High Granary Limestone Hill

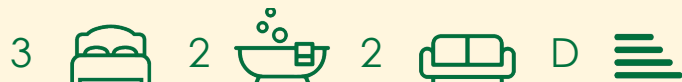Tickhill, Doncaster, DN11 9PG

Offers Over £475,000

Enjoying a fine rural setting, yet positioned only a mile from central Tickhill, a beautifully appointed three bedroom barn conversion featuring magnificent panoramic views to the rear. The property in brief comprises: stunning open plan kitchen/dining room with a range of integrated appliances and breakfast bar, dining room, conservatory extension, lounge with fantastic vaulted ceiling featuring characterful beams and log burning stove, cloaks/WC, master bedroom with luxury en suite shower room, two further good sized bedrooms and family bathroom. Outside; low maintenance front garden with pond, car port and garage and rear enclosed garden with stunning open aspect views. A rare opportunity to purchase a superb property offering spacious, immaculately presented accommodation ideally located in a quiet courtyard on the outskirts of Tickhill.
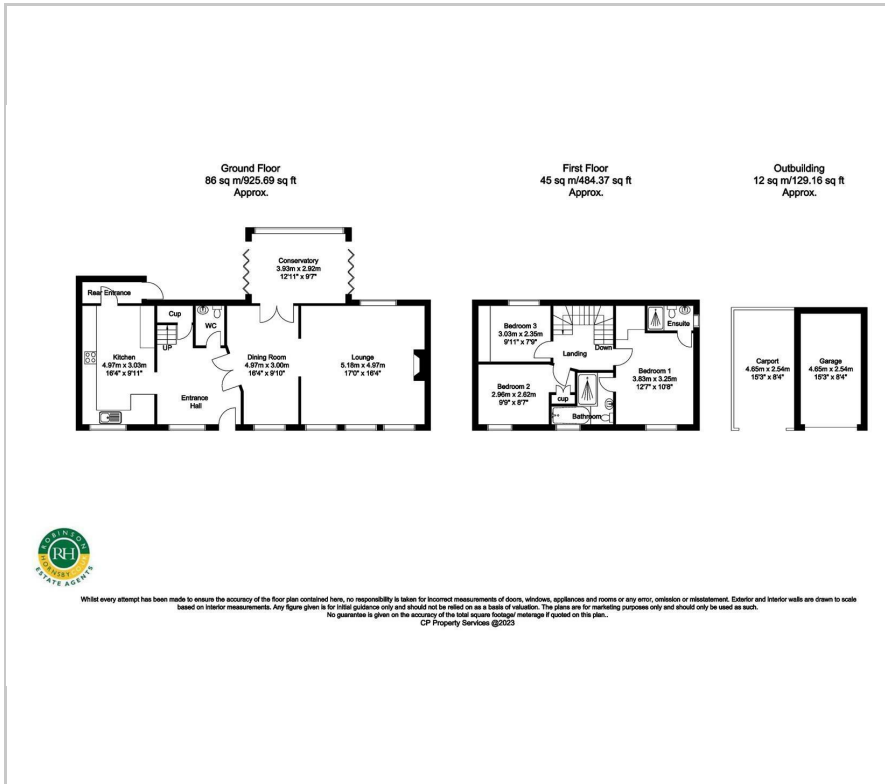
- Barn conversion
- Three good sized bedrooms
- Stunning open plan kitchen/dining room
- Lounge with superb vaulted ceiling with feature beams and log burning stove
- Conservatory extension
- Luxury ensuite to master bedroom
- Magnificent panoramic views to rear
- Car port and garage
- Ideally located in a quiet courtyard on the outskirts of Tickhill
- Council tax band E and Freehold

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.
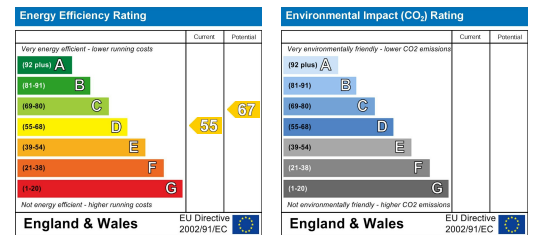
3   🛏   2   🛁   2   🛋   D

Floor Plan

Ground Floor
86 sq m/925.69 sq ft
Approx.

First Floor
45 sq m/484.37 sq ft
Approx.

Outbuilding
12 sq m/129.16 sq ft
Approx.

Conservatory
3.93m x 2.92m
12'11" x 9'7"

Rear Entrance

Cup

WC

UP

Kitchen
4.97m x 3.03m
16'4" x 9'11"

Dining Room
4.97m x 3.00m
16'4" x 9'10"

Lounge
5.18m x 4.97m
17'0" x 16'4"

Entrance Hall

Bedroom 3
3.03m x 2.35m
9'11" x 7'9"

Landing
Down

Ensuite

Bedroom 1
3.83m x 3.25m
12'7" x 10'8"

Bedroom 2
2.96m x 2.62m
9'9" x 8'7"

cup

Bathroom

Carport
4.65m x 2.54m
15'3" x 8'4"

Garage
4.65m x 2.54m
15'3" x 8'4"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2023

Area Map

Tickhill

Map data ©2024

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Robinson Hornsby, 12 Market Place, Tickhill, Doncaster, South Yorkshire, DN11 9HT
Tel: 01302 751616 Email: enquiries@robinsonhornsby.co.uk https://www.robinsonhornsby.co.uk