



**The Dower House Abbes Walk, Burghwallis Doncaster**



**welcome to**

**The Dower House Abbes Walk, Burghwallis Doncaster**

GUIDE PRICE £700,000-£750,000. A rare opportunity has arisen to purchase this sizeable historical family home which has the addition of two attached cottages which have previously been let.



### **Entrance Porch**

Double wooden doors give access to the entrance porch which has side facing windows and paved flooring. Further wooden doors give access to the hallway.

### **Hallway**

With tiled flooring and stairs which rise to the first floor landing.

### **Lounge**

14' 11" to recess x 15' 1" ( 4.55m to recess x 4.60m )  
With a front facing window, polished floor boards, beams to the ceiling, a feature stone wall and three wall light points. The focal point of the room is the feature limestone fire surround which houses the cast iron log burner which sits upon a paved hearth. The lounge is open plan to the study area.

### **Study / Snug**

7' 6" x 9' 11" ( 2.29m x 3.02m )  
With a front facing window and wooden floor boards.

### **Rear Hall**

With tiled limestone flooring, a rear facing wooden door and gives access to the lounge, kitchen, scullery and dining room.

### **Dining Room**

14' 10" x 14' 11" ( 4.52m x 4.55m )  
With a front facing window, beams to the ceiling, a central heating radiator and a feature natural stone fire surround with open fire.

### **Kitchen**

7' 10" x 11' 10" ( 2.39m x 3.61m )  
With a rear facing window. Fitted with wall and base units with granite work surfaces housing the Belfast sink with mixer tap. The kitchen has a Belling dual professional cooker with five ring gas hob and electric ovens. There is complimentary tiling, an integrated fridge and dishwasher, ceramic tiled flooring and beams to the ceiling.

### **Scullery**

8' 6" x 8' ( 2.59m x 2.44m )  
With a rear facing window. Fitted with wall and base units with work surfaces housing the poacher sink with mixer tap. There is plumbing for a washing machine and tiled flooring.

### **First Floor Landing**

With access to bedroom one.

### **Bedroom One**

14' 8" to recess x 15' 1" ( 4.47m to recess x 4.60m )  
With front facing window, a feature fireplace, a skylight window and a central heating radiator. A door give access to the Jack and Jill shower.

### **Bathroom**

With a rear facing window. Fitted with a WC, bidet, a wash hand basin and a bath. There is partial tiling to the walls, beams to the ceiling and an electric water heater.

### **Bedroom Two**

14' 11" x 15' 3" ( 4.55m x 4.65m )  
With a front facing window, a feature fireplace and a central heating radiator. A door give access to the Jack and Jill shower.

### **Bedroom Three**

8' 11" x 8' 6" ( 2.72m x 2.59m )  
With a rear facing window, beams to the ceiling and a central heating radiator.

### **Outside**

The Dower House stands in a large gated enclosed plot with large lawned gardens to the front with mature trees and shrubs, a stream and a long driveway which provides off road parking and in-turn leads to the two garages. To the rear of the property there is an enclosed paved garden which extends to the side where there are mature trees and an outside store.

### **Two Garages**

Both with double doors

### **Cottage One**

Comprises of a lounge, dining kitchen, bathroom and a large store to the front.  
To the first floor there is a double bedroom.

### **Cottage Two**

Comprises of a reception hall, kitchen, lounge, a downstairs bedroom, an en-suite WC with wash basin and bathroom.  
To the first floor there is an additional bedroom.



**view this property online** [williamhbrown.co.uk/Property/DCR122668](http://williamhbrown.co.uk/Property/DCR122668)



welcome to

## The Dower House Abbes Walk, Burghwallis Doncaster

- TWO ADDITIONAL ATTACHED COTTAGES
- MAIN HOUSE:
- THREE RECEPTION ROOMS
- KITCHEN AND SCULLERY
- THREE DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£700,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/DCR122668](http://williambrown.co.uk/Property/DCR122668)



Property Ref:  
DCR122668 - 0005

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 327121**



[doncaster@williambrown.co.uk](mailto:doncaster@williambrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williambrown.co.uk](http://williambrown.co.uk)**