



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.



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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 x 8' 8" extending to 14' 11" (3.84m + recess x 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 the 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 Klargestar 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

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Property Ref:
BWY107532 - 0007

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