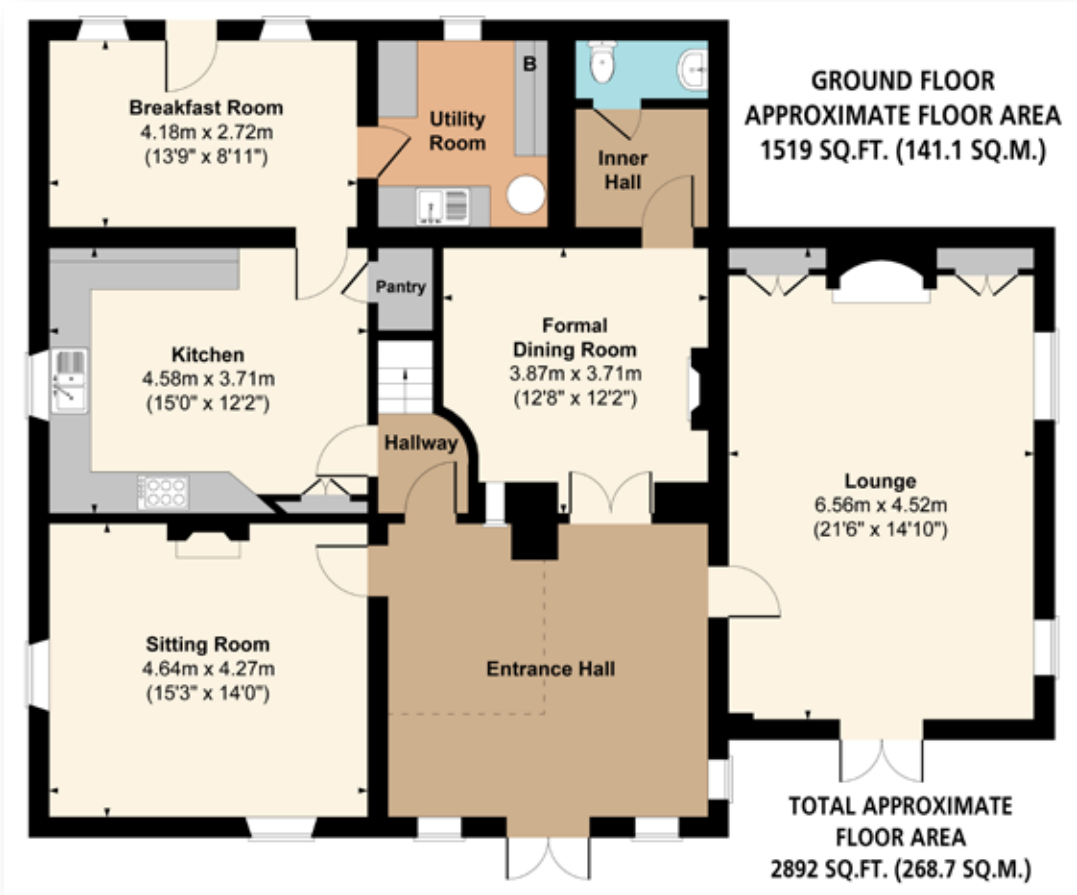
From the driveway at the front of the property, two sets of stone steps rise to a pleasant stone flagged seating terrace of sizeable proportions, perfect for relaxing and entertaining. A timber trellis archway leads to the formal gardens located to the far right of the boundary, which are mainly laid to lawn and meticulously maintained. Within the garden is a variety of mature trees and shrubs. The centre point of the garden is the large Koi Carp fish pond containing water features and a timber jetty with exterior lighting. The garden continues beyond the pond to a sizeable expanse of lawn with mature trees, shrubs and a summer house.

Summer House

Having double timber access doors with glazed panels, a timber glazed window, light and power.

The boundary of Prospect Cottage is fully enclosed by timber fencing, mature trees and stone walling, providing privacy and security to the wonderful family residence.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



A Beautiful Residence,
Traceable Back to the 1700s





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The courtyard garden has exterior lighting, external power points and ample space for seating. Access can be gained to garden store 1, garden store 2 and greenhouse.

Garden Store 1

Having a timber access door, fitted shelving and light.

Garden Store 2

12'6 x 4'11 (3.80m x 1.50m)

Having a timber access door, glazed panel and light.

Greenhouse

12'2 x 10'2 (3.70m x 3.10m)

A timber-built, glazed greenhouse with light, power and space for potting benches.



The driveway wraps around to the right side of the property, where there is further space for parking multiple vehicles, exterior lighting and an external power point. Access can be gained to the car port and garage.

Car Port

19'4 x 11'2 (5.90m x 3.40m)

Having light, power and provision for an electric car charging point.

Garage

19'4 x 10'6 (5.90m x 3.19m)

Having double timber access doors, light, power and open storage above.

From the right side of the property, a path leads round to the rear where there is space for a shed. Two steps rise to a timber pedestrian gate, which opens to a courtyard garden.





Exterior and Gardens Continued

A timber trellis archway leads to the formal gardens located to the far right of the boundary, which are mainly laid to lawn and meticulously maintained. Within the garden is a variety of mature trees and shrubs. The centre point of the garden is the large Koi Carp fish pond containing water features and a timber jetty with exterior lighting. The garden continues beyond the pond to a sizeable expanse of lawn with mature trees, shrubs and a summer house.

Summer House

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A Haven for Evening
Relaxation & Dining



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

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.



Prospect Cottage

2 Higher Stubbin, Rotherham,
South Yorkshire S62 7RY

Offers in the Region of £895,000