



**Holland House River Lane, Misson Doncaster DN10 6EJ**

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## **Holland House River Lane, Misson Doncaster**

Characterful Detached Property with a substantial plot, outbuildings and adjoining paddock, amazing views towards the river. Retaining much of the original character this family home is a rare find in such a lovely location. Viewings strictly by appointment only via the agent.



### **Entrance Hall**

Rear facing entrance door leads you through into the rear hallway, feature beamed ceiling, boiler and drying room leading off, access to the utility room. Side facing window and underfloor heating, access into the kitchen.

### **Boiler/Warming Room**

Extremely useful room housing the oil fired boiler which is regularly serviced, great storage and drying facilities.

### **Utility Room**

With a rear facing window, plenty of storage cupboards and a sink and drainer, plumbing for a washing machine and underfloor heating.

### **Kitchen**

16' 5" x 10' 11" + recess ( 5.00m x 3.33m + recess ) This bespoke kitchen was designed and hand painted by Murdoch Troon of Louth. The units offer a wide range of storage including larder units and dresser display style storage. Ceramic butler sink and integrated Bosch appliances including an oven with warming draw, hob and dishwasher and fridge. The feature of the room is the Aga inset into the wall, this is used for cooking only. Parquet wooden flooring and French Doors looking out onto the patio and garden beyond, feature beamed ceiling.

### **Cloakroom**

With paneling to the walls, low flush WC and a basin, side facing window and radiator.

### **Main Entrance Hall**

14' 8" x 14' 1" max ( 4.47m x 4.29m max ) Spacious entrance with a rear facing recessed window overlooking the garden and a front facing entrance door. Feature paneling to the walls and a radiator concealed behind a cover, wall lights and access to the cellar. Turned staircase leading upto the first floor.

### **Cellar**

Really useful storage space with a vaulted ceiling, power and lighting.

### **Study & Library**

Irregular Shaped Room 17' 9" max x 8' 11" ( 5.41m max x 2.72m )

This lovely room is located to the corner of the house with a V shaped vista giving two windows overlooking the garden. Window seating and an array of shelving forming a great study and library.

### **Lounge**

15' x 13' 10" + bay ( 4.57m x 4.22m + bay )

This characterful main reception room has a feature fireplace with a gas fire inset, a front facing bay window overlooking the private front garden, wall lights and radiator behind a cover.

### **Dining Room**

15' 8" x 14' 3" into recess ( 4.78m x 4.34m into recess )

Good sized dining room with both a front and side facing window, feature wooden fireplace with an open fire and wooden panelling to the walls. Radiator behind a cover, coving to the ceiling and wall lights.

### **First Floor**

This light and bright hallway enjoys views of the garden, feature panelling to the walls, radiator behind a cover and access to the loft.

### **Bedroom One**

20' 4" upto wardrobes x 14' ( 6.20m upto wardrobes x 4.27m )

Double Room: With two front facing windows, fitted wardrobes to one wall along with a walk in wardrobe for extra storage. Wall lights and two central heating radiators.

### **Bedroom Two**

14' 2" upto chimney x 14' ( 4.32m upto chimney x 4.27m )

Double Room: Having both a front and side facing window with a feature ornamental fireplace and wall lights, central heating radiator.

### **Bedroom Three**

16' 7" x 12' 6" into recess ( 5.05m x 3.81m into recess )

Double Room: Having two side facing windows looking over the garden, wardrobes to one wall and a central heating radiator.

### **Bedroom Four**

14' 3" x 12' 6" ( 4.34m x 3.81m )

Access through the third bedroom with steps up to the room. Wardrobes to one wall, loft access and a central heating radiator.

### **Shower Room**

7' 11" x 6' 5" ( 2.41m x 1.96m )

Modern Shower Room with a side facing window, shower cubicle with a mains fed shower inset, low flush wc and a wash hand basin. Tiled walls and floor and a heated towel rail.

### **Bathroom**

8' 7" x 7' 3" ( 2.62m x 2.21m )

Spacious bathroom with a rear facing window, bath with a mains shower above, low flush wc and a hand wash basin. Tiled walls and floor and a heated towel rail.

### **External**

Set amongst immaculate gardens which wrap around the house, the areas are zoned and take advantage of the sun during different parts of the day.

Electric gates give access to the long driveway which sweeps through the plot past the walled garden.

A second gate is close to the house where there is parking and access to the garage and outbuildings. Patio and barbeque areas with amazing views across the land and down to the river at the bottom of the plot.

The Paddock to the property is enclosed with a gated access and leads down to the river, there is a right of way for walkers and a wooden sty for access from River Lane.

### **Garage**

Double Garage with an electric up and over door, electricity points and alarmed.

### **Outbuildings**

There are 4 outbuildings one of which was a stable and could be re-instated, currently used for storage, with power and lighting and storage to the eaves. Three further brick storage rooms with pantiled roof, one of which is a workshop, LPGstore room for the fire in the lounge.



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## Holland House River Lane, Misson Doncaster

- Delightful River View Location
- Characterful Country Home
- Four bedrooms, Three Reception Rooms
- Paddock, Outbuildings & Garage
- Council tax band G

Tenure: Freehold EPC Rating: Awaited

# £950,000



Please note the marker reflects the  
postcode not the actual property

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