



Stones Cottage Church Street, Everton, Doncaster DN10 5BB

Guide price £300,000

GUIDE PRICE £300,000 - £320,000

Stones Cottage is a charming Grade II listed property located in the village of Everton, originally built in the early 1900s. This characterful home has been thoughtfully extended with a sympathetic double-storey addition, now offering a spacious dining room and a third double bedroom.

The cottage showcases a range of high-quality finishes in keeping with its historical status, including recently installed bespoke wooden sash windows and doors that adhere to listed building guidelines. The ground floor features two inviting reception rooms, each equipped with a multi-fuel burner and underfloor heating, providing comfort and style. The kitchen blends traditional and contemporary design with stone-tiled flooring, a quartz worktop, Belfast sink, and integrated appliances including a fridge/freezer, dishwasher, and microwave.

Upstairs, the property offers three generously sized double bedrooms and recently updated bathroom featuring elegant fixtures such as a roll-top bath and rainfall shower. All windows are fitted with custom-made shutters, adding privacy while maintaining the period aesthetic.

Externally, Stones Cottage boasts a beautifully landscaped courtyard garden, offering a private and peaceful outdoor retreat. This lovingly maintained and updated home perfectly balances historic charm with modern living.

- Extended Grade Two Listed Cottage
- Sympathetically Renovated Throughout
- On Road Parking
- Built In The 1900's
- Recently Fitted Sash Windows & Doors
- Rural Village Setting
- Three Double Bedrooms
- Two Reception Rooms With Multiflue Burners And Underfloor Heating To Ground Floor
- Viewing This Property Is A Must

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Ground Floor

Entrance Hall

Access is via a traditional wooden stable door, opening into the rear entrance hall with access to the kitchen, downstairs W/C, and lounge—reflecting the classic charm of a period cottage.

Kitchen

The kitchen is designed in a timeless country-style shaker finish, offering both functionality and charm. It features elegant quartz worktops and a classic Belfast sink, complemented by a fully integrated fridge, freezer, dishwasher, and microwave. There is a designated space for a Rangemaster cooker, complete with a fitted extractor hood above, ideal for those who enjoy cooking and entertaining. Natural light enters the space through bespoke wooden sash windows to the rear elevation, carefully crafted to match the character of the listed building. The floor is laid with stone-effect tiles, complete with underfloor heating, providing warmth and style throughout.

Downstairs W/C

The downstairs W/C also houses the Fischer electric boiler, discreetly integrated to maintain a clean and practical layout while ensuring efficient heating throughout the home.

Lounge

The lounge has been tastefully decorated to retain its traditional charm, with exposed ceiling beams, bespoke wooden sash windows, and a solid wood front door. A brick fireplace surround houses a cosy log burner, creating a warm and inviting focal point. Adding a unique touch of heritage, the original window has been preserved as a decorative feature within the room. The tiled flooring benefits from underfloor heating, combining period character with modern comfort.

Dining Room

The dining room is full of character, featuring exposed ceiling beams, bespoke wooden sash windows, and a newly fitted wooden door that enhances the traditional aesthetic. The room is warmed by tiled flooring with underfloor heating and a charming log burner set within a rustic brick surround, topped with a solid wood beam mantel. A door to the side provides access to the first floor, adding to the room's practical layout and inviting atmosphere.

First Floor

Bedroom One

Bedroom One features a bespoke wooden sash window to the front elevation, complete with traditional shutters that add both charm and privacy. Exposed ceiling beams enhance the cottage character, while a classic-style radiator complements the period aesthetic. The room also includes an electric stove-style fire, providing a cosy focal point, and is finished with warm-toned laminate flooring for a clean and practical touch.

Bedroom Two

Bedroom Two mirrors the charm of Bedroom One, with a wooden sash window to the front elevation, traditional shutters, exposed ceiling beams, and a classic-style radiator. In addition to these features, it boasts the original fireplace, adding a distinctive period focal point.

Bedroom Three

Bedroom Three, added as part of the recent extension, is a well-proportioned double bedroom that continues the home's traditional styling. It features a bespoke wooden sash window with internal shutters, a traditional-style radiator, and practical laminate flooring. This thoughtfully designed space blends seamlessly with the character of the original cottage.

Family Bathroom

The bathroom exudes charm and character, fitted with a stylish three-piece suite that includes a classic roll-top bath with a rainfall shower overhead and a sleek glass shower screen. A vanity sink with built-in storage adds both elegance and practicality, while the low-flush W/C complements the traditional feel. The walls are half-tiled, with full tiling surrounding the bath area, creating a clean, timeless look that blends beautifully with the cottage's period features.

Outside

Rear Courtyard

The rear courtyard has been fully paved with small Indian stone-style patios, bordered by neat gravel edging for a tidy, low-maintenance outdoor space. Additionally, there is a useful outbuilding equipped with plumbing, electricity, and lighting, offering versatile potential for a workshop, studio, or utility area.





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Floor 0

Approximate total area⁽¹⁾

812 ft²

75.4 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	59

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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