

Keith Clough

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Iveagh House, Low Street, Beckingham, DN10 4PS

Price Guide: £785,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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Iveagh House, Low Street, Beckingham, DN10 4PS

THE PROPERTY Welcome to this stunning family home, which has been completely renovated and is ready for the discerning buyer to move straight in.

Iveagh House enjoys a central location in the charming village of Beckingham and is significant to the local heritage and street scene. Offering 5 bedrooms, including a detached annexe and garaging for 3 cars plus workspace.

The main property is light and spacious and features 4 double bedrooms and 3 modern bathrooms. All well-appointed with high end finishes.

The open plan living kitchen is the heart of the home, perfect for cooking, entertaining and relaxing. Fully equipped with integrated appliances and granite countertops.

Step outside onto a south facing terrace, perfect for alfresco dining during the summer months. The ground floor offers 3 further reception rooms, all generous in size, a WC and ample additional storage.

The detached annexe is a one-bedroom haven with potential for multi-generational living or an additional income stream.

THE HEART OF THE HOME:

The kitchen is not simply a family room where everyone gathers, but also an oasis for the enthusiastic cook. This south facing room is bathed in natural light, even on a gloomy day.

The fully equipped kitchen includes 2 ovens, induction hob and granite counter tops with an abundance of storage and unique stone flooring.



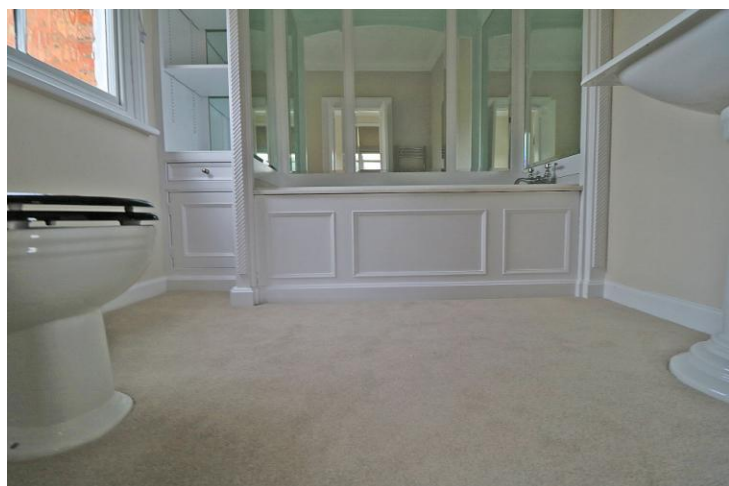
IMPRESSIVE RECEPTION ROOMS : Behind the beautiful Georgian windows in the double fronted principal elevation of the property, are 2 reception rooms, one either side of the original main entrance. The sitting room to the left is double aspect overlooking the well-maintained gardens, with a traditional fireplace and period coving. The 'media room' to the right invites you to snuggle down with a glass of wine and enjoy your favourite movie.



To the rear of the property is a split-level family room, which is situated off the kitchen and hallway making it the perfect space for entertaining.



THE PRINCIPAL BEDROOM SUITE The principal bedroom complete with gentleman's press has both South and East facing sash windows; leading into the spacious dressing room with built in storage and ensuite bathroom.



King size bedroom with en-suite comprising walk-in shower, WC, and vanity, perfect for guest use.

Further king size double bedrooms with built-in wardrobes having the benefit of the contemporary family bathroom with walk in shower, WC, and vanity.

CHARMING ANNEXE: The annexe is known as Gardeners Cottage and provides a multitude of potential uses for the new owner. Self-contained living for a family member, home office suite, holiday let or long-term rental opportunity.



The detached former stables has a fully fitted kitchen, South facing living room with French style patio doors that open onto a sunny terrace, perfect for BBQ's. The double aspect bedroom overlooks the garden and drive. The bathroom is fully equipped with shower, WC and vanity.





WRAP AROUND GARDENS:

On arriving at Iveagh House, go through the heavy iron gates along the sweeping private driveway that leads to the garage extension, comprising one large double garage with built in storage and a further 1.5 car garage and workshop. The beautifully landscaped gardens wrap around the whole house, offering generous but manageable outdoor space for all the family to enjoy.



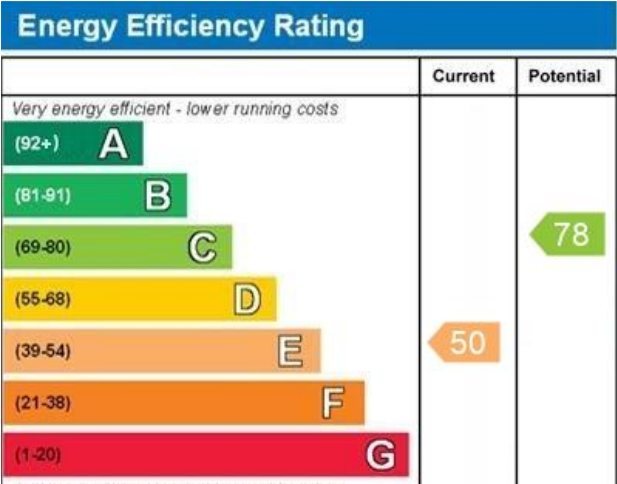
FLOOR PLAN

THE VILLAGE:

Beckingham is a charming village with a close community spirit. There is a thriving village community with numerous activities for all age groups. Facilities include a village store, post office and ‘The Willow,’ a newly opened destination pub & restaurant.

Beckingham sits in the catchment area for Gainsborough High School and has a school bus service for Ranby House Preparatory School and Worksop College. Gainsborough Golf Club is the regional headquarters for Ping, enjoying excellent facilities, Tickhill and Bawtry are within a 15-minute drive and for those wanting a full day’s shopping Meadowhall is only 30 minutes by car. Main line train stations serving London, the Northeast and Scotland are available at Retford (15 mins) and Doncaster (25 mins), The location also offers convenient access to the motorway network.

note: appliances such as radiators, heaters, boilers, fixtures, and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.







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