

# THE OLD RECTORY



BLenheim





A FORMER  
RECTORY,  
SYMPATHETICALLY  
RESTORED WHILST  
MAINTAINING  
ORIGINAL FEATURES

A TRUE HIDDEN GEM, NESTLED  
WITHIN A PRIVATE 1 ACRE PLOT,  
WHICH ENJOYS WONDERFUL FAR-  
REACHING VIEWS ACROSS OPEN  
FIELDS, AND OF ST. LEONARD'S  
CHURCH.

*Lovingly restored to its former glory by the current  
owner, The Old Rectory boasts extensive, nine  
bedroomed accommodation that exudes period charm,  
whilst offering adaptations to suit modern living.*





GARDEN ROOM

Partly dating back to the 1690s, with later Georgian and Victorian additions, The Old Rectory stands proudly amongst outstanding grounds, which consist of mature planting and pleasant seating areas.

Throughout the home are a host of attractive features typical of its time, including impressive high ceilings, exposed beams, hardwood sash windows with fitted shutters (some replaced with in keeping double glazing units) and gorgeous fireplace surrounds. Despite its age and status, the property is not listed, therefore any alterations would be easier to complete.

A stone pillared, gated entrance and long driveway flanked by the property's lush gardens certainly leave a lasting impression upon arrival. The grand reception hall provides a formal entrance to the home and connects to three of the main reception rooms, all featuring focal-point fireplaces. The capacious drawing room overlooks fields and is elegantly decorated, whilst the sitting/dining room provides excellent contrast with its red-themed scheme and has tall, double doors that open out to the rear garden. Unwind in the tranquillity of the library, with a comprehensive range of book shelves, it is well-appointed for literary lovers.

An inner hallway leads through to a cloakroom, useful scullery with a butler's pantry and to the heart of the home; the dining kitchen. Quality is at the centre of the outstanding Brookmans kitchen, which incorporates a central island with a butchers block, granite work surfaces and integrated appliances. There is ample space for a large dining table, alongside a decorative panelled fireplace with a log effect living gas fire. The remainder of the ground floor is formed by an exquisite garden room that basks in sunshine and has a lovely outlook onto the garden and fields beyond, plus a sizeable morning room. A spiral staircase rises from the morning room to a secondary landing on the first floor, and therefore presents an opportunity for self-contained living due to its connection to a WC, parlour and office (which could also be utilised as the ninth and tenth bedrooms).





From the reception hall, a traditional staircase rises to the expansive, main galleried landing. The master bedroom suite, formerly the Rector's bedroom, is generously proportioned and features an en-suite bathroom. Four further double bedrooms all have their own individual character, and there is a superb family bathroom. The landing continues to three other bedrooms, including one with an en-suite shower room, and the secondary landing.

The grounds of The Old Rectory are truly magnificent. The entire length of the plot at the rear of the house boasts a south-facing orientation, woodland and exquisitely planted borders that encapsulate splashes of colour and an established setting. A covered porch adjacent to the garden room provides a wonderful spot for relaxing outdoors, and a pretty ornamental garden sits to one side of the home with neat planting and looks out to the rolling fields beyond.

Located along the front and left elevations of the property is an extensive driveway, which provides parking for multiple vehicles and access to a detached double garage.

The property sits in a peaceful position, tucked away from the road down a long drive. Thrybergh Country Park is within walking distance and Rotherham Golf Club, one of the finest parkland courses in the region, is also close by. Local amenities are available within a short drive in Wickersley and Bramley, including shops, bars, restaurants, supermarkets and cafes. The property is well connected for commuting and journeys to major cities such as Sheffield, Leeds, Nottingham and London, due to its convenient access to the M1, M18 and A1. Rail travel is available from Rotherham Central train station, providing links to Meadowhall, Sheffield, Doncaster and connecting routes to Leeds, York and London.

**The property briefly comprises of on the ground floor:**

Reception hall, drawing room, library, sitting/dining room, inner hallway, cloakroom, scullery, dining kitchen, garden room and morning room.

**On the first floor:** Galleried landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bathroom, bedroom 6, bedroom 7, bedroom 7 en-suite shower room, bedroom 8, secondary landing, parlour, office, WC and storage cupboard.

**Outbuildings:** Detached double garage.

# GROUND FLOOR & BASEMENT LEVEL

*A heavy hardwood entrance door with glazed panels opens to the reception hall.*

## Reception Hall

18'1 x 16'0 (5.51m x 4.88m)

Providing a grand welcome to the home, the reception hall has a front facing hardwood glazed sash window with leaded panels and fitted shutters, coved ceiling, pendant light point and a feature archway. Also having partially panelled walls, central heating radiators, telephone point and wooden flooring. Double timber doors open to a storage cupboard with cloaks hanging. Hardwood doors open to the drawing room, library, sitting/dining room, inner hallway and staircase to the basement level.

## Drawing Room

25'10 x 15'10 (7.87m x 4.83m)

An impressive, formal reception room showcasing rear and side facing hardwood glazed sash windows with fitted shutters and boasting pleasant views of the gardens and fields beyond. The drawing room also has a coved ceiling, flush light points, wall mounted light points, central heating radiators, TV/aerial cabling and deep skirtings. The focal point of the room is the dog grate fireplace with a mantel, surround and hearth. There is also gas supply to the fireplace, should a purchaser wish to connect a gas fire.

## Library

17'2 x 13'11 (5.23m x 4.24m)

A wonderful library with a rear facing hardwood glazed sash window with fitted shutters, coved ceiling, recessed lighting, partially panelled walls, central heating radiator, telephone point and a TV/aerial point. A range of book shelves and cupboards provide storage. The focal point of the room is the fireplace with a stone mantel, a brick surround and a stone hearth, which houses a living gas coal effect fire.

## Sitting/Dining Room

22'3 x 17'2 (6.78m x 5.23m)

An opulent reception room with a rear facing hardwood glazed sash window and fitted shutters, exposed timber beams, spotlighting, central heating radiator and two recesses with cupboards. The focal point of the room is the stone fireplace with a mantel, surround and hearth, which houses a living gas coal effect fire. Tall, double hardwood doors with double glazed panels and fitted shutters open to the rear of the property.

From the reception hall, a stone staircase with a hand rail leads down to the:

## Basement Level

## Cellar

18'1 x 16'0 (5.51m x 4.88m)

Having a barrel arched ceiling, light, wine racks and stone slab tables.



LIBRARY



DRAWING ROOM



DRAWING ROOM



DRAWING ROOM



RECEPTION HALL

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*Welcoming you into this exquisite home is the reception hall, which represents the grandeur and character of The Old Rectory.*



SITTING/DINING ROOM



LIBRARY



SITTING/DINING ROOM



SITTING/DINING ROOM

# GROUND FLOOR CONTINUED

From the reception hall, a hardwood door opens to the:

## Inner Hallway

Having recessed lighting and stone flagged flooring. Hardwood doors open to the cloakroom and dining kitchen. A hardwood door with glazed panels also opens to the scullery.

## Cloakroom

Having front facing hardwood glazed sash windows with lead work, an exposed timber beam, wall mounted light points, central heating radiator and stone flagged flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps.

## Scullery

A practical and useful room with a front facing hardwood glazed and partially obscured window with fitted shutters, pendant light point and stone flagged flooring. A range of fitted base units incorporate tiled work surfaces and an inset 1.0 bowl sink and drainer with a chrome mixer tap. To one wall is the original butler's pantry, which incorporates shelving and drawers. There is space/provision for a washing machine and a tumble dryer. The scullery houses the boiler serving the older parts of the house. A timber door opens to a storage cupboard.

## Dining Kitchen

29'2 x 15'4 (8.89m x 4.67m)

A sizeable dining kitchen featuring a high, beamed ceiling and views of fields and the Church through front and rear facing hardwood glazed sash windows with fitted shutters. The dining kitchen has pendant light points, recessed lighting, central heating radiators, TV/aerial point and stone flagged flooring. The focal point of the room is the decorative panelled fireplace with a granite hearth, which houses a log effect living gas fire. A range of fitted base/wall and drawer units by Brookmans incorporate granite work surfaces and a Belfast sink with traditional chrome

taps. To one wall is matching cabinetry containing a glazed display cabinet, shelving, cupboards, drawers and wine racks. A central island provides additional storage and has a granite work surface, a butchers block and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a four-ring gas hob with a wok burner and an extractor fan above, a Stoves fan assisted oven/grill, a dishwasher and a full-height Smeg fridge/freezer. Hardwood doors with glazed panels open to the garden room and morning room.

## Garden Room

17'11 x 9'9 (5.46m x 2.97m)

A magnificent garden room with rear and side facing tall hardwood double glazed sash windows and a side facing hardwood glazed internal sash window adjoining the dining kitchen. Also having a pendant light point, recessed lighting, central heating radiator and stone flagged flooring. Double hardwood doors with double glazed panels open to the covered porch at the rear of the house. Access can also be gained to a loft space.

## Morning Room

22'4 x 18'0 (6.81m x 5.49m)

A delightful morning room that looks out onto the Church through front facing hardwood glazed sash windows with fitted shutters and window seats. Also having side facing hardwood glazed sash windows, pendant light point, recessed lighting, partially panelled walls, central heating radiators, telephone points, TV/aerial point and stone flagged flooring. A tall, built-in storage cupboard houses the Ideal boiler, which serves the more modern parts of the house. A wrought iron spiral staircase rises to the secondary landing on the first floor.

From the reception hall, an original staircase with an oak hand rail, balustrading and panelling to the walls rises to the first floor.



SCULLERY



CLOAKROOM



DINING KITCHEN



DINING KITCHEN



GARDEN ROOM



DINING KITCHEN



GARDEN ROOM



MORNING ROOM

# FIRST FLOOR

## Galleried Landing

52'1 x 16'2 (15.88m x 4.93m)

A large landing with a front facing hardwood glazed sash window with a window seat below, coved ceiling, pendant light points, partially panelled walls and central heating radiators. Hardwood doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, family bathroom, bedroom 6, bedroom 7 and bedroom 8. An opening gives access to the secondary landing.

## Master Bedroom

18'0 x 12'9 (5.49m x 3.89m)

Originally the Rector's bedroom, the master bedroom has views of the Church through a front facing hardwood glazed sash window with fitted shutters and a window seat. A high, beamed ceiling adds beautiful character and there is recessed lighting and a central heating radiator. A hardwood door opens to the master en-suite bathroom.

## Master En-Suite Bathroom

Having a front facing hardwood glazed sash window, recessed lighting and a central heating radiator. A suite in white comprises a high cistern WC and a vanity unit incorporating a granite work surface, tiled splash backs and two inset wash hand basins with B.C Sanitan traditional taps. To one wall is an inset roll top bath with a Westminster mixer tap and a hand shower facility.

## Bedroom 2

16'6 x 15'2 (5.03m x 4.62m)

An exceptionally spacious bedroom with a rear facing hardwood glazed sash window that overlooks fields and has fitted shutters and a window seat. The bedroom has exposed timber beams, a pendant light point, a central heating radiator, a telephone point and a TV/aerial point. A timber door opens to a built-in wardrobe with shelving.

## Bedroom 3

14'7 x 10'3 (4.45m x 3.12m)

A gorgeous double bedroom featuring a high ceiling, a rear facing hardwood double glazed sash window, pendant light point, recessed lighting, central heating radiator and oak flooring. Two sets of double timber doors open to two built-in wardrobes with clothes hanging rails and shelving.

## Bedroom 4

15'10 x 10'3 (4.83m x 3.12m)

A light-filled bedroom with a side facing hardwood glazed sash window, pendant light point, central heating radiator and a telephone point.

## Bedroom 5

16'6 x 11'2 (5.03m x 3.40m)

Having a rear facing hardwood glazed sash window with fitted shutters and a window seat, coved ceiling, recessed lighting and a central heating radiator. Fitted wardrobes incorporate long hanging and shelving.



GALLERIED LANDING



GALLERIED LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



MASTER EN-SUITE BATHROOM



BEDROOM 4



BEDROOM 3



BEDROOM 5



FAMILY BATHROOM



BEDROOM 6



FAMILY BATHROOM

# FIRST FLOOR CONTINUED

## Family Bathroom

A large family bathroom with a rear facing hardwood glazed sash window with fitted shutters and a window seat, coved ceiling, recessed lighting and a central heating radiator. A built-in cupboard houses the hot water cylinder and has shelving. A suite in white comprises a low-level WC and two pedestal wash hand basins with Chelford traditional chrome taps. To one wall is an inset bath with a tiled surround and a Chelford mixer tap. There is also a shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 6

12'2 x 9'6 (3.71m x 2.90m)

Having a front facing hardwood glazed sash window, recessed lighting and a central heating radiator.

## Bedroom 7

12'2 x 10'4 (3.71m x 3.15m)

Having a rear facing hardwood double glazed sash window, recessed lighting and a central heating radiator. A timber door opens to the bedroom 7 en-suite shower room.

## Bedroom 7 En-Suite Shower Room

Having a Velux roof window, recessed lighting, extractor fan, central heating radiator with a towel rail and fitted shelving. A suite in white comprises a low-level WC and a wall mounted wash hand basin with traditional taps and a tiled splash back. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

## Bedroom 8

12'3 x 5'6 (3.73m x 1.68m)

Having a roof window, recessed lighting and a central heating radiator.

From the landing, an opening gives access to the:

## Secondary Landing

Having a pendant light point and a central heating radiator. A timber door with glazed panels opens to the parlour. A door with stained glass panels opens to the office. A timber door with obscured glazed panels opens to the WC and a timber door opens to a storage cupboard. Access can also be gained to the loft space. A wrought iron spiral staircase leads down to the morning room.

## Parlour

16'5 x 9'9 (5.00m x 2.97m)

Currently used as a parlour but is easily adaptable for use as a ninth bedroom, if desired. Having rear and side facing hardwood double glazed sash windows, pendant light points, recessed lighting, central heating radiator, TV/aerial point and oak flooring.

## Office

18'0 x 9'6 (5.49m x 2.90m)

Another room offering potential for use as a bedroom with front and side facing hardwood double glazed sash windows, pendant light point, recessed lighting, central heating radiators, telephone points and oak flooring.

## WC

Having a front facing hardwood partially obscured glazed sash window, recessed lighting, extractor fan, central heating radiator with a towel rail and oak flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with Beaumont traditional chrome taps.

## Storage Cupboard

Having a pendant light point.



BEDROOM 7



BEDROOM 7 EN-SUITE SHOWER ROOM



BEDROOM 8



PARLOUR



SECONDARY LANDING



WC

# EXTERIOR & GARDENS

*The grounds of The Old Rectory make it truly special. Lush lawns, mature planting and open views of fields and St. Leonard's Church create a tranquil setting for outdoor enjoyment.*

From Doncaster Road, an entryway within stone walling and between two stone pillars provides access to The Old Rectory. A timber gate opens to the driveway, which is flanked by woodland containing mature trees and shrubs, and closer to the house, by the formal rear garden and hedging.

The driveway continues to the left side of the property, where parking is provided for multiple vehicles and there is exterior lighting and a water tap. Access can be gained to the detached double garage.

## Detached Double Garage

20'2 x 18'8 (6.15m x 5.69m)

Having a timber bi-folding access door, light, power and a side facing timber obscured glazed window. A staircase leads to a space above the garage measuring 20'2 x 18'8 (6.15m x 5.69m) and being ideal for storage.

A gravelled driveway continues along the front of the property, providing additional parking, access to the main entrance door and having exterior lighting. A wrought iron lockable gate opens to the Churchyard. An opening within hedging leads to the right side of the property where there is an ornamental garden containing topiary shrubs and pretty planted borders. The ornamental garden is a wonderful vantage point of the far-reaching views and the perfect spot to relax in the evening sun. An opening within trellis fencing leads to the rear of the property.

To the rear of the property is a substantial formal garden set across two rolling tiers and being mainly laid to lawn. Beautiful borders filled with an array of established trees, shrubs and flowers add interest to this magnificent landscape. The garden extends alongside the main driveway, with various areas of concentrated planting that form delightful surroundings for the home. Three separate sets of stone steps connect the two tiers and provide access to the sitting/dining room, covered porch and a gravelled area with a central stone sculpture and stepping stones. A stone flagged path leads back to the left side of the property.

## Covered Porch

A stone flagged terrace with exterior lighting and providing access to the garden room.





MAIN FORMAL GARDEN



DRIVEWAY & DOUBLE GARAGE



ORNAMENTAL GARDEN



FRONT OF THE PROPERTY



ORNAMENTAL GARDEN

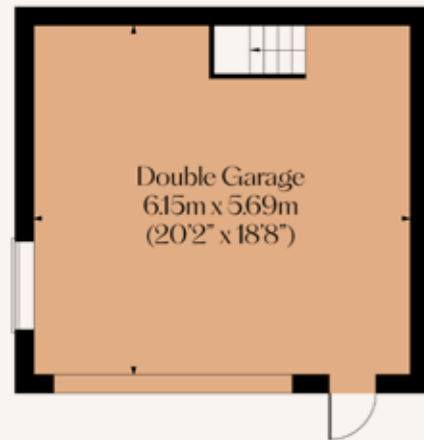


VIEW FROM ORNAMENTAL GARDEN

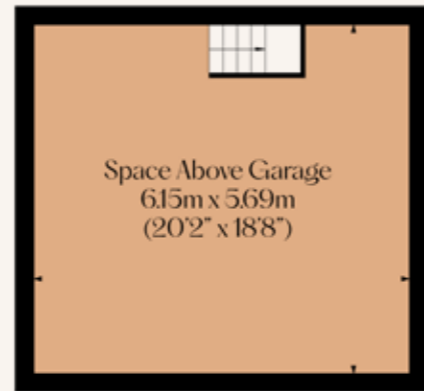
# GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:  
2687 SQ.FT. (249.6 SQ.M)

Garage Approximate Floor Area:  
752 SQ.FT. (69.8 SQ.M)



Ground Floor

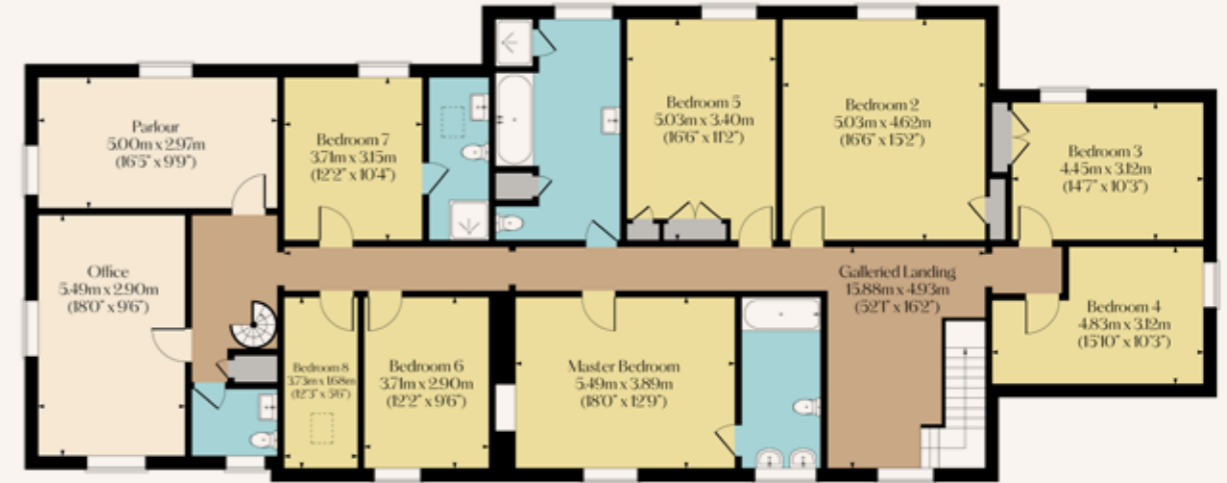


First Floor

# FIRST FLOOR & BASEMENT LEVEL

First Floor Approximate Floor Area:  
2554 SQ.FT. (237.2 SQ.M)

Basement Level Approximate Floor Area:  
341 SQ.FT. (31.6 SQ.M)



BEDROOMS <b>9</b>	BATHROOMS <b>3</b>
LIVING ROOMS <b>5</b>	SQFT (HOUSE / GARAGE) <b>5,582 / 752</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>F</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		81
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
01-20	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

The Stables has a right of access down the driveway to their gateway.

## Covenants, Easements, Wayleaves & Flood Risk

There is a covenant relating to development of the fields beyond the property's boundary at the rear, which protects the owners of The Old Rectory and would require express permission from them. The flood risk is very low.

## Tree Preservation Orders

There are tree preservation orders on the trees towards the top of the main driveway.

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 OLD RECTORY

Doncaster Road, Thrybergh,  
Rotherham, South Yorkshire,  
S65 4NS

Offers in Excess of  
£1,000,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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