

LOT

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Parkside & Edgecumbe, 7/8 The Crescent, Rotherham, S Yorks. S65 1NL

Guide price\* £150,000+



**A rare opportunity to purchase a substantial and impressive 11 bedroom former care home set in large grounds with car park to the rear offering superb onward development potential.**

**Description**

Offering the buyer a unique opportunity to purchase this substantial 11 bedroom dwelling located opposite Clifton Park. The former care home was originally two large Victorian homes previously known as Edgecumbe and Parkside, which then were converted into one dwelling to create 11 bedrooms with en suite facilities. The accommodation is over 4 floors (including cellars) of around 8400sq ft or 778sq m with gas central heating, burglar alarm and fire alarm system in place. The property has many of its original style features including sash windows, high ceiling with decorative mouldings, feature original style fireplaces and original skirting boards. The property has generally been

well maintained with modern kitchens and communal rooms but there is evidence of some structural movement on site and interested parties are asked to make their own enquiries in this matter. The unit sits in large gardens set back from the road and to the rear is a good sized car park offering off road parking for multiple vehicles. This property will suit a variety of buyers looking for onward development and viewings are advised to appreciate the opportunity offered.

**Location**

The property is located opposite Clifton Park and within walking distance of Rotherham Town Centre. The town centre has a wide variety of shops, main supermarkets, restaurants,

bars, theatre, museums, food market and all the local amenities and facilities a town requires. The property is also close to Rotherham General Hospital on Moorgate Road, Rotherham college and Parkgate Shopping Centre. The area has strong road, bus and rail links to the M1, Sheffield, Barnsley and Doncaster.

**Accommodation**

**Lower Ground Floor/ Basement** Edgecumbe and Parkside – Variety of storerooms, offices, main plant room and cellars.

**Ground Floor** Edgecumbe – Entrance hallway with stairs to the first floor, large modern dining kitchen, bay windowed lounge and dining room, office, WC, laundry. Parkside



– second lounge, second hallway and stairs to the first floor, second kitchen and bedroom one with ensuite.

**First Floor** Edgecumbe – Main landing area with stairs to second floor and off which is bedrooms two, three, four and five all with ensuites. Parkside – Main landing/ lobby area with stairs to second floor and off which is bedrooms six and seven with their ensuite facilities and their own kitchens.

**Second Floor** Edgecumbe – landing off which is bedrooms eight and nine both with ensuites and stores. Parkside – landing off which is bedrooms ten and eleven with ensuites.

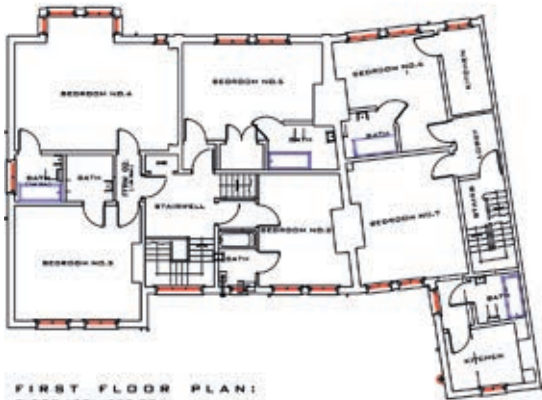
**Outside** The property fronts



**GROUND FLOOR PLAN:**  
FLOOR AREA: 240 SQ.M



**BASEMENT PLAN:**  
FLOOR AREA: 171 SQ.M



**FIRST FLOOR PLAN:**  
FLOOR AREA: 228 SQ.M



**SECOND FLOOR PLAN:**  
FLOOR AREA: 139 SQ.M

onto Doncaster Road and is set back from the road with a long lawned garden and pathway with trees and flowerbeds. Immediately to the rear of Edgumbe there are level lawned gardens with fence panelling and pathway leading to a large car park for multiple vehicles. The car park is accessed from The Crescent. To the rear of Parkside is a yard area.

**Tenure**  
Freehold

**EPC**  
Energy Efficiency Rating C

**Auction Valuer**  
Lucy Crapper ANAVA

**Note**  
Plans shown are for information only and are not to scale. We have not commissioned any surveys on the property; buyers must make their own enquiries in respect of this. This property is to be sold in the room, the vendor will not consider pre auction offers, if you wish to

buy this lot you must attend the room on the 4th July 2019.

**Viewing**  
Strictly by appointment with joint agent Blundells Rotherham 01709 310336 Car parking is limited at the property so not to be relied on. Access is from The Crescent a small un-adopted road leading from St Ann's Road. For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this

property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.