



**Ropery House Main Street, West Stockwith Doncaster DN10  
4HA**

**welcome to**

**Ropery House Main Street, West Stockwith Doncaster**

This is a charming 18th century cottage offered with SUBSTANTIAL and BEAUTIFULLY APPOINTED internal accommodation of over 2200 SQUARE FEET. POSITIONED on grounds of ONE ACRE including a paddock in the delightful riverside village of West Stockwith.





### **Main Kitchen/Living Area**

19' 5" max x 13' 10" max ( 5.92m max x 4.22m max )  
Fitted with a range of gloss base units with wooden work surfaces and complementary sink and drainer unit. Centre island with units below. Integrated appliances including electric oven, electric hob, microwave and dishwasher. Double glazed window and french doors opening out to the rear garden.

### **Dining Room**

13' 10" max x 12' 10" max ( 4.22m max x 3.91m max )  
Neutral decor, central heating radiator and double glazed window.

### **Utility Room**

8' 10" x 6' 6" ( 2.69m x 1.98m )  
Fitted with Belfast sink, space for washing machine, heated towel rail, double glazed window and stable door.

### **Shower Room**

Positioned off the utility room and fitted with a wc, wash hand basin and corner shower cubicle.

### **Second Kitchen**

13' 2" x 10' 3" ( 4.01m x 3.12m )  
Fitted with a range of base units, complementary work surfaces and 1 1/2 sink and drainer unit. Yorkshire range, electric cooker and central heating radiator. Second staircase leading to second landing.

### **Main Sitting Room**

16' 11" max x 12' 10" max ( 5.16m max x 3.91m max )  
Wood burning stove and two double glaze windows which allows light in. Third staircase leading up to third small landing.

### **Craft Room**

12' 10" x 12' 9" max ( 3.91m x 3.89m max )  
Open fire place, double glazed window and central heating radiator. First staircase leading to first landing.

### **First Landing**

Staircase leading from main kitchen to first landing.

### **Bedroom One**

13' 1" x 14' 6" max ( 3.99m x 4.42m max )  
Neutral decor beamed ceiling, central heating radiator and double glazed window.

### **First Floor En Suite**

10' 11" x 12' 9" ( 3.33m x 3.89m )  
Fitted with wc, wash hand basin and double ended bath tub. Walk in wardrobe, beamed ceiling and central heating radiator.

### **Bedroom Two**

14' 6" max x 13' 1" ( 4.42m max x 3.99m )  
Double glazed window and double glazed velux window.

### **Second Landing**

Staircase leading from second kitchen to second landing.

### **Bedroom Four**

13' x 12' 7" ( 3.96m x 3.84m )  
Feature fire surround, central heating radiator and double glazed window.

### **Bathroom**

10' 4" x 8' 4" ( 3.15m x 2.54m )  
Fitted with three piece suite and double shower cubicle. Splash back tiling, heated towel rail and double glazed window.

### **Third Landing**

Staircase leading from sitting room to third landing.

### **Bedroom Three**

16' 4" x 12' 11" max ( 4.98m x 3.94m max )  
Feature fire surround, central heating radiator and two double glazed windows.

### **Outbuildings**

Four outbuildings used as storage and workshop.

### **Grounds**

Set on around an acre including a formal lawn plus pebbled garden and paved patio. At the rear is a fenced paddock with various outbuildings. There is also a large fenced area for chickens or other animals. There is potential for a building plot (subject to relevant planning)

### **Parking**

A side driveway gated in the middle and leads to the rear.

### **Note**

A ride on lawn mower and a fridge freezer are included in the sale price.



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## Ropery House Main Street, West Stockwith Doncaster

- Beautifully appointed four bedroom 18th century cottage
- Versatile and extensive accommodation including four reception rooms
- Would lend itself to a self contained annexe
- Positioned on a plot of an acre including gardens and a paddock
- Wide driveway and parking for several vehicles

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RFD108568 - 0010

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