

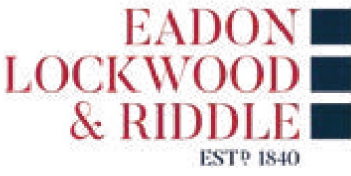
**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk



Willow View, Denaby Lane, Doncaster, DN12  
4LD

Offers In The Region Of £745,000



Willow View Denaby Lane, Old Denaby,  
Doncaster, South Yorkshire, DN12 4LD

**Description**  
Willow View, located on the highly desirable Denaby Lane in the peaceful village of Old Denaby, is an exquisite five-bedroom detached residence that offers the perfect fusion of modern luxury, timeless elegance and the serenity of the English countryside. This exceptional home, set behind secure electric gates, enjoys a commanding position with unspoiled views over rolling fields and open landscapes, offering a lifestyle that balances privacy, comfort and convenience in a uniquely beautiful setting. From the moment you approach Willow View, the sense of prestige and care is unmistakable. The private driveway leads to an impressive brick-built home with classic architectural features, a contemporary edge, and an aura of sophistication. Mature trees and manicured hedgerows frame the entrance, creating an immediate sense of calm and exclusivity.

Stepping inside, the entrance hall welcomes you with a blend of warmth and refined craftsmanship. Natural oak flooring runs underfoot, while a feature stone-effect wall and a beautifully designed staircase with glass balustrades add a stylish, modern touch. The space is bright and airy, offering an immediate feeling of openness and clarity. This sense of light and space continues throughout the property, where every room has been tastefully decorated and finished to the highest standard. The main lounge offers a tranquil space to relax, complete with a panelled feature wall, plush carpeting, and French doors that open directly onto the rear garden, allowing light to stream in and connecting the interior seamlessly with the landscaped outdoors. Across the hall, the second sitting room provides an elegant contrast—bold and contemporary, with statement wallpaper, designer furnishings and a sleek, modern aesthetic. It is the perfect space to unwind with family, entertain guests, or enjoy quiet evenings in a beautifully designed environment.

Adjacent to the sitting room is the formal dining room, where neutral tones and a stunning bay window create the ideal atmosphere for elegant dinners or lively celebrations. At the heart of the home is the spectacular open-plan breakfast kitchen, a space designed for both everyday family life and grand entertaining. The kitchen features bespoke shaker-style cabinetry, granite-effect splashbacks, integrated appliances, and a magnificent marble-topped island that doubles as a breakfast bar. Stylish pendant lights hang above, and wide French doors lead out to the sun-drenched decking area, offering an effortless indoor-outdoor flow that makes this room the social centre of the home. Practicality is also front and centre, with a spacious utility room, sleek downstairs WC, and ample storage ensuring the home functions as beautifully as it looks.

To the rear of the property lies a remarkable addition: a large gym and wellness suite that includes an ultra-modern spa-style steam room finished in iridescent mosaic tiles. Whether used as a home gym, a wellness retreat, or a personal studio, this space offers unparalleled versatility and luxury.

Upstairs, the first floor reveals five beautifully appointed bedrooms, each thoughtfully styled and generously proportioned. The principal suite is a true sanctuary, with expansive windows overlooking the fields beyond, a spacious walk-in wardrobe area, and a private en-suite bathroom featuring a walk-in rainfall shower and high-spec fixtures. Two further double bedrooms, one of which enjoys its own en-suite shower room, offering comfort and privacy for family members or guests. The additional bedrooms are perfect for children, visiting relatives, or as creative workspaces. A striking family bathroom serves these rooms, complete with a freestanding tub, modern vanity unit, and designer tiles, creating a calm and indulgent space for relaxation.

There is a large boarded out full length loft, offering substantial additional storage or potential for further development (subject to the necessary permissions). The rear roof is expansive and ideal for solar panel installation, offering excellent potential for eco-conscious upgrades. Additionally, a professionally installed concrete flue and chimney are already in place, providing the option to install a log burner for added warmth and ambience.

Outside, the rear garden is a landscaped masterpiece, designed for both beauty and function. A large composite deck provides the perfect area for sunbathing, entertaining or al fresco dining, while vibrant raised flower beds and curated planting bring colour and life throughout the seasons. The garden opens onto a lush lawn bordered by established trees and shrubs, providing a peaceful haven where you can enjoy the sounds of birdsong and the ever-changing countryside views. Beyond the lawn lies one of the property's most valuable features: a fully detached timber-clad garden office, offering a private and well-appointed space for home working, creative pursuits or even running a business. With panoramic views and a stylish interior, it is the perfect retreat from the main house.

The lifestyle offered by Willow View is further enhanced by its exceptional location in Old Denaby, a charming conservation village with a rich history and a strong sense of community. Dating back to the Domesday Book, Old Denaby has retained its character and rural charm while offering convenient access to local amenities. The village is surrounded by open countryside, ideal for walkers, cyclists and nature lovers. The nearby River Don and Trans Pennine Trail provide miles of scenic routes for outdoor exploration, while the village itself is known for its peace, safety and friendliness. Despite its rural feel, Old Denaby is well connected. The nearby town of Mexborough offers a full range of amenities including shops, schools, and a train station with direct services to Doncaster, Sheffield, Leeds and beyond. The A1(M), M18 and M1 motorways are easily accessible, making this a fantastic location for commuters who value countryside living without compromising on connectivity.

