



**Brook House, Lindrick Road, Tickhill, Doncaster DN11 9RD**

**welcome to**

**Brook House, Lindrick Road, Tickhill, Doncaster**

Beautiful GRADE II LISTED detached house, full of character and charm in the sought after village of Tickhill. Benefiting from detached two bay garage and ANNEX plus a GENEROUS SIZE GARDEN. ONLINE VIRTUAL TOUR AVAILABLE. Viewing highly recommended.



### **Wine Cellar**

Accessed via the cloakroom on the ground floor.

### **Ground Floor Accommodation**

#### **Reception Hallway**

Welcoming reception hall nestled between the front driveway and courtyard. Having an arched side facing window and second main entrance door to the courtyard. Central heating radiator, beautiful tiled flooring and giving access to the utility room and inner hall.

#### **Inner Hall**

Leading through the centre of the house to the rear entrance door and providing access to the ground floor reception rooms and kitchen. Under stairs cupboard, central heating radiator and flagstone floor.

#### **Cloakroom**

Fitted with a wc and wash hand basin. Side facing window with obscure glass, tiled flooring and radiator with towel rail. Door leading to the wine cellar.

#### **Lounge/ Dining Room**

##### **Formal Dining Area**

19' incl bay window x 11' 11" plus opening to lounge ( 5.79m incl bay window x 3.63m plus opening to lounge ) Open to the lounge with a large rear facing bay window overlooking the garden. Central heating radiator, wall lights and coving to the ceiling.

##### **Lounge**

18' 5" x 11' 5" ( 5.61m x 3.48m )

Spacious main reception room with rear facing window and French doors out to the courtyard. Fireplace with log burner, central heating radiator, TV aerial point, wall lights and coving to the ceiling.

##### **Kitchen/ Dining Room**

19' 2" incl bay & door recess x 11' 10" ( 5.84m incl bay & door recess x 3.61m )

A traditional style kitchen fitted with a good range of wall and base units, display cabinetry and plate rack with complimentary worktops and inset Belfast sink. Kitchen offers space for a range style cooker and fridge/freezer. Rear facing bay window, central heating radiator, coving and spotlights to the ceiling.

##### **Utility**

Utility room having space for a washing machine and tumble dryer with worktop above and useful shelved pantry. Side facing window, central heating radiator and storage cupboard.

### **First Floor Accommodation**

#### **Landing**

Providing access to each of the three bedrooms and having an eye catching stained glass window, storage cupboard, dado rail and two central heating radiators.

#### **Bedroom One**

13' 11" extending to 20' 2" x 11' 10" plus door recess ( 4.24m extending to 6.15m x 3.61m plus door recess ) Dual aspect main bedroom with central heating radiator and coving to the ceiling.

#### **Dressing Room**

9' 11" plus wardrobe x 9' 10" max ( 3.02m plus wardrobe x 3.00m max )

Located off bedroom one having rear facing window, central heating radiator and fitted wardrobes.

#### **En-Suite**

Fitted with a modern white four piece suite comprising bath, shower cubicle with mains shower, vanity wash hand basin and enclosed cistern WC. Front facing window, heated towel rail, coving and spotlights to the ceiling and tiled floor.

#### **Bedroom Two**

13' 1" x 8' 9" plus door recess ( 3.99m x 2.67m plus door recess )

Dual aspect double bedroom with feature arched side facing window, built in cupboard and central heating radiator.

#### **Bedroom Three**

13' 7" incl wardrobes x 11' 10" ( 4.14m incl wardrobes x 3.61m )

Double bedroom with side and rear facing window, fitted wardrobes to one wall, built in storage cupboard, central heating radiator and coving to the ceiling.

#### **Bathroom**

Fitted with a bath, shower cubicle and wash hand basin. Side facing window with obscure glass, spotlights to the ceiling, tiled floor and heated towel rail.

#### **Separate Wc**

Fitted with a WC only.

### **External**

The front of the house offers two access points, the first being a pedestrian access gate leading through to the pretty courtyard garden which is walled and enclosed. The second is via the cobbled driveway which also provides access to the garages, annex, storage outbuilding, log store and rear garden.

The rear garden is fully enclosed, of a generous size and a gardeners dream. Immediately behind the house is a raised, paved seating area with glorious views over the whole garden.

Steps lead down to the lawn which has well stocked borders and a variety of plants and shrubs. Beyond this is a vegetable garden, listed storage outbuilding and well established trees.

#### **Storage Outbuilding**

Accessed from the driveway at the front of the property.

#### **Log Store**

##### **Garage One**

15' 9" x 11' 4" ( 4.80m x 3.45m )

Remote electric up and over door with central heating radiator, water tap, light and boiler for the annex.

##### **Garage Two**

12' 6" max x 14' 4" plus recess ( 3.81m max x 4.37m plus recess )

Remote electric up and over garage door and light.

#### **Annex**

Situated above the garage and accessed via its own entrance. A versatile space with striking vaulted and beamed ceiling, providing lots of natural light from a front and side facing window plus two sky lights. Base unit with sink to one corner and cloakroom fitted with wc and wash hand basin with side facing window. Ideal for an independent relative or as a work from home space.

#### **Garden House**

Listed outbuilding located to the rear of the garden.

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welcome to

## Brook House Lindrick Road, Tickhill Doncaster

- Grade II Listed Detached House
- Beautifully Presented with Character Features
- Desirable Village Location, Conservation Area
- Three Double Bedrooms
- Council Tax Band G

Tenure: Freehold EPC Rating: Exempt

# £675,000



Please note the marker reflects the  
postcode not the actual property

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