

Medley Cottage, 56 Castlegate, Tickhill



Offers In Region Of £350,000

A unique Grade II listed house, with a large annex.

The main house has beautiful period and contemporary features, with 3 reception rooms, 2/3 bedrooms, bathroom with free standing bath, gas central heating, courtyard, and a very spacious annex, which has a large ground floor shower room, staircase rising to a large sitting area, which could alternatively be used as an entertaining room or bedroom for a teenager or independent relative, or an ideal home office.

The main house has been considerably refurbished and extended recently, to include a sitting room with wood burner, beautiful dining room with beamed ceiling and doors to a tranquil garden room/home office, modern downstairs w.c., quality fitted kitchen with Aga, fridge freezer and dishwasher; first floor landing, 2/3 bedrooms, and a family bathroom having a free standing bath.

The large annex can appeal to numerous buyers, could also be used as a home office or for the growing family, or appeal to an independent relative. There are electric convector heaters, a ground floor shower room, and a large integral garage.

There is a right of way to the courtyard, which provides access to the integral garage.

This cottage courtyard is a lovely place for seating and entertaining.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The select residential township of Tickhill is situated approximately 7 miles south of Doncaster town centre, having an excellent range of shops, choice restaurants, wine bars, amenities and popular village pubs. Tickhill enjoys ease of access to the A1(M) at Blyth and the M18 at Maltby, opening up many other regional areas within comfortable commuting distance.

ACCOMMODATION

Pitched open storm porch:

With external door opening to the hallway and sitting room.

HALLWAY

With radiator and access to the cosy sitting room and a staircase rising to the first floor. Oak flooring leading into the kitchen.



SITTING ROOM

9' 7" x 9' 11" (2.92m x 3.02m) A lovely half panelled room which has a wood burning stove with stone mantel and slate hearth. There are TV socket points, traditional window, and internal door leading into the downstairs w.c.



DOWNSTAIRS W.C.

A modern suite comprising w.c. and wash basin unit, and large storage cupboard space, and boiler cupboard with newly installed boiler.

KITCHEN

18' 0" x 11' 6" (5.49m x 3.51m) A high quality traditional kitchen designed in a cottage style, having numerous units with Oak worktops and Aga. Integrated appliances include fridge and freezer and there is also a dishwasher. There is a double Belfast sink with chrome mixer tap. There are down lights to the ceiling, windows to the front and side elevations, Oak flooring, door to pantry, and a lovely standard of internal presentation.



KITCHEN



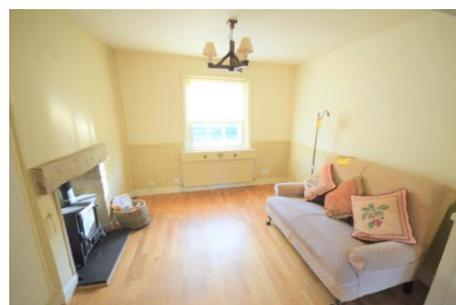
DINING ROOM

15' 1" x 9' 7" (4.6m x 2.92m) The half panelled dining room is part of an extension and is a beautiful room with Oak beams to the pitched ceiling, down lighters, radiator, double doors to the garden room, TV socket points, and double glazed window overlooking the courtyard garden. This room could alternatively be the main lounge.



GARDEN ROOM / HOME OFFICE

11' 3" x 8' 3" (3.43m x 2.51m) A beautiful feature of the room are the doors and windows, giving an abundance of light into the room. There is a radiator, timber panelled walls and ceiling, socket points, and is a room suitably quiet to read or work in.



FIRST FLOOR LANDING



BEDROOM 1

11' 8" x 9' 6" (3.56m x 2.9m) A well presented double bedroom having a decorative traditional period fire surround, radiator, down lights to the ceiling, and traditional front window.



BEDROOM 2

9' 8" x 9' 8" (2.95m x 2.95m) A second double bedroom having a radiator, socket point, traditional front window, and a good standard of internal presentation.



DRESSING ROOM

7' 6" x 6' 7" (2.29m x 2.01m) (Into wardrobes)
Fitted with contemporary wardrobes and a table. Alternatively if the wardrobes and table were taken out, it could be utilised as a nursery. There is also a radiator and window to the rear elevation.



BATHROOM

This cottage style bathroom suite has free standing bath with chrome mixer tap shower spray, w.c. and wash basin and overhead shower. There is a shaver point, attractive standard of internal presentation, and rear window.



ANNEX/ HOME OFFICE

An external door opens to:

ENTRANCE LOBBY

With a door leading to the shower room and a modern staircase rising to a large landing and a spacious room.

SHOWER ROOM

A tasteful 3 piece shower room having a walk in shower cubicle, wall mounted low flush w.c., and wall mounted wash basin with chrome mixer tap. There is a shaver point.

ROOM

15' 9" x 9' 9" (4.8m x 2.97m) A very versatile area that could have a number of uses. There are various socket points, double glazed window overlooking the courtyard gardens and main property, laminate flooring, and a good standard of internal presentation.



OUTSIDE

This Grade II listed property is within a short walking distance of Tickhills local shops and amenities.

It provides accommodation for a number of prospective buyers.

The property has a right of access into the courtyard garden, which has been designed for ease of maintenance.

The annex has the integral garage with doors, lighting and power.



DATED - 03/09/2021

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

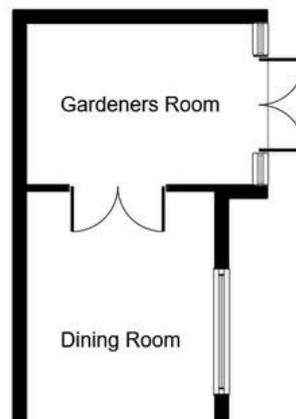
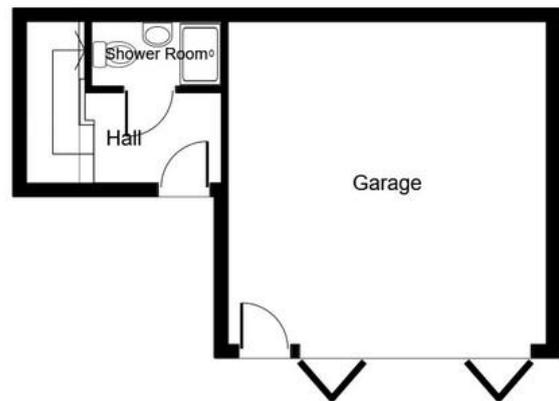
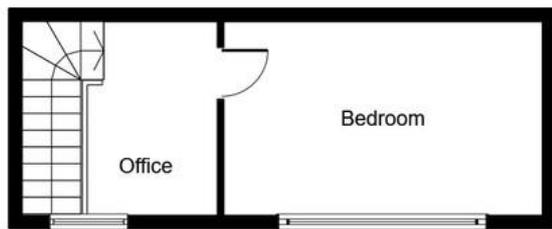
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LOCATION MAP

ENERGY PERFORMANCE GRAPHS

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FLOOR PLAN



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.