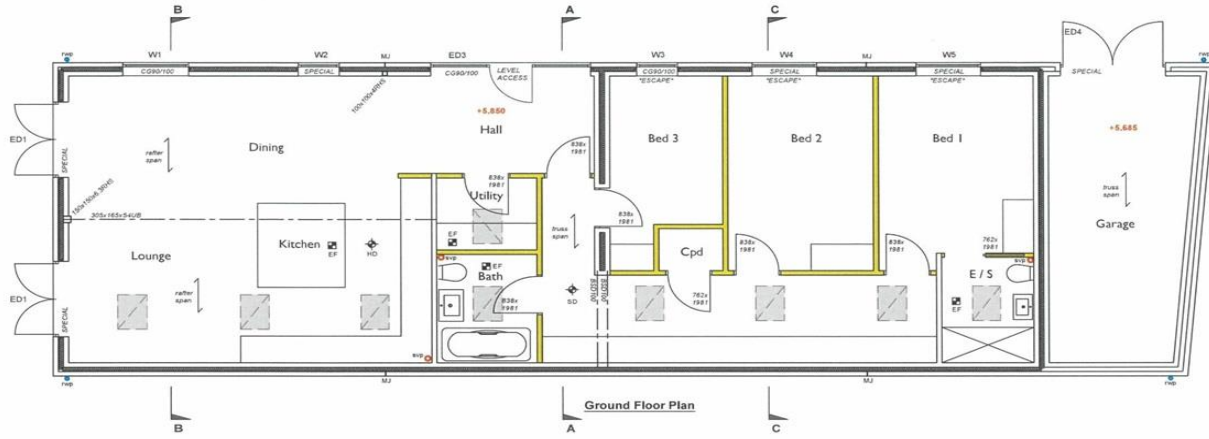


# MISTERTON | CHURCH STREET

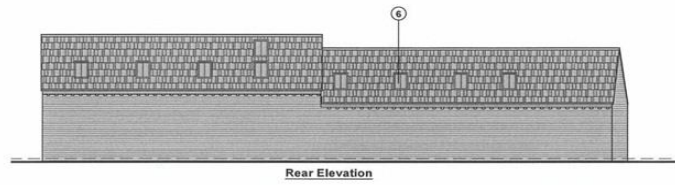
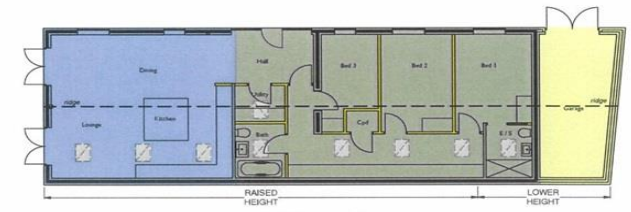


- Raised tie trussed rafter (designed by truss specialist)
- Standard attic trussed rafter with flat ceiling (designed by truss specialist)
- Vaulted roof structure (designed by structural engineer)

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Rev	Date	Description



**MATERIAL SPECIFICATION:**

- 1 - Natural clay pantiles
- 2 - Vandersanden Cottage Mixture (English garden wall bond)
- 3 - Timber flush casement windows / doors RAL 9005 black
- 4 - Oak lintel
- 5 - Vertical charred larch cladding
- 6 - Conservation grade velux rooflights
- 7 - Dentil brickwork to eaves and verge

**EXTERNAL DOOR SCHEDULE**

Ref	Width	Height	Glazing
ED1	1698	2100	Clear
ED2	1698	2100	Clear
ED3	3048	2100 over 925 height	Clear
ED4	2035	1950	N/A

**WINDOW SCHEDULE**

Ref	Width	Height	Glazing
W1	1247	2100	Clear
W2	787	1125	Clear
W3	787	1125	Clear
W4	1247	1125	Clear
W5	1247	1125	Clear

Project:	Land to West of Church St Misterton
The Client:	
Drawing Title:	GA Plans / Elevations - PLOT 3
Drawing Status:	<b>BUILDING REGULATIONS</b>
Drawing No / Rev:	<b>22005-023</b>
Drawing Scale & Date:	1:50 & 1:100 Nov 2023



**Feather Stone Fold Church Street, Misterton Doncaster DN10 4GA**



**welcome to**

## **Feather Stone Fold Church Street, Misterton Doncaster**

Three Featherstone Fold offers a seamless blend of luxury and traditional charm with a contemporary farm-style twist surrounding picturesque views. This modern yet rustic three bedroom, two bathroom residence features an open-plan, single-level floor layout.

### **Summary**

Three Featherstone Fold offers a seamless blend of luxury and traditional charm with a contemporary farm-style twist surrounding picturesque views. This modern yet rustic three bedroom, two bathroom residence features an open-plan, single-level floor layout with add raised tie bespoke trusses. Custom-designed windows and solid oak doors flood the interiors with natural light, providing both light and security, creating a welcoming and safe environment throughout the home.

Upon entering the house, a grand entranceway sets the tone, leading to the core of the home: the lounge/dining/kitchen area, tailored to your preferences for a personal touch. This open-plan living space fosters an airy, communal atmosphere where your family can stay connected. Accessibility is enhanced with spacious doors and lofty ceilings, ensuring comfort for all. Though the home projects a charming cottage vibe, it also offers ample storage space including the utility and additional storage within the hallway etc.

The bedrooms exude a cosy, inviting ambiance, with the master suite featuring its own en-suite bathroom for added convenience and luxury.

Privacy is paramount, thanks to enclosed walled gardens that also boast breath-taking countryside views creating an inviting garden for friends and family to relax in. The French doors to the rear of the house effortlessly connect the dining/living space with the serene private garden, blurring the boundaries between indoors and outdoors.

An additional large barn-style garage provides ample storage space. The build also offers a spacious driveway for easy access. If you want a home with abundant light and a peaceful

atmosphere Three Featherstone Fold could be your forever home.

Look below for all the premium quirks it has to offer.

### **Internal Details**

This exceptional property has been thoughtfully designed with the open-plan layout ideal for modern living with high-quality craftsmanship evident throughout the interior and vaulted ceilings. Incorporating the highest quality fixtures and fittings including bespoke modern British sourced kitchens tailored to individual preferences, contemporary bathrooms featuring the Porcelanosa/Instinct range and Internal Dordogne solid oak doors. High specification Underfloor heating and air source heating for comfort and energy efficiency as well as Wood burner stoves for added warmth and ambiance and super insulation for enhanced thermal performance.

### **External Details**

Constructed with a blend of cottage mixture bricks in an English garden wall bond with a rustic burnt larch cladding on the front façade. Dentil brickwork detailing to eaves and verge, Oak lintel accents, purpose-made timber conservation flush casement windows and doors, oversized bespoke solid oak doors creating a distinctive entrance giving the property great curb appeal. Other bespoke features include natural clay pantiles for roofing, conservation-grade Velux rooflights for abundant natural light and an electric car charging point. Enclosed garden with panoramic views of fields and a large double garage featuring a barn-style

appearance.

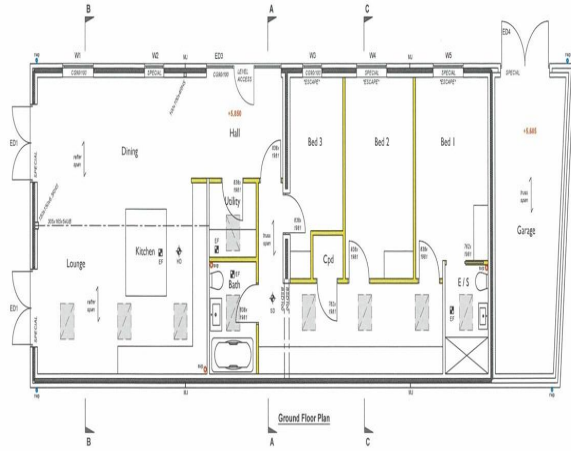
### **Location**

Situated in the picturesque Bassetlaw district of Nottinghamshire, England, Misterton provides a serene retreat. Discover nearby attractions such as the historic Misterton All Saints Church, a grade one listed building dating back to the 13th century, and the breathtaking scenery of West Stockwith Lock. Surrounded by idyllic countryside, the village boasts a park within strolling distance, making it ideal for family outings, romantic countryside vistas, or peaceful solo walks. After a day's work, unwind at the local pub or explore the area's charming corners. Misterton offers convenient amenities, including an Ofsted-rated good primary school perfect for families, local food stores just a two-minute drive away, and a ten-minute walk. Misterton combines peace, scenic beauty, and proximity to urban centres like Retford, Gainsborough, Doncaster, and Scunthorpe, making Misterton the ideal location for your new home.

### **About Us**

Force 10 homes is a three generational run company with over 40 years of experience and expertise specialising in bespoke houses. Our ethos revolves around integrity, innovation, and teamwork. We manage the entire process seamlessly, from the design to construction. We ensure your property dreams become reality. Clients from across the UK recommend us and return to us repeatedly, demonstrating not only our trustworthiness but also the durability and prestige standard we consistently project.

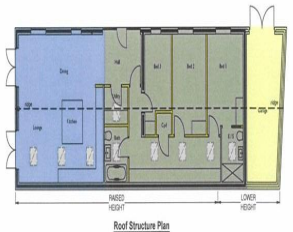
# MISTERTON | CHURCH STREET



- Floor to finish (heights to be specified)
- Insulated flat roof (heights to be specified)
- Insulated roof (heights to be specified)

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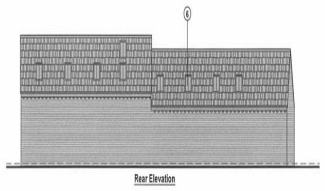
- MATERIAL SPECIFICATION**
- 1 - Natural clay pan tiles
  - 2 - Vandalenanden Cottage Mixture (English garden wall bond)
  - 3 - Timber flush casement windows / doors RAL 8005 black
  - 4 - Oak lintel
  - 5 - Vertical charred larch cladding
  - 6 - Conservation grade velux rooflights
  - 7 - Dentil brickwork to eaves and verge

**EXTERNAL DOOR SCHEDULE**

Ref	Width	Height	Glazing
ED1	1000	2100	Clear
ED2	1000	2100	Clear
ED3	2000	2100	60% Glazing
ED4	2000	1900	N/A

**WINDOW SCHEDULE**

Ref	Width	Height	Glazing
W1	1200	2100	Clear
W2	700	1100	Clear
W3	700	1100	Clear
W4	1200	1100	Clear
W5	1200	1100	Clear



Project	Land to West of Church St Misterton
The Client	
Drawing No	GA Plans / Elevations - PLOT 3
Drawing Date	BUILDING REGULATIONS
Drawing No./Rev	22005-023
Drawing Scale & Date	1:50 & 1:100 Nov 2023



**welcome to**

**Feather Stone Fold Church Street,  
Misterton Doncaster**

- Modern yet rustic three bedroom single storey property
- Ensuite to the master bedroom and family bathroom
- Modern open plan living kitchen
- Bespoke fixtures and fittings throughout
- Spacious garage

Tenure: Freehold EPC Rating: Exempt

**£418,000**

**view this property online** [williamhbrown.co.uk/Property/RFD109461](http://williamhbrown.co.uk/Property/RFD109461)



Property Ref:  
RFD109461 - 0003

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**william h brown**



**01777 704248**



[retford@williamhbrown.co.uk](mailto:retford@williamhbrown.co.uk)



10-12 Grove Street, RETFORD,  
Nottinghamshire, DN22 6JR



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