



Dove Cottage, Braithwaite, Doncaster



OIRO £535,000

- Picturesque Location on Trans Pennine Trail
- Log Burner in Lounge
- Charming Character Property maintaining original features
- Paddock to side of Property
- Council Tax Band: E
- Set in impressive ground with Priceless Views, ample parking and garage
- Farmhouse Kitchen, large Utility area
- Freehold
- EPC rating D



A opportunity to acquire a UNIQUE character property, generously apportioned with scope to add value or work from home with workshop and outbuilding.....however in its present condition is beautifully inviting and oozes ambiance and charm!

Having a front entrance porch, lovely lounge with impressive staircase and feature log burner, formal dining room/2nd sitting room, inner hallway leading to classic farmhouse kitchen with ample room for table and chairs, range of wall and base units and exposed brick and recess for range oven.

Large utility area, downstairs WC, courtyard, workshop/gym, storages area, further outside WC off the courtyard.



The staircase is on a feature split level with feature arch window overlooking the rear garden, the master bedroom is on the back with two windows and has room to take an enormous bed, there are stairs leading to the attic space off this room, you will find three further bedrooms and a spacious and tasteful bathroom with four piece suite.

To the front there is a winding driveway and with lawn and mature tree's leading to a garage with space above it. There are further grounds to the side of the property accessed via a gate leading to a paddock with greenhouse, where you could keep livestock!

The rear of the property is on the west and the sun sets on the patio, there is a canopy off one of the outbuildings with seating area and plenty of space for entertaining family and friends. There's ample lawn and tree lined grounds which backs onto the open Countyside. With nearby Trans Pennine Trail and waterways, this is an ideal escape into rural life with easy access with cities being a short drive away!

Come and see for yourself and feel the great vibe of this stunning location.



Front Entrance Porch

Lounge 6.45m x 3.97m (21'2" x 13'0")

Formal Dining Room 4.86m x 4.01m (15'11" x 13'2")

Farmhouse Kitchen 4.20m x 2.35m (13'10" x 7'8")

Utility Room 4.20m x 2.35m (13'10" x 7'8")

Downstairs WC 2.34m x 1.07m (7'8" x 3'6")

Stairs/Landing

Bedroom One 4.85m x 4.87m (15'11" x 16'0")





Bedroom Two 2.12m x 2.39m (7'0" x 7'10")

Bedroom Three 3.97m x 4.02m (13'0" x 13'2")

Bedroom Four/Office 2.12m x 2.39m (7'0" x 7'10")

Generous Bathroom 4.26m x 2.36m (14'0" x 7'8")

Exterior

Attic Space

Exerior

Disclaimer

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