



Castlegate, Tickhill Doncaster DN11 9QP

welcome to

Castlegate, Tickhill Doncaster

Imposing GRADE II LISTED stone built house retaining many original features in the picturesque small town of Tickhill. Benefiting from a host of amenities on the doorstep, spacious and versatile accommodation, ample off road parking and detached double garage. Viewing is highly recommended.



Ground Floor Accommodation

Main Reception Hall

Main reception hall with beautiful flagstone flooring and housing a set of stairs to the first floor. Two side facing single glazed windows, wall lights, central heating radiator and timber entrance door.

Kitchen

13' 9" + recess x 13' 9" max (4.19m + recess x 4.19m max)
Fitted with a variety of wall, base units and display cabinets, large breakfast bar and ample work top space with inset sink. Benefiting from integrated appliances including dishwasher, fridge, double oven, hob and extractor fan plus an Aga. Two side facing single glazed windows, character beams to the ceiling, downlights and contemporary pendant lights over the breakfast bar.

Entrance Hall

Entrance hall having a stable door, a central heating radiator, understairs cupboard and downlights to the ceiling. Leading to stairs giving access to the first floor landing.

Dining Room

13' 7" x 12' 3" max (4.14m x 3.73m max)
Dining room having front facing double glazed sash window, a central heating radiator and useful fitted units.

Lounge

24' 3" + door recess x 13' 3" + bay (7.39m + door recess x 4.04m + bay)
Cosy and spacious lounge with impressive, exposed brick inglenook fireplace and character beams to the ceiling. Two front facing double glazed sash windows, two courtyard facing windows, a corner fitted cabinet and two central heating radiators.

Utility Room

8' 2" x 6' 7" (2.49m x 2.01m)
Fitted with a variety of wall and base units, work top with inset stainless-steel sink and drainer. Space for a washing machine and tumble dryer, side facing window with obscure glass and tiling to the floor.

Wet Room

Fitted with a shower, wc and vanity wash hand basin. Heated towel rail, part tiled walls and side facing window with obscure glass.

Sitting Room

21' 11" x 11' 6" + bay (6.68m x 3.51m + bay)
Light and bright reception room having an inset electric fire with tiled hearth and surround, French doors providing access to the rear garden, two central heating radiators, wall lights, a single glazed window and bay window overlooking the courtyard.

Downstairs Bedroom Six

18' 7" x 11' 1" (5.66m x 3.38m)
Ground floor double bedroom situated next to the sitting room and wet room having a side and rear facing single glazed windows, central heating radiator, character beams to the ceiling and feature stained glass internal window.

First Floor Accommodation

Landing

Landing having three central heating radiators, downlights, two velux style windows, three side facing windows, an airing cupboard housing the boiler, storage cupboard and loft access.

Bedroom One

17' 10" + door & wall recesses x 11' 4" (5.44m + door & wall recesses x 3.45m)
Stunning master suite having two central heating radiators, downlights, two side facing and one rear facing single glazed windows.

Dressing Room

Dressing room having fitted wardrobes, downlights and rear facing single glazed window.

En Suite

Fitted with a stylish suite comprising free standing bath, vanity wash hand basin, walk in shower and wc with a concealed cistern. Two heated towel rails, downlights, part tiled walls and a rear facing window.

Bedroom Two

13' 5" x 10' 5" (4.09m x 3.17m)
Double bedroom having fitted wardrobes, a central heating radiator and a side facing single glazed window.

En Suite

Situated off bedroom two and fitted with a bath, walk in shower, wc and vanity wash hand basin. Heated towel rail,

tiled flooring, part tiled walls, a modern central heating radiator and loft access.

Bathroom

Beautiful and spacious family bathroom having a walk in shower, bath, wc, a ceramic basin with shelves, mirror with light, part tiled walls, tiled flooring, two heated towel rails and downlights.

Bedroom Three

11' 5" + wardrobes x 11' 4" + fitted cupboards (3.48m + wardrobes x 3.45m + fitted cupboards)
Double bedroom benefiting from fitted cupboards, wardrobes, a front facing double glazed sash window and a central heating radiator.

Bedroom Four

9' 9" x 9' 3" + recess (2.97m x 2.82m + recess)
Double bedroom having a front facing double glazed sash window, a central heating radiator and downlights to the ceiling.

Bedroom Five

17' 1" x 13' 6" (5.21m x 4.11m)
Good size double bedroom having fitted wardrobes, a front facing double glazed sash window, downlights to the ceiling and a central heating radiator.

External

Situated to a corner plot and accessed via electric gates from Castle Close. The outside space is well maintained and feels extremely private. The resin driveway provides parking for numerous vehicles and leads to the block paved courtyard with central water feature. In addition, there is a rear garden enclosed by a stone wall with a slightly raised lawn, paved seating area and well stocked borders. The corner garden is equally as well presented and enclosed by a stone wall with smart wrought iron railings.

Double Garage

18' 6" x 18' 5" (5.64m x 5.61m)
Detached double garage having power and light connected and an electric door.

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welcome to

Castlegate, Tickhill Doncaster

- Outstanding Grade II Listed Residence
- Central Village Location & Conservation Area
- High Standard of Presentation, Quality Fixtures & Fittings
- Substantially Upgraded by the Current Owners
- Enclosed Rear Garden & Spacious Courtyard

Tenure: Freehold EPC Rating: Exempt

£1,150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY107436 - 0003

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