



**Elm Farm High Street, Misterton DONCASTER DN10 4BU**

**welcome to**

**Elm Farm High Street, Misterton DONCASTER**

This is a beautifully appointed Grade II listed six bedroom farmhouse dating from the 18th century and showcasing many period features. This superb home offers the buyer an opportunity to purchase a piece of history and the extensive accommodation makes it ideal for multi generational living.



### **Entrance Hall**

Wall panelling and mosaic tiled flooring.

### **Lounge**

16' 6" max x 13' 11" ( 5.03m max x 4.24m )

Traditional fire surround with a living flame gas fire, ceiling rose and mouldings and coving. Fitted storage, Georgian style window, central heating radiator and Herringbone style flooring.

### **Sitting Room**

16' 8" x 13' 10" ( 5.08m x 4.22m )

Multifuel stove with a stone hearth and surround, wood panelled walls, front and rear facing shuttered double glazed sash windows and Herringbone style flooring.

### **Dining Room**

18' 1" x 14' 1" ( 5.51m x 4.29m )

Wood burner set into an inglenook fireplace, beamed ceilings, half wood panelled walls and a side facing double glazed window. Open into the kitchen

### **Kitchen**

12' 4" x 9' 1" ( 3.76m x 2.77m )

Newly fitted in 2024 with a comprehensive range of country style wall and base units with quartz worktops and a sink and drainer. There is space for a range cooker and a fridge freezer and plumbing for a dishwasher, Porcelain floor tiles, woodburning stove inset into the chimney breast, beamed ceiling and a double glazed Georgian style window.

### **Utility**

7' 11" x 9' 6" ( 2.41m x 2.90m )

To the front is a Victorian style buffer garden fronted by wrought iron railings and gated. To the rear is a large paved raised terrace, tiered lawned gardens, a further paved patio and a variety of mature trees including willow and cherry.

### **Half Landing**

Leading to the principle bathroom.

### **Principle Bathroom**

14' 8" x 9' 2" ( 4.47m x 2.79m )

Fitted with a double ended bath, wash hand basin and w.c. Double walk in shower cubicle, wooden flooring, heated towel rail and a double glazed window

### **First Floor**

#### **Landing**

The turning staircase leads to the landing with a double glazed Georgian style window and a central heating radiator. A further staircase leads to the second floor.

#### **Master Bedroom**

17' 2" x 14' 3" ( 5.23m x 4.34m )

Fitted wardrobes to one wall, central heating radiator and a double glazed Georgian style window.

#### **Ensuite bathroom**

Fitted with a spa bath, wash hand basin and a w.c. Complementary flooring and a central heating radiator.

#### **Bedroom Two**

17' x 14' 4" ( 5.18m x 4.37m )

Fitted storage, Georgian style double glazed window, central heating radiator and a feature fire surround with a cast iron fireplace.

#### **Bedroom Three**

15' 2" plus recess x 14' 2" ( 4.62m plus recess x 4.32m )

Front facing double glazed sash window, cast iron fireplace, central heating radiator and a storage cupboard.

### **First Floor**

#### **Landing Two**

A spacious landing with a double glazed Georgian style window.

### **Bedroom Four**

14' 3" x 12' 8" max ( 4.34m x 3.86m max )

Front facing double glazed sash window, central heating radiator and a cast iron fireplace.

### **Bedroom Five**

14' 3" x 10' 9" ( 4.34m x 3.28m )

Traditional dog grate fire, central heating radiator and a Georgian style double glazed window.

### **Bedroom Six**

12' 10" x 10' 6" ( 3.91m x 3.20m )

Double glazed Georgian style window and a central heating radiator

### **Exterior**

To the front is a Victorian style garden fronted by wrought iron railings and gated. To the rear is a large raised paved terrace, tiered lawned gardens, a further paved patio and a variety of mature trees including willow and cherry. The garden has been upgraded by the current owners with a new lawn and very large multi use shed at the bottom of the garden

### **Parking**

Gravelled parking area to the rear of the property.



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## Elm Farm High Street, Misterton DONCASTER

- Grade II listed six bedroom farmhouse dating from the 18th century
- Extensive internal accommodation including two reception rooms, kitchen and dining room
- Many period features including beamed ceilings and fireplaces
- Positioned on a generous plot of around a 1/3 of an acre
- Situated in the well served canalside village of Misterton

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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