



Manor House
— CAMPSALL —



Manor House

Bursting with charm and character, this 18th century grade II listed property is certain to attract those looking for a period family home in peaceful rural surroundings.

Manor House is a substantial, five-bedroom family home – thanks in part to a recent extension – which offers space and historical personality in abundance.

Located in the quiet village of Campsall on the outskirts of Doncaster, this property is one of a small collection of unique, executive homes with plenty to offer.

This quintessential country home, constructed from classic field stone, wouldn't look out of place on the front of a postcard with its instant curb appeal.

Boasting beautiful outdoor spaces and renovated inside without disturbing its period features, this is a hidden gem just waiting to be discovered.



Love at first sight

We all know how important first impressions are and as you pull up at Manor House, it's impossible not to be taken aback.

The aesthetics of the richly nurtured front garden and striking impact of historic architecture marry perfectly.

A long gravel driveway leads up the left of the plot, offering comfortable off-street parking for up to four vehicles.

Walk across the Yorkshire Stone patio spanning the width of the house – currently playing home to a large dining area – and take in all the goodness of the outdoor space enriched with blossoming lavender, climbing red roses, dreamy hydrangea, an immaculately kept lawn and stunning six-foot tall water fountain.

It's little wonder the South facing front garden is the place the current owners spend the most time taking in the sun. It's simply gorgeous.



“ When we first came to see the property, we noticed it had instant curb appeal. ”



Timeless original features

In keeping with tradition of properties of this age, the first room you arrive in as you come through the front door is the dining hall.

You'll be immediately drawn to the room's impressive high ceilings punctuated by original wooden beams running throughout, which is just one of the many original features making a tasteful statement in this space.

Four solid oak doors around the room lead to the additional ground floor spaces, creating a real feeling of grandeur and endless space - a luxury theme which permeates around the entire property.

Original stone floors and sliding sash windows framed by detailed wooden shutters add a touch of charm and privacy when battening down the hatches during the colder winter months.



“ The dining hall is a vast space. We have hosted lots of dinner parties here and at one time held a committee meeting for the local cycling club. ”

The quirky features continue to surprise, including a tall wood burning stove and the original brick-built bread oven tucked away in the corner.

Both are housed within the chimney breasts to complete a characterful space, ready for gatherings with your family and friends all-year round.



“ This is probably our favourite room in the house; it sets the tone for the house and all its quirky features. ”

Modern, spacious kitchen

The bright modernised country style kitchen has benefited most from the rear extension, which was completed in 2015.

The main cooking area sits within the original footprint of the house, while the extended area has allowed for a breakfast bar and an abundance of storage to be added.

It's an interesting space for more informal family dining and despite the traditional characteristics, benefits from a new oven, electric hob and an integrated fridge freezer.

In addition to this, a separate utility room featuring the original terracotta floor tiles is home to the well-maintained home boiler system.

There's also plumbing for a washing machine and tumble dryer as well as a convenient downstairs WC, which is just before you reach the door out to the back garden.



A fireside retreat

When the stresses of a busy day have subsided, the dual aspect sitting room with views out to both gardens is the perfect place to retreat.

With the beams running throughout and fitted with a cosy berber-style carpet, the space feels like a traditional cosy snug.

In the colder months, you'll love cosying up in front of the open fire and reaching for something to read from the ceiling height bookcase.



Morning views

Time to head up the steep staircase at the centre of the house, which is a feature in itself, overlooked by a tall landing window and as wide as you would expect for a property of this age.

Reach the landing and to the left, the spacious master bedroom mirrors the footprint of the sitting room below.

This is large enough to hold a super king-sized bed and is finished with an original cast iron fireplace, adding charm and character.



You're right at the heart of peaceful village surroundings in Campsall, so you might enjoy sitting at the window seat and watching the world go by.

The only noises you'll awake to are those of the morning birds or the trickles of water from the front garden's fountain.

The master's en-suite shower room has recently been renovated with sympathetic but modern decor, featuring floor to ceiling metro tiles and a modern three piece suite.

Sizeable second bedroom

Just along the hallway, the large second bedroom will leave nobody feeling short changed, offering the size of room that many homes would be happy to call a master.

With another cute window seat and a view of the front garden, it would make a lovely guest room.



Space to make your mark

The final two bedrooms can be found on the first floor of the extension.

The addition of these spaces within the last decade have added opportunities for the future homeowners to house a larger family, or simply for those seeking options to include a dedicated study, playroom or guest rooms within their home layout.



Home office awaits

A home office is a modern must for many due to the recent shift in flexible working opportunities, so the third bedroom here has been converted for this.

With bespoke built-in furniture and space for two desks plus additional storage in place,

you can move straight in and have the perfect home working environment ready to go.

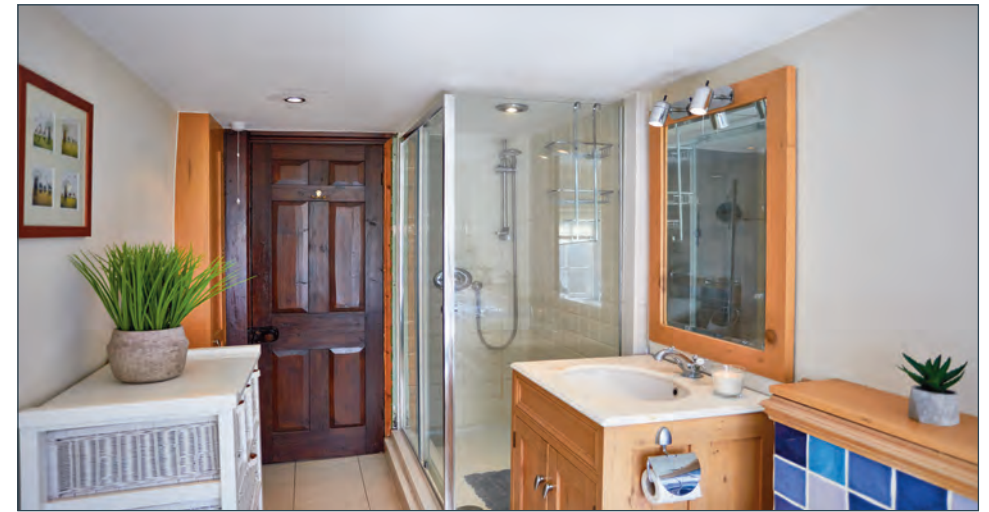


“ It’s been a calm, friendly home for us over the years. Considering the age and tradition of the property, it’s not needed great amounts of work and has a real timeless charm. ”

Bold family bathroom

The family bathroom is bold and quirky, featuring a traditional slipper bath tub nestled under the window, separate shower enclosure, toilet and vanity unit sink.

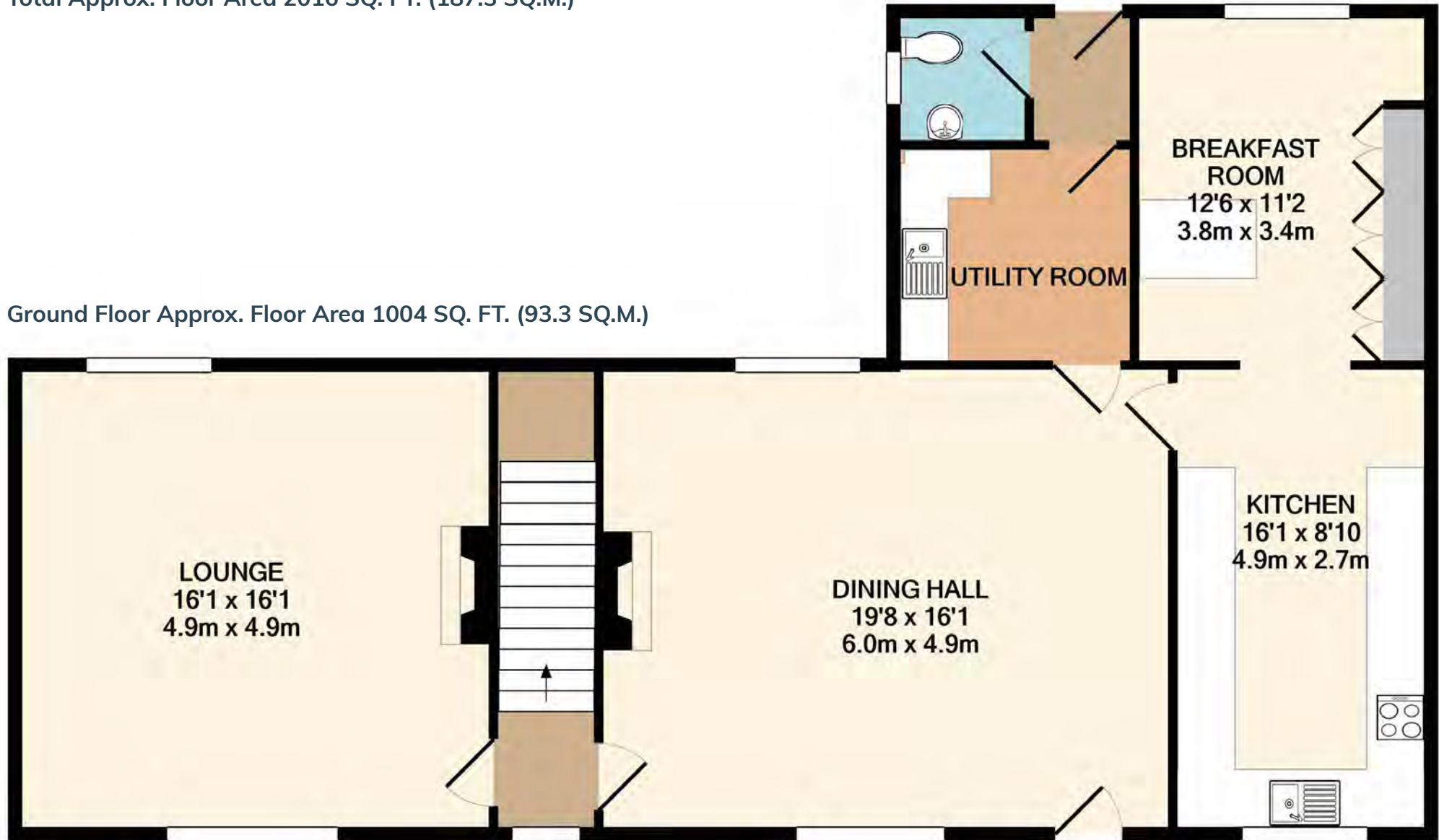
There’s plenty of opportunity here to add your own stamp should you choose, with no need to compromise on space.



FLOOR PLANS

Total Approx. Floor Area 2016 SQ. FT. (187.3 SQ.M.)

Ground Floor Approx. Floor Area 1004 SQ. FT. (93.3 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

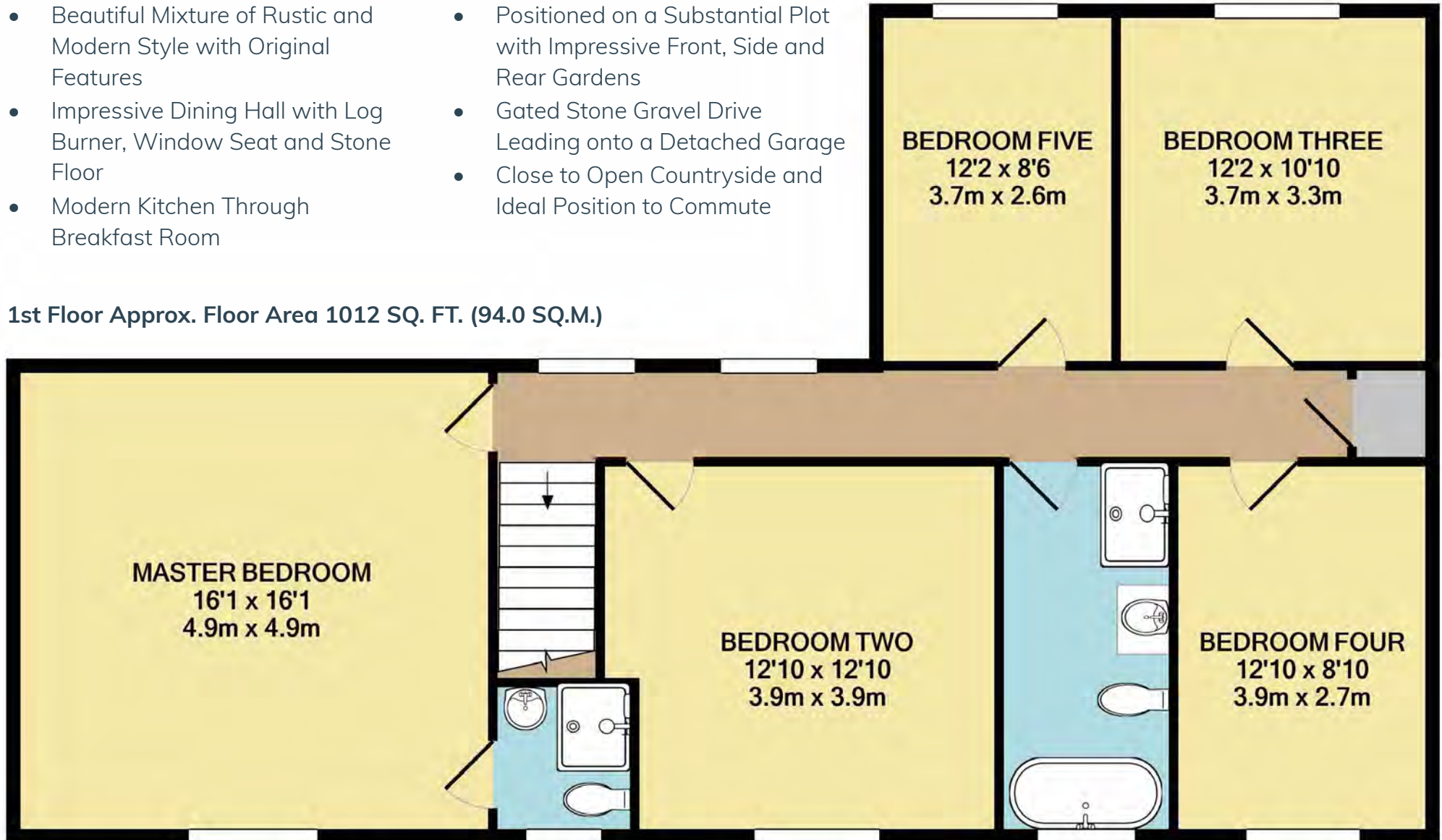
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

PROPERTY FEATURES

- Five Bedroom Grade Two Listed Farmhouse
- Immaculate Presentation Throughout
- Beautiful Mixture of Rustic and Modern Style with Original Features
- Impressive Dining Hall with Log Burner, Window Seat and Stone Floor
- Modern Kitchen Through Breakfast Room
- Utility Room, Rear Porch and Cloakroom
- Expansive Master Bedroom with Modern En-Suite
- Positioned on a Substantial Plot with Impressive Front, Side and Rear Gardens
- Gated Stone Gravel Drive Leading onto a Detached Garage
- Close to Open Countryside and Ideal Position to Commute

1st Floor Approx. Floor Area 1012 SQ. FT. (94.0 SQ.M.)



Outdoor space to savour


Attractive outdoor space comes as standard at Manor House and to the rear of the property is a mature, yet low maintenance garden to enjoy precious moments of peaceful tranquility.

Two lawns are divided by shrubs and plants at different levels between the wooden sleeper steps, and with the addition of a small stoned seating area, there's a variety of areas for the whole family to enjoy.





ENVIRONMENT & ENERGY

| Energy Efficiency Rating | | |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Area to explore

Located in the old village of Campsall, there's a genuine rural charm about this historic property both inside and out.

The area has naturally evolved over the years into a peaceful, community-centric village with a friendly atmosphere.

Within walking distance of your front door is the church of St Mary Magdalene where legend has it Robin Hood wed. There is also a convenient village post office and the recently renovated The Old Bells pub.

Most impressive of all though is Campsall Country Park; a dream for those who love to pull on their walking boots and embrace the great outdoors. You can occupy yourself for hours here; take the dog for a walk or enjoy some fresh air with the children surrounded by lakes, woodlands, clay ponds and wildlife.

The nearest school is Campsmount Academy at the other end of the village and in the neighbouring village Norton there's a highly rated primary school.

Further afield, you can hop in the car and you're within two miles of the A1 to travel the length of the country, as well as easy routes into the wider motorway network including the M1 and M62.

You're also conveniently located within just seven miles from the city of Doncaster boasting a vibrant nightlife, historic Racecourse and thriving high street shops and larger retail parks. Here you can take advantage of superb train links, including a direct service into London in less than 90 minutes.



Manor House

— CAMPSALL —



Manor House, NO Road, Campsall, DN6 9AQ

Enfields Luxe
1 Alamo House, Sessions House Yard,
Pontefract, West Yorkshire WF8 1BN



To View Manor House
☎ 01977 802477
✉ team@enfieldsluxe.co.uk