

The Hayloft Wilsic Road, Wilsic Doncaster DN11 9GD

## welcome to

# The Hayloft Wilsic Road, Wilsic Doncaster

A must see property! Superb BARN CONVERSION available with NO ONWARD CHAIN and benefitting from a BEAUTIFUL RURAL SETTING with some stunning views across countryside.













# **Ground Floor Accommodation Entrance Hall**

Entrance hall having an understairs cupboard and central heating radiator.

#### Cloakroom

Cloakroom having a wc and vanity wash hand basin. Tiled splashback and central heating radiator.

## Lounge

15' 11" max x 11' 9" ( 4.85m max x 3.58m )

Main reception room having a feature fireplace with back, wall lights, central heating radiator, coving to the ceiling and French doors leading through to the conservatory.

## Conservatory

11' 4" x 8' 4" ( 3.45m x 2.54m )

A lovely addition to the property, constructed of low level brick and double glazing having a ceiling fan and French doors to the garden.

## **Dining Room**

14' 4" x 12' 5" narrowing to 7' 3" ( 4.37m x 3.78m narrowing to 2.21m )

Second reception room having two rear facing double glazed windows and a central heating radiator.

### Kitchen

14' 4" + door recess x 13' 7" ( 4.37m + door recess x 4.14m )

Spacious kitchen fitted with an extensive range of modern grey gloss wall and base units with complimentary worktops, central island, sink and splashback tiling. Benefiting from integrated appliances including dishwasher, double oven and hob with modern extractor fan above. Side and front facing double glazed window, downlights, coving to the ceiling and central heating radiator.

## **Utility Room**

10' 3" x 5' 11" ( 3.12m x 1.80m )

Situated next to the kitchen and fitted with a range of wall and base units, stainless steel sink and drainer. Having a rear facing double glazed window, central heating radiator and housing the central heating boiler.

## First Floor Accommodation Landing

A light and bright landing with feature window offering views over countryside, central heating radiator and coving to the ceiling.

#### **Bedroom One**

12' 7" + recess  $\times$  8' 8" extending to 14' 11" (  $3.84m + recess \times 2.64m$  extending to 4.55m )

Double bedroom having wardrobes, rear facing double glazed window, wall lights and central heating radiator.

#### **En Suite**

En suite to bedroom one fitted with a vanity wash hand basin, shower cubicle and wc. Central heating radiator and tiled walls.

#### **Bedroom Two**

19' 10" x 11' 1" ( 6.05m x 3.38m )

Generous size second bedroom having front, side and rear facing double glazed windows, two central heating radiators, loft access and coving to the ceiling.

#### **Bedroom Three**

12' x 9' 11" ( 3.66m x 3.02m )

Double bedroom having a central heating radiator and rear facing double glazed window.

## **Bathroom**

Family bathroom fitted with a bath, shower cubicle, wc and vanity wash hand basin. Central heating radiator with towel rail, rear facing double glazed window with obscure glass and part tiled walls.

#### External

The property is set back from the road in a courtyard setting with access to both the off road parking for the property and the double garage.

There is a paved courtyard seating area to the front of the barn opposite the garaging with a pergola and a range of shrubs, this is the second of the seating areas to the property taking advantage of the sun at different times of day.

At the rear there are lovely views over neighbouring fields via the elevated terrace which can be accessed via stone steps giving it a split level arrangement with a lower level lawned area.

To the lawned area there are useful storage units, water supply and power sockets, a variety of mature plants and shrubs.

## Garage

18' 1" x 17' 6" ( 5.51m x 5.33m )

Spacious double garage having an electric up and over door.

## **Agents Note**

A private right of way exists to the neighbouring property for their garage and parking, pedestrian access to th rear conversions, please enquire with the branch for further details.

#### **Utilities**

Oil fired central heating and mains electric. Mains water supply and private sewerage arrangements via a Klargester septic tank with maintenance costs being shared between six properties.



## welcome to

## The Hayloft Wilsic Road, Wilsic Doncaster

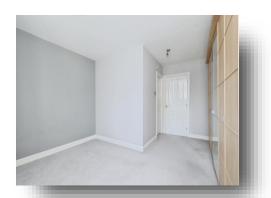
- Beautiful Barn Conversion with No Onward Chain
- Modern Breakfast Kitchen
- Two Reception Rooms and Conservatory
- Three Double Bedrooms, Ensuite
- Rural Setting with An Elevated Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of

£425,000









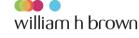
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107532



Property Ref: BWY107532 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01302 710735



Bawtry@williamhbrown.co.uk



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



williamhbrown.co.uk

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.