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**Mulberry Lodge, North Ferry Lane, Belshaw Lane, Belton, DN9 1PF**

**Price Guide: £875,000**



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

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**rightmove** 



# Mulberry Lodge, North Ferry Lane, Belshaw Lane, Belton, DN9 1PF

**THE PROPERTY:** Nestled at the end of a quiet lane and accessed through double iron gates, this impressive country residence offers a rare combination of privacy, space, and natural beauty. A sweeping drive leads you through mature grounds extending to approximately 3 acres, creating an immediate sense of arrival and exclusivity. The property features ample parking with a central turning point for easy access and manoeuvrability. Expansive gardens and natural woodland areas offer a tranquil, picturesque setting, enhanced by two brick stables/ storage. Two serene ponds add to the idyllic atmosphere, while multiple patio areas provide ideal spaces for outdoor living and entertaining. This exceptional estate presents a unique opportunity for those seeking a peaceful rural lifestyle, without compromising on convenience or potential. Whether you're envisioning a private family sanctuary or exploring development possibilities this property offers endless potential.

**ENTRANCE PORCH:** 9' 2" x 7' 5" (2.813m x 2.275m) Oak entrance door with glass side screens. Tiled floor. Feature ceiling beams. Internal oak stable style door and side screen leading into: -

**RECEPTION HALLWAY:** 22' 1" x 9' 2" (6.753m x 2.817m) Feature ceiling beams and Oak staircase to split landing and bedrooms. Radiators.



**FORMAL LIVING / DINING ROOM:** 24' 4" x 14' 5" (7.435m x 4.400m) Double aspect Oak bow windows. Rustic brick inglenook style fireplace with stone hearth and feature ornate beam housing a log burner. Television points. Feature ceiling beams. Radiators.



**LOUNGE / DINER:** 27' 2" x 12' 1" (8.291m x 3.690m) Bow window and additional side facing windows. A split-level room with ornate ceiling beams. Television point. Radiators.



**INNER LOBBY:** 13' 4" x 8' 6" (4.080m x 2.595m) Side facing window. Tiled floor. Walk-in cloak room with side facing window.



**ENTRANCE RECEPTION:** 21' 7" x 6' 4" (6.600m x 1.932m) Double aspect entrance doors with side glass screens. Feature beams and exposed brickwork. Tiled floor. Under floor heating.



**CLOAKROOM:** Low level pedestal hand wash basin and WC. Window. Radiator.



**LIVING DINING KITCHEN: 30' 9" x 21' 5" (9.380m x 6.540m)** Side facing window, picture window. Side facing French doors to the patio and garden. Fitted Oak base and wall units with drawers. Beach worktops incorporating a one and half bowl ceramic sink with mixer taps. 6 ring gas double oven Range with extractor hood above. Integral dishwasher. Housing for fridge freezer. Breakfast bar. Feature ceiling beams all continuing into living dining area with walk in brick inglenook fireplace with stone hearth and multi purpose stove. Television points. Ceiling spotlights. Tiled flooring. Under floor heating.



**UTILITY ROOM: 13' 0" x 7' 7" (3.967m x 2.323m)** Side facing window. Fitted base and wall cupboards with drawers and larder cupboard. Integral fridge freezer. Provision for a dish washer and washing machine. Worktop incorporating a one and half bowl single drainer sink with mixer taps and tiled splash backs. Tiled floor. Under floor heating. Built in storage cupboard. Ceiling spotlights.

**SPLIT LANDING: 22' 10" x 11' 0" (6.964m x 3.378m)** To one side of the house there is a side window and south facing picture window which boasts views over the gardens and woodland. Built-in storage cupboard with double doors. Ornamental ceiling beams. Radiator.



**BEDROOM 2: 16' 9" x 13' 0" (5.116m x 3.985m)** Double aspect windows. Fitted wardrobe, dressing table, cupboards and corner shelving. Beamed ceiling. Television point. Radiator.



**ENSUITE: 11' 1" x 7' 1" (3.398m x 2.168m)** Side Velux window. Vanity sink unit with mirror and lights, display top and cupboard with drawers under. Low level WC and bath. Fully tiled walls. Feature beams. Radiators.

**BEDROOM 4: 12' 3" x 11' 2" (3.757m x 3.414m)** Double aspect windows. Fitted wardrobes, drawer and dressing table. Feature beams. Radiator.

**BEDROOM 3: 13' 2" x 12' 2" (4.031m x 3.733m)** Side facing window. Fitted wardrobes, drawers, cupboards and dressing table and display shelving. Under eaves storage. Feature beams. Radiator



**BATHROOM: 9' 2" x 5' 6" (2.815m x 1.690m)** Rear facing high level window. Low level pedestal hand wash basin and WC. Bath with shower over with side screen. Tiled walls. Radiator. Feature beam.

**SECOND LANDING AREA** Velux window. Radiator. Feature beams. Giving access to the main bedroom suite.

**SEATING QUIET AREA: 9' 2" x 6' 2" (2.812m x 1.896m)** Side facing window. Feature beam. Radiator, Open plan leading to:-

**BEDROOM 1: 25' 11" x 21' 7" (7.917m x 6.587m)** Double aspect windows with wonderful views and side French doors opening onto balcony area for the afternoon and evening sun. Feature beams. Television point. Radiators.



**ENSUITE: 15' 2" x 11' 1" (4.624m x 3.381m)** Side facing window and Velux window. Low level WC, bidet and pedestal hand wash basin with vanity mirror above with lights. Shower cubicle and a central claw foot bath with hand shower over. Feature beams. Ceiling spotlights. Radiator



**OUTSIDE:** Nestled in a private, secluded setting, this exquisite property offers the perfect blend of tranquillity and luxury. Set within 3 acres of beautiful gardens and woodlands, it provides ample space for outdoor activities, relaxation, and entertaining. The sweeping driveway leads you to a central turning circle, offering ample parking and access to the detached garage. There are also two brick stables ideal extra space for storage or hobbies. The lawned gardens offer stunning views from every angle, while multiple patios provide the perfect spots to enjoy the peace and privacy this home offers. Whether you're hosting family gatherings or enjoying a quiet afternoon, this property is designed to cater to every need. This is a rare opportunity to acquire a truly special property that combines privacy, space, and elegance. Arrange a viewing today to experience everything this exceptional estate has to offer.

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