



High Street , Doncaster , DN6 9AF
Asking Price Of £340,000 Freehold


MARTIN&CO

High Street , Campsall

3 Bedrooms, 1 Bathroom

Asking Price Of £340,000

- Three bedroom Cottage
- 18th Century
- Driveway for multiple cars
- Stunning landscape gardens
- Character property
- Well sort after location
- Close to Schools and parks

REDUCED FOR FAST SALE - Available Chain Free: A characterful three-bedroom cottage nestled in a highly sought-after village within a designated conservation area. With origins dating back to the 18th century, this charming and quirky home is full of personality and period features, yet it is not listed

Ideally located close to local amenities, the property briefly

%epcGraph_c_1_363%



comprises, on the ground floor: a welcoming dining room, hand-built kitchen, cosy living room with original oak beams and open fireplace, and a bright, versatile sunroom. Upstairs offers two spacious double bedrooms, a single bedroom, and a generously sized family bathroom.

The outside space is truly impressive, boasting beautifully landscaped gardens, several patio areas, a summer house, and a dedicated outdoor dining area- perfect for entertaining or enjoying the peaceful surroundings. Additionally, there is a fantastic bar entertainment space, ideal for hosting friends and family in style. A private driveway provides ample parking for multiple vehicles.

Viewings are strictly by appointment only

DINING ROOM 7' 10" x 14' 11" (2.40m x 4.56m) A front-facing dining room featuring original oak beams, with a side door and window that allow plenty of natural light to fill the space.

KITCHEN 18' 2" x 8' 1" (5.54m x 2.47m) Accessible from the dining room, the hand-built kitchen features a charming range of blue wooden wall and base units, complemented by a classic butcher's block worktop and a traditional Belfast sink. Additional storage is provided by a walk-in pantry, enhancing both practicality and appeal. The kitchen is equipped with plumbing for a washing machine and dishwasher, as well as space for a fridge/freezer and a range cooker.

LIVING ROOM 18' 1" x 14' 11" (5.53m x 4.55m) A front-facing living room showcasing original oak beams and a stunning open fireplace with a distinctive copper hood-perfect for creating a cosy, warm glow on a winter's evening. The room is deceptively spacious and features a second door leading directly to the street, as well as a staircase rising to the first floor.

SUN ROOM 8' 5" x 14' 4" (2.57m x 4.37m) The addition of a sunroom provides a versatile space, ideal for relaxing, entertaining, or use as a home office or

playroom.

MASTER BEDROOM 11' 9" x 14' 11" (3.59m x 4.55m) The master bedroom is generously proportioned and benefits from ample storage with built-in wardrobes, as well as dual-aspect windows that flood the space with natural light.

BEDROOM 8' 3" x 10' 7" (2.53m x 3.24m) A well-proportioned second double bedroom, enhanced by the convenience of a private WC.

WC 6' 0" x 4' 0" (1.85m x 1.24m) WC to second double bedroom

BEDROOM 9' 1" x 8' 10" (2.79m x 2.70m) A third bedroom, ideal as a single room, nursery, home office, or dressing room.

BATHROOM 9' 3" x 8' 2" (2.83m x 2.49m) A generously sized family bathroom featuring a white WC, pedestal sink, bathtub, and a walk-in shower,



offering both style and practicality.

OUTSIDE BUILDINGS The property boasts an impressive range of outbuildings, including a purpose-built bar, summer house, and an outdoor eating pergola. These versatile spaces offer the perfect setting for entertaining, relaxing, and enjoying the outdoors in style. The purpose-built bar is ideal for hosting guests, while the summer house provides a tranquil retreat. The outdoor eating pergola creates a wonderful space for alfresco dining, perfect for enjoying meals in the beautiful surroundings.

GARDEN The garden is a true haven that continually surprises with something new around every corner. Several patios ensure there's always a sunny spot to enjoy, while beautifully landscaped planting adds colour and character throughout. Offering privacy and a dedicated BBQ area, it's perfect for outdoor dining and relaxation. At the rear, a charming walk-through area leads to an allotment space, ideal for growing your own produce or simply enjoying the natural surroundings.

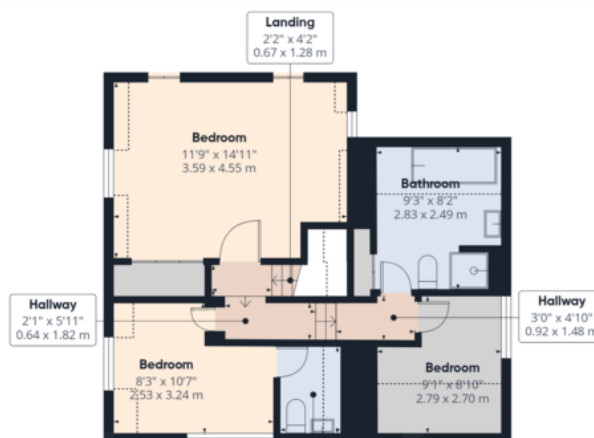
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable







Ground Floor



Approximate total area⁽¹⁾

1180 ft²
109.5 m²

Reduced headroom

78 ft²
7.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

Martin & Co Doncaster

38 Hall Gate • Doncaster • DN1 3NR
T: 01302 343 494 • E: doncaster@martinco.com

01302 343 494

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.