



**The Stable Sunderland Farm Close, Tickhill Doncaster DN11 9GB**

**welcome to**

**The Stable Sunderland Farm Close, Tickhill Doncaster**

Outstanding TWO BEDROOM BARN CONVERSION in the sought after village of Tickhill. Benefiting from VERSATILE ACCOMMODATION, OFF ROAD PARKING, STORAGE GARAGE and BEAUTIFUL COURTYARD SETTING. Viewing highly recommended.



## Ground Floor Accommodation

### Lounge/Bedroom

14' 2" x 10' 9" ( 4.32m x 3.28m )

A versatile room which could be used as either a reception room or double bedroom. Having an electric fire with hearth and surround, central heating radiator and front facing French doors.

### Living Kitchen

25' 4" x 15' 9" narrowing to 9' 2" ( 7.72m x 4.80m narrowing to 2.79m )

Spacious living kitchen having a variety of wall and base units with complimentary worktops and inset stainless steel sink and drainer. Benefiting from integrated fridge/freezer, five ring gas hob, electric oven and microwave. In addition, having space for a washing machine and dishwasher. Downlights to the ceiling, two central heating radiators, under stairs cupboard and two front facing double glazed windows. This room offers plenty of space for a sofa and dining room table.

### Shower Room

Shower room fitted with a vanity wash hand basin, a walk in shower and wc. Heated towel rail and downlights to the ceiling.

## First Floor Accommodation

### Landing

Landing having a skylight.

### Bedroom One

12' 2" Restricted head height x 11' 7" max ( 3.71m

Restricted head height x 3.53m max )

Double bedroom having a central heating radiator, two skylights, fitted bed side tables and cupboards.

### Dressing Room/Bedroom Two

8' 11" + recess x 5' 8" Restricted head height ( 2.72m + recess x 1.73m Restricted head height )

Bedroom currently used as a dressing room and having a central heating radiator, sky lights and fitted drawers and hanging rail. Easily converted back to a bedroom with the removal of some furniture to accommodate a bed should any potential buyer wish.

### Bathroom

Bathroom fitted with a wc, vanity wash hand basin and bath. Sky light, tiled splashbacks and a heated towel rail.

## Outside

Courtyard setting with a small paved area for a table and chairs and off road parking available.

## Storage Garage

9' 10" x 9' 9" ( 3.00m x 2.97m )

Storage garage having timber doors.



**view this property online** [williamhbrown.co.uk/Property/BWY107472](http://williamhbrown.co.uk/Property/BWY107472)



welcome to

## The Stable Sunderland Farm Close, Tickhill Doncaster

- Well Presented Barn Conversion
- Desirable Tickhill Location
- Spacious Dining Kitchen
- Two Bedrooms
- Shower Room and Bathroom

Tenure: Freehold EPC Rating: E

# £237,500



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY107472](https://www.williamhbrown.co.uk/Property/BWY107472)



Property Ref:  
BWY107472 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**