

# THE GRANARY



BLENHEIM



NESTLED WITHIN A PEACEFUL  
HAMLET IN THE SEMI-RURAL  
VILLAGE OF HOOTON LEVITT, THE  
GRANARY WAS ONCE PART OF THE  
ORIGINAL WORKING MANSFIELD  
FARM, AND HAS BEEN A RESIDENTIAL  
DWELLING SINCE THE 1980S.

*This four bedroomed detached home offers well-  
proportioned living spaces and boasts a south-east  
facing rear garden, which contains a sizeable lawn,  
mature trees and a patio.*





On the ground floor is a spacious lounge with patio doors that provide a seamless transition to the rear garden, a kitchen, a useful downstairs WC and a sitting/dining room featuring a stone Inglenook fireplace.

The first floor is home to the main bedroom suite which has the benefit of an en-suite shower room, two further double bedrooms, a single bedroom that is ideal for use as a study or nursery, and a modern family bathroom.

The Granary's garden provides a lovely outlook from the rear facing rooms, and enjoys a tranquil setting that is enclosed by mature trees for privacy. Within the hamlet is a shared courtyard (of which The Granary owns a small portion), which provides access to The Granary and neighbouring properties. A garage block situated to one side of the hamlet's access road contains one single garage belonging to the property with a parking space in front, plus an additional allocated space.

The property is perfectly situated for anyone who loves the outdoors; from the top of the access road, public footpaths lead through fields and towards Roche Abbey. Amenities are available nearby within Bramley and Maltby, including supermarkets, shops, cafes and Maltby Leisure Centre. Hellaby Hall, a 4-star hotel and spa, also offers a leisure club with a gymnasium, pool, steam room, sauna and plunge pool. The location is ideal for commuters and journeys to major cities due to its ease of access to the M1, M18 and A1, which link to Sheffield, Doncaster, Leeds, Nottingham and London.

**The property briefly comprises of on the ground floor:** Entrance hallway, WC, kitchen, lounge, sitting/dining room and under-stairs storage cupboard. Accessed externally is the single garage.

**On the first floor:** Landing, bedroom 1, bedroom 1 en-suite shower room, bedroom 2, bedroom 3, bedroom 4 and family bathroom.



# GROUND FLOOR

*A UPVC door with a double glazed obscured panel opens to the entrance hallway.*

## Entrance Hallway

Having front and side facing UPVC double glazed panels, recessed lighting, central heating radiator, telephone point and tiled flooring. A timber door opens to the WC. An opening leads into the kitchen and a timber door with glazed panels opens to the sitting/dining room.

## WC

Having a side facing UPVC double glazed obscured window, pendant light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A cupboard includes shelving.

## Kitchen

13'11 x 9'1 (4.23m x 2.77m)

Having a front facing UPVC double glazed window, recessed lighting, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate work surfaces, tiled upstands and an inset 1.5 bowl sink with a chrome mixer tap. The integrated appliances include a Stoves four-ring gas hob with an extractor fan above and a Stoves fan assisted oven. There is space/provision for an under-counter fridge and washing machine. A timber door opens to the lounge. A UPVC door with a double glazed obscured panel also opens to the external shared courtyard.

## Lounge

18'3 x 13'0 (5.56m x 3.95m)

Having exposed timber beams, pendant light point, wall mounted light points, central heating radiator and a TV/aerial point. The focal point of the room is the stone chimney breast with an oak mantel and a granite hearth. Double timber doors with glazed panels open to the sitting/dining room. Double UPVC doors with double glazed panels and matching side panels open to the rear of the property.

## Sitting/Dining Room

21'4 x 15'9 (6.49m x 4.80m)

Having rear and side facing UPVC double glazed windows, exposed timber beams, pendant light points, wall mounted light points, central heating radiators and TV/aerial cabling. The focal point of the room is the stone Inglenook fireplace with a stone archway, tiled chimney canopy, two shelves, wall mounted light points and a granite hearth. A timber door opens to an under-stairs storage cupboard that provides useful storage. A staircase with a timber hand rail and balustrading rises to the first floor.



KITCHEN





LOUNGE



KITCHEN



SITTING/DINING ROOM



LOUNGE



SITTING/DINING ROOM



SITTING/DINING ROOM

# FIRST FLOOR

## Landing

Having a wall mounted light point and timber doors opening to bedroom 1, bedroom 2, bedroom 3, bedroom 4 and the family bathroom. Access can be gained to the loft space via two ceiling hatches.

## Bedroom 1

15'9 x 12'7 (4.80m x 3.83m)

A generously sized double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator. A timber door opens to the bedroom 1 en-suite shower room.

## Bedroom 1 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted rain head shower, an additional hand shower facility, a tiled recessed shelf and a glazed screen/door.

## Bedroom 2

13'9 x 13'3 (4.19m x 4.04m)

Another well-proportioned double bedroom with a rear facing UPVC double glazed window, exposed timber beam, pendant light point and a central heating radiator.

## Bedroom 3

22'4 x 9'1 (6.81m x 2.77m)

Having front facing UPVC double glazed windows, pendant light point and central heating radiators. To one wall is a range of fitted furniture incorporating long hanging, shelving and housing the British Gas boiler.

## Bedroom 4

9'10 x 7'4 (3.00m x 2.24m)

Currently used as a study but could be a single bedroom or nursery. Having a rear facing UPVC double glazed window, exposed timber beams, pendant light point and a central heating radiator.

## Family Bathroom

Being fully tiled and having a side facing timber double glazed obscured window, recessed lighting and a chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and storage beneath. Also having a bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.



BEDROOM 1



BEDROOM 1



BEDROOM 2



BEDROOM 1 EN-SUITE SHOWER ROOM



BEDROOM 3



FAMILY BATHROOM

# EXTERIOR & GARDENS

The site of Mansfield Farm was converted in the 1980s to create several properties. The Granary, which was the original grain store, is located in a lovely courtyard setting.

The Granary has a single garage and a parking space for one vehicle in front. There is also an additional parking space allocated on a grassed area to one side of the garage block.

## Single Garage

17'11 x 9'0 (5.46m x 2.75m)

Having an up-and-over door, light and power.

A wrought iron pedestrian gate opens to the front of The Granary where there is an enclosed block paved/gravelled garden with mature trees and access to the main entrance door.

A stone flagged path leads down the left side of the property to a wrought iron pedestrian gate, which opens to the rear.

To the rear of the property, the stone flagged path continues along the rear elevation to a patio, which provides access to the lounge. Beyond the path/patio is an extensive, long garden that is mainly laid to lawn and is populated by established borders containing trees and shrubs.





The Granary

Single Garage  
& Allocated Parking

# GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:  
909 SQ.FT. (76.0 SQ.M)

Garage Approximate Floor Area:  
161 SQ.FT. (15.0 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
800 SQ.FT. (74.3 SQ.M)

Total Approximate Floor Area:  
1709 SQ.FT. (150.3 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 2	SQFT 1,709
TENURE Freehold	COUNCIL TAX F

## Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband at the property and the mobile signal quality is good.

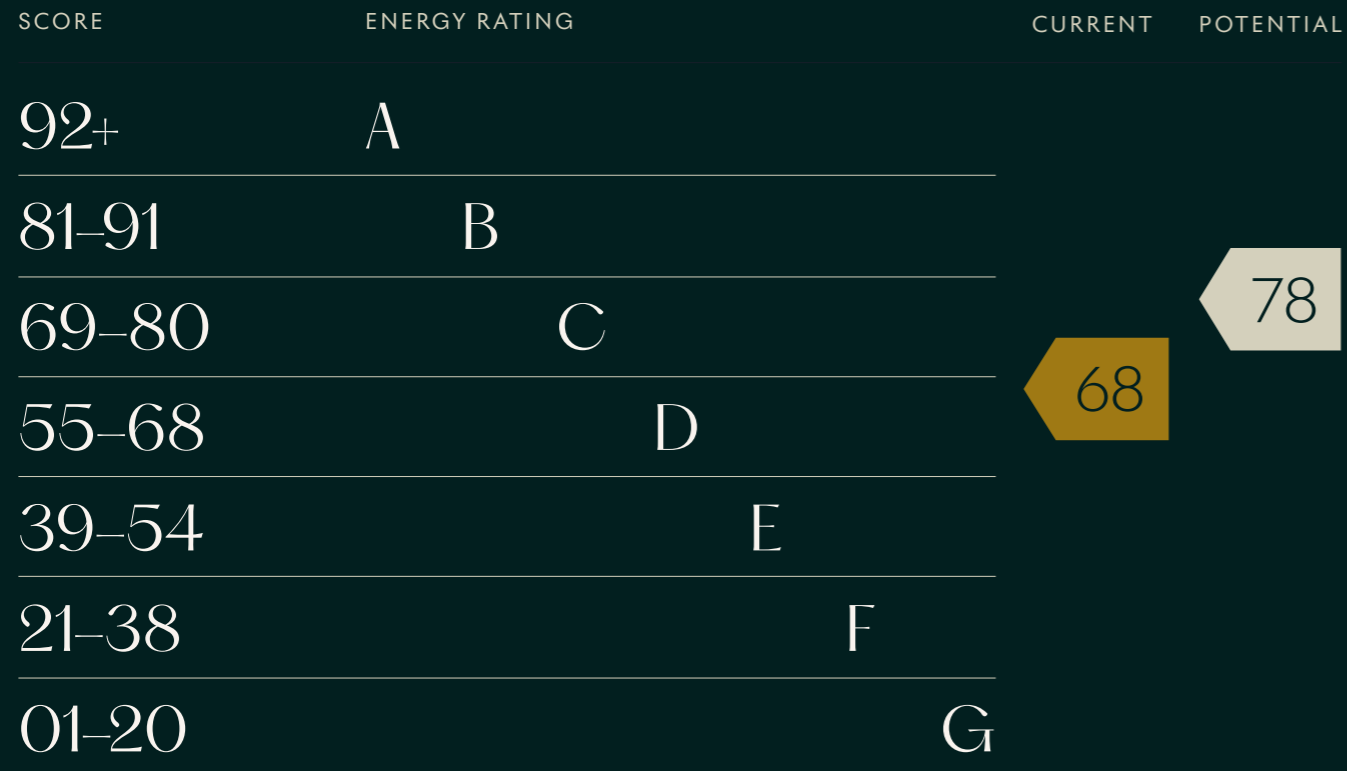
## Rights of Access & Shared Access

The courtyard is shared between the properties, although the Granary does own a small section. The access road is owned by a local farmer and the properties have a right of access to use it.

## Covenants, Easements, Wayleaves & 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.



# THE GRANARY

Joan Lane, Hooton Levitt, Rotherham,  
South Yorkshire, S66 8PH

Offers in Excess of  
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Viewing strictly by appointment with our  
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