



# Cuckoo Hall & Blythgate Cottage Blythgate Lane

Tickhill, Doncaster, DN11 9RJ

Price Guide £800,000

## CUCKOO HALL AND BLYTHGATE COTTAGE

Located within this idyllic rural location, in grounds of over 2 acres, and being close to the thriving town of Tickhill, a unique opportunity to acquire two individual, detached character homes, both enjoying stunning views across open countryside. The grounds combine both formal gardens and paddock.

**CUCKOO HALL** : an elegant Grade 2 listed building, is the main dwelling, fronting Blythgate Lane: In need of extensive refurbishment, the property briefly comprises of 3 reception rooms, kitchen and shower room. 1st floor; 3 bedrooms and bathroom, 2nd floor provides 2 further bedrooms. Outside; gardens extend to the front and side.

**BLYTHGATE COTTAGE** : situated to the rear of the site, and comprises of to the ground floor; 2 reception rooms and breakfast kitchen, whilst to the 1st floor are 3 bedrooms and bathroom.

Outside; the properties share a range of outbuildings, including stores and garaging. Extensive grounds, abutting open countryside. Formal rear gardens. Ample parking for numerous vehicles.

- two individual detached homes of character, in idyllic rural setting
- within 2 miles of central Tickhill and its wide variety of shops, bars and restaurants
- extensive grounds of 2.19 acres , enjoying panoramic views to all sides
- great potential to further improve to create a stunning country retreat
- M18 (Junction 1) - 5.5 miles : A1 (Blyth) - 5 miles
- good access to mainline rail routes (Retford 13 miles, Doncaster 7 miles)
- EPC rating - Cuckoo Hall - 1/68 : Blythgate Cottage - 46/71
- \*overage clause applies (ask agent for further details)
- Council tax band : Cuckoo Hall - F : Blythgate Cottage - E

## Viewing

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



