



High Street, Hatfield, Doncaster  
OIRO £299,995



3 1 2

Freehold | EPC rating: D

- Character Property with potential
- Beautiful Double Height Barn
- Pantry and Wash Room

- Stunning Rear Garden with pond and stream
- Central Village Location



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## Description

UNIQUE PROPERTY ALERT!! Three double bedroom character property situated proudly in the heart of Hatfield's vibrant Village Centre. This is a property that just keeps giving:-

The residential quarters are spacious light and airy, boasting charm and character at every turn, having entrance hallway, sitting room, dining room, farmhouse kitchen with serving hatch and having a proper pantry. Upstairs, you will find three double bedrooms and a bathroom with a four piece suite. The master bedroom has a walk in wardrobe.

The exterior of the property as an impressive and inviting approach and is cosmetically very appealing. The front has a bricked wall, gate and garden path, the rear has ample parking, a detached barn, wash house with sink, space for appliances, garden toilet and potting shed. Beyond the barn you will find an beautiful landscaped private tranquil garden with pond and garden stream and an inviting bridge over the water taking you to an summerhouse where you can star gaze on an evening! Ample parking in the courtyard and which you get to via shared access.

## Photographs



## Entrance Hallway

Accessed via a uPVC d/g with obscure glass panelling to top half, fitted carpet, ornate coving to the ceiling, built in shoe cupboard, power point and radiator.

## Dining Room

Having a fitted carpet, front facing uPVC d/g window, high ceilings with coving, feature chimney breast with original tiled fire place, dado rail, ample power points and radiator. Plenty of room for large table and chairs for formal diners.

*4.39m x 3.96m (14'5" x 13'0")*

## Pantry

Step down onto a tiled floor, rear facing netted window, shelved out with power and light. Ideal to keep your wine cool!

## Bedroom One

Having a fitted carpet and front facing uPVC d/g window, coving to ceiling, radiator and ample power points. Having a walk in wardrobe with front facing window, shelved out with light.

*4.42m x 3.96m (14'6" x 13'0")*

## Bedroom Three

Having a fitted carpet, rear facing uPVC d/g window, radiator and power points.

*4.11m x 2.72m (13'6" x 8'11")*

## Washroom

Accessed from external wooden door, this useful additional room has provision for washer, dryer, Belfast sink and taps, wall mounted gas combi boiler and rear facing uPVC d/g Window. This room is part of the property and could be accessed internally with a few modifications subject to building regulations.

*3.12m x 2.74m (10'2" x 9'0")*

## Sitting Room

Having a fitted carpet, front facing uPVC d/g window, ornate coving to ceiling, feature chimney breast, wooden fire surround on marble effect hearth housing a gas fire, radiator and power points.

*3.96m x 3.86m (13'0" x 12'8")*

## Kitchen

Having vinyl flooring, rear facing uPVC d/g window and door with obscure glass panel to top half. Timeless and classic farmhouse kitchen with cream wall and base units, wooden effect work tops, recess for cooker, partial tiling to walls, two display cabinets with lighting, ample power points, integrated fridge, one and half bowl composite sink and drainer.

*3.25m x 2.69m (10'8" x 8'10")*

## Stairs and Landing

Feature split level staircase with wooden banister, fitted carpet and rear facing uPVC d/g window. Landing has feature step and power socket.

## Bedroom Two

Having a fitted carpet, front facing uPVC d/g window, coving to the ceiling, radiator and ample power points.

*3.99m x 3.35m (13'1" x 11'0")*

## Bathroom

Lino to floor, rear facing uPVC d/g window, deep feature shaped bath with taps to the middle and hand held shower fitment, double walk in shower cubicle with electric shower, WC and wash hand basin with furniture beneath and mirror and shaving point and radiator.

## Exterior

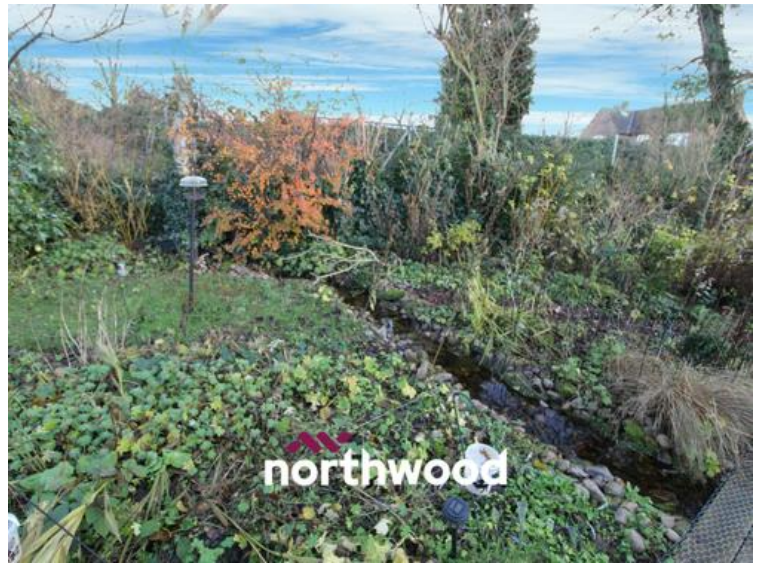
The front has brick built wall and gate and garden path leading to the front door. The rear has a shared access road leading to pebbled courtyard, providing ample parking. There is a garden toilet and potting shed. You will also find a beautiful double height barn offering masses of potential. If you go through the barn you will find a hidden gem of a secret tranquil garden, having a variety of tree's and shrubbery with various seating area's, pond, water feature creating a beautiful stream with a feature bridge over the water, summerhouse which is ideal of star gazing and shed. This special place is ideal for entertaining and spotting wild life!

### **Disclaimer**

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More photographs



# Map

