

Keith Clough

THE ESTATE AGENTS
EPWORTH
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Spen Lea, 317 Wharf Road, Ealand, DN17 4JW.

REDUCED FROM £535,000 TO £499,950



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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rightmove

Spen Lea, 317 Wharf Road, Ealand, DN17 4JW

A rare and exceptional opportunity to acquire this stunning four-bedroom detached Victorian residence, beautifully situated in the picturesque village of Ealand. Blending timeless elegance with modern luxury, this charming property is rich in original period features while offering contemporary living at its finest. Set on a generous plot, the home boasts attractively landscaped gardens, private driveway parking for multiple vehicles, and two brick outbuildings providing excellent storage and a sense of privacy. Step through the original entrance door with coloured glass into an impressive hallway, where high ceilings, intricate cornicing, and original fireplaces immediately capture the essence of Victorian architecture. The ground floor features a welcoming sitting room with a feature fireplace, an elegant dining/living room, and a well-appointed kitchen with modern fittings. An inner lobby leads to a practical utility room, a study or storage space, a WC, and an additional storage room. A split-level staircase leads to a stylish bathroom and a second landing that gives access to three spacious bedrooms, including a primary with ensuite. A few steps up, you will find bedroom four - ideal as a guest suite, creative studio, or additional living space. This home is full of character, with notable features including working fireplaces and even a personal hatch to what was once the servants' quarters - a charming nod to its history. Outside, the property enjoys vast lawned gardens, a raised garden area, and a central gate flanked by a low brick wall at the front. The outbuildings look onto the rear garden, enhancing the sense of seclusion and privacy. Viewing is essential to the warmth, charm, and unique lifestyle this exceptional home has to offer.

ENTRANCE DOOR: Front facing entrance door with coloured glass top into impressive hallway with many original features. Archway doorway into hallway with staircase to first floor landing and bedrooms. Radiator;

SITTING ROOM: 21' 6" x 14' 11" (6.568m x 4.564m) Front facing bay window. Impressive marble fireplace surround, inset and tiled hearth with multi-purpose wood burner. High ceiling. Karndean floor. Television point. Radiator.



DINING ROOM / LIVING ROOM: 17' 3" x 14' 10" (5.283m x 4.526m) Front facing bay window and additional side facing window overlooking garden. Inglenook style fireplace with slate tile hearth and multi-purpose stove fire. Laminate floor. Television point. Radiator.



KITCHEN: 15' 4" x 15' 0" (4.687m x 4.589m) Rear facing window and side entrance door. Fitted base and wall cupboards with drawers. Worktop incorporating cornice one and half bowl single drainer sink with mixer tap. Tiled splashbacks. Integrated dishwasher and fridge. Larder cupboard. Recess space with tiles, lights, and beam over for oven. Movable central island breakfast bar cupboard. Tiled floor. Arched recess with lights. Tiled floor. Delf rail. Radiator.



INNER LOBBY: Rear entrance door and personal door with stained glass feature leading into hallway. Laminate floor.

STEP UP INTO: -

UTILITY ROOM: 14' 11" x 6' 1" (4.556m x 1.868m) Rear facing window. Fitted base cupboard. Worktop incorporating a stainless-steel single bowl drainer with mixer tap and tiled splash back. Wall units and built in cupboard. Provision for whitegoods. Internal window overlooking: -



STUDY / STORAGE: 9' 6" x 5' 4" (2.896m x 1.634m) Shelving. Radiator. Power points.

CLOAKROOM: Side facing window. Low flush WC. Tiled walls and laminate floor.

STORAGE: 8' 10" x 5' 10" (2.715m x 1.792m) Rear entrance door and window.

FIRST FLOOR LANDING:

Split level staircase. Rear facing arch window. Steps up into: -



BATHROOM: 14' 9" x 12' 1" (4.500m x 3.706m) Double aspect windows. Rustic twin vanity sink unit with drawers and display shelving. Free standing bath with central tap and hand shower. Walk-in double shower cubicle with hand and rain shower. Downlights. Laminate floor. Built-in storage. Radiator and heated towel rail. Separate WC with rear facing window and laminate floor.



SECOND LANDING WITH RADIATOR, BEDROOM 1: 18' 2" x 13' 9" (5.561m x 4.192m) Front facing window. Extensively fitted wardrobes, overhead cupboard, and matching bedside drawers. Original cast iron fireplace. Television point. Radiator.



ENSUITE: 9' 3" x 5' 11" (2.843m x 1.827m) Front facing window. Vanity sink unit and WC. Walk-in double shower cubicle with hand and rain shower heads. Tiled floor. Down lights. Heated towel radiator.



BEDROOM 2: 15' 7" x 14' 10" (4.763m x 4.532m) Front facing window. Original fireplace. Arched recess. Radiator. Television point.



BEDROOM 3: 15' 3" x 13' 9" (4.655m x 4.192m) Rear facing window. Fitted wardrobes with high level cupboards. Original fireplace. Two separate built-in storage cupboards. Radiator.



STEPS FROM LANDING UP INTO:

BEDROOM 4: 14' 11" x 12' 7" (4.567m x 3.848m) Side facing window. Fitted wardrobes with wall display shelving. Original hatch to servants quarters. Radiator.



OUTSIDE: The property sits on a generous plot to include vast lawned areas, mature trees, and borders and two large outbuildings. There is a private gravel driveway with ample parking for several vehicles. The gardens are enclosed by low brick wall to the front with a centre gate and pathway to the front door. The lawned areas to the side offer fabulous sun traps and space. The extensive borders are full of mature shrubs and plants. The two outbuildings positioned to the side of the garden at the rear overlook the rear lawned garden creating a boundary to one side and a wooden fence to the other. Outside lighting and tap.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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