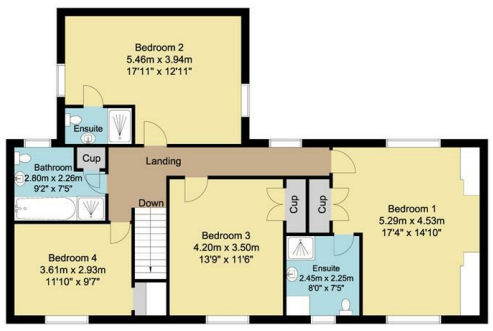
Ground Floor
128 sq m/1377.78 sq ft
Approx.



First Floor
96 sq m/1033.33 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
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EADON LOCKWOOD & RIDDLE
ESTD 1840



Cedar House, Dean Lane, Rotherham, S65 3ST

Guide Price £500,000

Cedar House Dean Lane, Dalton Magna, Rotherham, S65 3ST

Guide Price £500,000 - £525,000

Occupying a generous plot in an attractive semi-rural setting, this impressive stone-built barn conversion enjoys far reaching views and offers a wonderful combination of character, charm and spacious family accommodation, whilst being just a few minutes' drive from the ever-popular village of Wickersley and its excellent range of amenities.

The property retains a wealth of character features, including exposed beams and attractive stonework, complemented by well-proportioned rooms and a light and welcoming feel throughout.

The accommodation briefly comprises an impressive breakfast kitchen, fitted with an extensive range of quality cabinetry, complementary work surfaces and a range cooker. The spacious lounge provides a particularly attractive reception space, featuring exposed beams, a striking focal fireplace and two sets of double doors opening into the lovely garden room. With its extensive glazing and views across the rear garden, this is a wonderful space in which to relax and enjoy the surroundings. The lounge also provides access to a useful study, ideal for those working from home.

Further reception space is provided by the generous dining room, which also benefits from an attractive fireplace, whilst a downstairs WC completes the ground floor accommodation.

To the first floor, there are four well-proportioned double bedrooms, offering excellent flexibility for family living and visiting guests. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst bedroom two also enjoys its own en-suite facilities. The remaining two bedrooms are served by a spacious family bathroom, fitted with both a bath and a separate shower cubicle.

Externally, the property occupies a good-sized plot, with an attached garage providing useful storage and parking. The gardens are a particular feature, with a lovely lawned garden, attractive patio area ideal for outdoor entertaining and a number of mature trees providing an established and attractive setting.

A wonderful opportunity to acquire a distinctive and characterful home, offering generous and versatile accommodation in a peaceful semi-rural location, yet within easy reach of Wickersley, its amenities and excellent transport links.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Impressive stone-built barn conversion in a sought-after semi-rural setting
- Quality breakfast kitchen with range cooker
- Beautiful lounge with exposed beams and feature fireplace
- Two further reception rooms, including dining room and study
- Lovely garden room with extensive glazing overlooking the rear garden
- Four spacious double bedrooms, two with en-suite facilities
- Generous principal bedroom with fitted wardrobes
- Attractive established gardens, patio area and attached garage, just minutes from Wickersley
- Freehold / Council Tax Band E
- Internal inspection is required to fully appreciate this fabulous property.













