



The Old Lodge Great North Road Woodlands, Doncaster, DN6 7RB

A captivating piece of history - is this period cottage which holds the distinction of being the very first home built in Woodlands dating back to the 1760s. Upon entering, you are welcomed by two reception rooms, each featuring an inviting open fire, perfect for cosy evenings. The heart of the home is the well-appointed kitchen, enhanced by pitched room skylights that flood the space with natural light, creating a warm and welcoming atmosphere.

The ground floor holds delightful surprises, including a stairway leading down to a cellar with a distinctive curved ceiling – a space that holds untold potential for unique use. A ground-floor bathroom graces the layout, complete with a roll-top bath that invites relaxation. The first floor comprises three generously sized double bedrooms, providing ample space for family living or guests. Outside, the property unfolds with practicality and charm. Secure gates open to reveal ample off-street parking for three vehicles. A private, low-maintenance courtyard and walled garden offering an oasis of tranquillity. Adding to the property's versatility is an outbuilding, ripe with potential for further development. The location is within walking distance to an array of local amenities, a train station, and easy access to the motorway, making it ideal for commuters and families alike. Once owned by the esteemed Brodsworth Estate. It's rumoured to have harboured a secret tunnel connecting 'The Old Lodge' to the Brodsworth Estate, a passage that has now been sealed by the vigilant hands of English Heritage, preserving the mystique of a bygone era.

This period cottage is not just a home; it is a unique character property that offers a glimpse into the past while providing all the comforts of modern living. Whether you are looking for a family home or a tranquil retreat, this property is sure to impress.

Offers over £200,000

The Old Lodge Great North Road

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- Dating back to 1760's, this unique home exudes character and warmth
- Three double bedrooms
- Originally owned by the Brodsworth Estate
- Epc to follow
- Two receptions rooms. A feature fireplace
- A design ground floor family bathroom
- Village community with an array of local amenities/
- Driveway leading to rear courtyard oasis
- Period cottage that holds the distinction of being the very first home built in Woodlands
- Freehold property with a council tax band A

LIVING ROOM

11'5" x 13'8" (3.50 x 4.18)

360 VIRTUAL TOUR:

<https://www.madesnappy.co.uk/tou>

DINING ROOM

9'8" x 9'8" (2.96 x 2.97)

BATHROOM

5'2" x 6'9" (1.59 x 2.07)

KITCHEN

5'4" x 17'10" (1.63 x 5.46)

MASTER BEDROOM

10'4" x 13'8" (3.16 x 4.17)

BEDROOM TWO

9'0" x 9'7" (2.75 x 2.94)

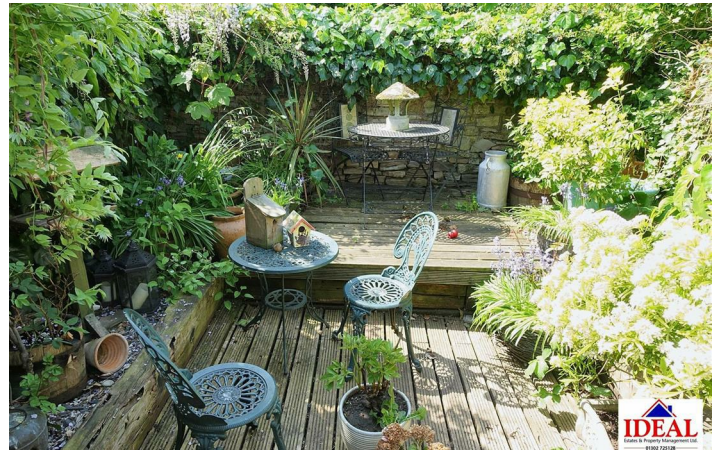
BEDROOM THREE

8'8" x 9'9" (2.66 x 2.99)

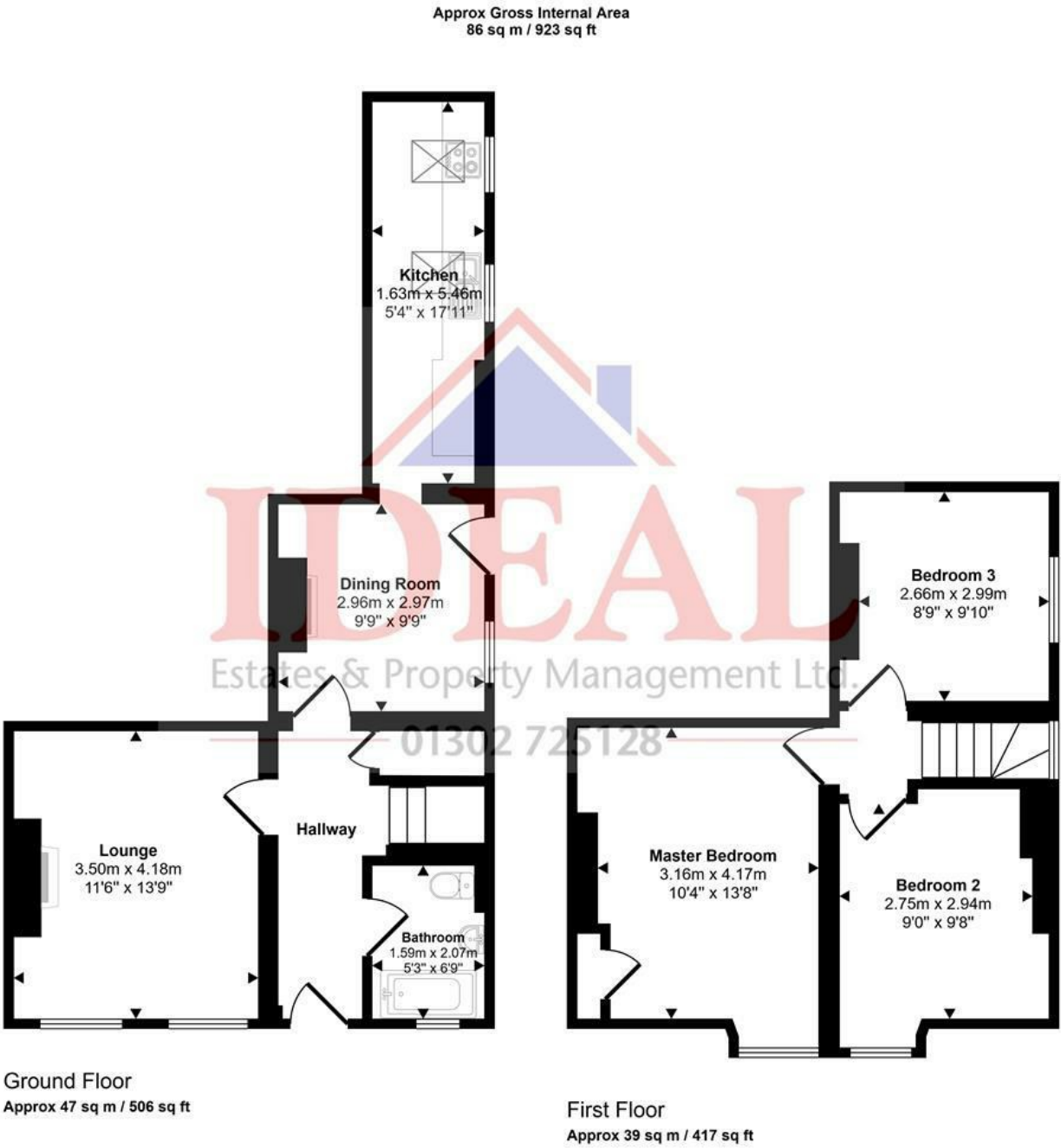


Directions

Woodlands is a model village 4 miles (6 km) north-west of Doncaster in South Yorkshire, England. The village lies adjacent to Highfields and Adwick le Street within the City of Doncaster. Woodlands schools are Woodlands Infants School, and Woodlands Junior School, which are now known as Woodlands Primary School. There's also Adwick infant and Adwick primary school, and St Joseph & St Teresa's school which is an infant and primary catholic school. Outwood Academy Adwick is the only secondary school in the area.



Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		