



# The Old Rectory Boat Lane

Sprotbrough, Doncaster, DN5 7LU

**£1,200,000**

A truly exceptional Period family residence, of Tudor / Gothic style architecture, located in the heart of Sprotbrough village and standing within grounds of around 1 acre. This magnificent property offers extensive living space amounting to around 6,000 sq ft, and briefly comprises of; ground floor; 2 large reception areas, 3 reception rooms, breakfast kitchen, access to a range of cellars.

1st floor; 6 bedrooms, 5 bath / shower rooms. 2nd floor; suite of 4 further rooms one with shower room.

Outside; parking for numerous vehicles, double garage and formal lawned grounds.

An outstanding home, with a wide variety of potential uses.

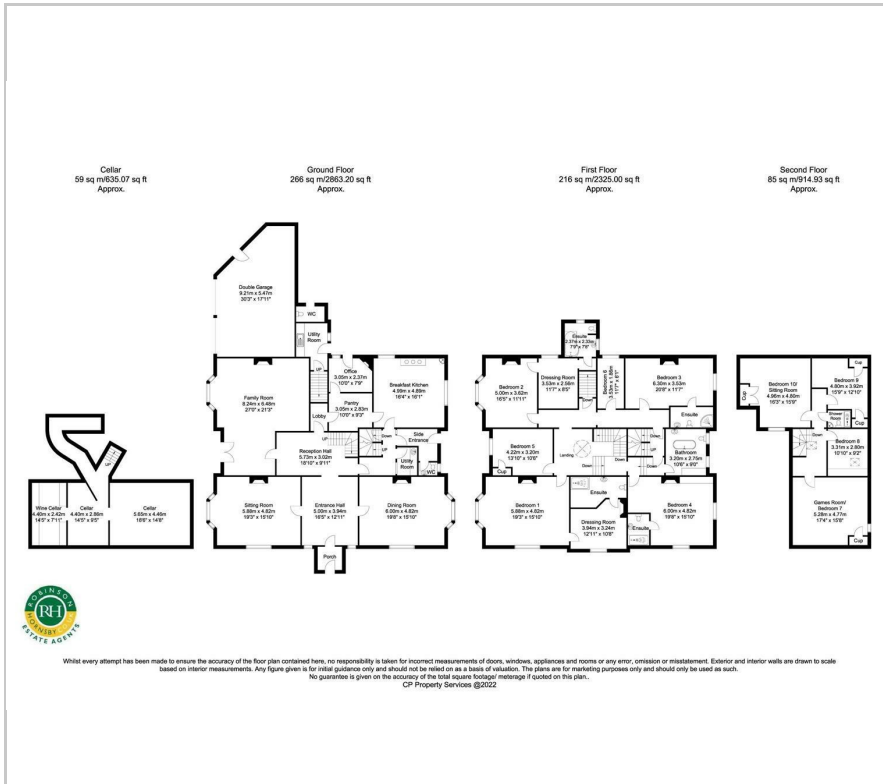
- over 6,000 sq ft of living space
- Tudor - Gothic Revival style architecture
- central village location
- formal grounds approaching 1 acre
- wide variety of local amenities and country walks
- high quality interior
- excellent communication links
- double garage , extensive parking
- easily divided to create multiple family living

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



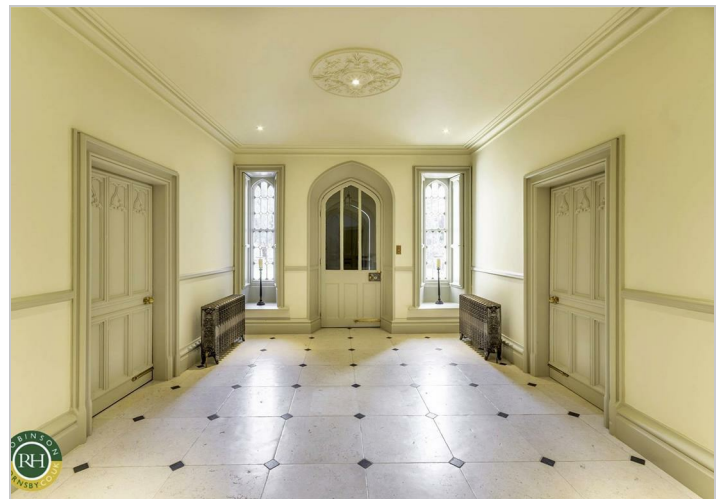
## Floor Plan



## Area Map



## Energy Efficiency Graph



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