



The Farmhouse, Bullatree Hill Farm Abbey Lane  
Slade Hooton  
Rotherham  
S66 8NW

Saxton Mee



## **The Farmhouse, Bullatree Hill Farm Abbey Lane, Slade Hooton, Rotherham S66 8NW**

Enjoy a rural lifestyle whilst remaining connected to picturesque villages and busy towns and cities.

Bullatree Farmhouse is a bright and sunny link detached Georgian property. Being the original farmhouse to Bullatree Hill Farm, it has been sympathetically extended whilst retaining lovely character features, mixing modern with traditional. Ideal for those that love entertaining both internally and externally.

This stunning property has been tastefully improved in the last few years by the current owners, including the impressive HEATED SWIMMING POOL. The accommodation boasts six bedrooms, five with en-suites, lovely main reception rooms, a games room and cinema room, a large garden room/conservatory, magnificent large living kitchen, triple garage and large covered heated swimming pool. All extending over four floors to an impressive 6,500 sq.ft (approximate) and set in beautiful and quiet rural surroundings and meticulously maintained grounds of approximately three quarters of an acre.

This property must be viewed to do full justice internally and externally. Click below for our feature property video.

- Stunning Large Georgian Farmhouse
- Magnificent Large Living Kitchen With Family Room
- Accommodation Of Approximately 6500 sq.ft
- Large Heated Covered Outside Swimming Pool
- Extended And Beautifully Restored To A Very High Standard
- Six Bedrooms - Five En-Suite
- Games Room And Separate Cinema Room
- Triple Garage
- Lovely Mature Grounds Of Approximately 3/4 Acres
- Freehold/EPC Rating E/Viewing Sheffield Head Office 0114 268 3241

## The Accommodation Comprises

### Ground Floor

The original front entrance to the property leads you into the hallway, which opens up into an elegant front room with feature Fossil fireplace. Versatile in it's use, this room is currently used as a music room.

The sitting room is a further front facing room with feature travertine tiled wall and inset fireplace.

Providing great spaces for entertaining, the very light and spacious dining room has double doors leading into the large garden room/conservatory. Equally, a beautifully fitted large living kitchen leads out to a central entertaining courtyard.

The kitchen is fitted out with a high-quality range of modern contemporary high gloss base and wall units with two large central islands and Silestone work surfaces and built in appliances.

The large side entrance hall with exposed stonework to the walls and stone floor is perfect for a boot room and also provides entrances to a further cloakroom, the triple garage with two electric remote controlled doors and access to the lower ground floor.

Leading off the kitchen, an inner lobby area leads to a further cloakroom with WC and wash hand basin, a family/snug room which benefits from French windows to the front terrace and the utility/ laundry room. The large utility room is very well fitted out and houses the Worcester Bosch boiler.

### Lower Ground Floor

A long and vaulted hallway leads to the fantastic games and cinema rooms, both boasting vaulted ceilings and providing a great atmosphere. Staircases provide access to both the kitchen and entrance hallway areas.

### First Floor

A large galleried landing provides access to the master double bedroom suite with luxury en-suite bathroom and dressing room.

A further five double bedrooms, three with en-suites and one with a connecting door to the large luxury family bathroom provide plentiful space for family bedrooms, guest bedrooms or for home office working.

### Second Floor

Provides space for a well equipped gym room for all those fitness fanatics to work out in before lounging around the pool!

### Leisure Area

Soak up the summer sun in this idyllic private setting with entertaining area and large HEATED SWIMMING POOL (12m x 5m) with a shallow and deep end.

### Outside

The property is approached through impressive electric entrance gates onto a large courtyard area with large central fountain. Providing extensive parking and turning space and giving access to the TRIPLE GARAGE BLOCK. External floodlighting. To the left as you come in is the large leisure/entertaining area. The beautiful gardens include an extensive lawned area and well stocked borders directly adjoining open fields.

### Location

The Property occupies a truly rural location close to the villages of Firbeck, Slade Hooton and Laughton en le Morthen. As well as these picturesque villages, the property is a short walk from the historic ruins of the 12th Century Roche Abbey. Roche Abbey is an English Heritage property and has many beautiful walks within it's grounds.

Surrounded by paddocks and farmland there is excellent access to open countryside by public footpaths and bridleways for those that love the rural way of life. There are superb local country pubs and restaurants nearby also. The Peak District National Park is under an hour away by car, including the incredible Chatsworth House and Haddon Hall.

The area is ideally placed for the South Yorkshire conurbations of Sheffield and Rotherham, Rotherham being ten miles and The Meadowhall Shopping Centre at Sheffield being approximately twenty minutes car drive away.

The surrounding towns of Worksop, Retford, Tickhill, Wickersley and Bawtry offer a wide range of facilities and amenities, Bawtry having a reputation for specialist boutiques and restaurants.

Ideal for commuters, there is access to the M18 motorway at Bramley, Junction 1 and the A1 network at Junction 34 Blyth. Doncaster and Retford have a main line rail link with London Kings Cross (90 minutes). Sheffield and Doncaster

stations have regular mainline trains to London St Pancras in less than 2 hours and also provide a link to Leeds, Manchester and York in less than an hour.

A mix of private and state schools provide excellent education choices, including; Hill House School, The Gainsborough Academy, Retford Oaks Academy and Worksop College.

### **Tenure**

The property is Freehold.

### **Services**

Mains water and electric. Drainage is to a private system. The property has oil fired central heating.

### **Directions**

From the M18 take the A631 sign posted Roche Abbey, heading towards Bawtry. Turn off the A631, taking the A634 to Roche Abbey and East Retford. After approximately a mile and a half take the turning on the right, onto Gypsy Lane. Continue down Gypsy Lane which becomes Abbey Lane, down into the bottom and up the hill and at the top of the hill, on the right hand side is The Farmhouse which is set in an exclusive small development. The property is approximately three miles from turning off the M18.

### **Contact**

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### **Viewing**

Strictly by appointment through our Sheffield Head Office on 0114 268 3241



**Lower  
Ground  
Floor**

**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 620.9 m<sup>2</sup> (6,683 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



