



The Shed Church Lane, Barnburgh, Doncaster, DN5 7EU

**Asking Price £305,000**

Situated within the shadows of St Peters church is this truly unique detached residence, which benefits from a recently improved eco heating system. With an air source heat pump powering the under floor heating system, supported by solar panels providing low energy costs throughout the year. With modern dining kitchen, both bedrooms enjoy en suite facilities, with the master hosting a spectacular four piece suite. The lounge reception room hosts a picture window overlooking the rear enclosed private courtyard with numerous velux windows allowing natural light to flood in. An early viewing is essential to truly appreciate the standards on offer.

## Merryweathers

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## Barnburgh

Barnburgh is a village and civil parish in the Metropolitan Borough of Doncaster in South Yorkshire, England. The village is adjacent to the village of Harlington. There was a coal mine situated half a mile west of the village called Barnburgh Main Colliery, which operated between 1911 and 1989.

## Dining Kitchen 16'6" x 12'10" (5.04 x 3.93)



This stunning bespoke kitchen is fitted with a modern range of complimentary wall base and draw units, complete with appliances to include a range cooker with gas connection with extractor above. There are rear facing bi-fold patio doors looking across the well appointed garden, and enjoying a solid oak floor covering with a continuation of the under floor heating.

## Utility Room / Boiler Room

With space and plumbing for an automatic washing machine and hosting the water tank with controls for the air source heat pump system.

## Lounge 19'5" x 14'10" (5.94 x 4.54)



The lounge hosts a stunning picture window overlooking the rear courtyard complete with stunning vaulted ceilings. Hosting rear facing velux windows, with custom fit blinds, the room enjoys a wealth of natural light with stairs rising to the first floor accommodation. Enjoying a solid oak floor covering with a continuation of the under floor heating.

## Master Bedroom 13'1" x 11'0" (4.00 x 3.37)



Stunning master suite with hidden walk in wardrobe area, along with further fitted wardrobes. The room hosts a front facing double glazed window with access to the impressive en suite facility.

## En Suite



With a four piece suite comprising of a tiled bath with central taps, a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With opaque double glazed window. Enjoying a tiled floor and wall covering with fitted shelving and storage.

## Bedroom 16'1" x 13'2" (4.91 x 4.02)



With side facing double glazed windows, access to the en suite facility and hosting under floor heating.

## En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External Timber Shed

Hosting power and lighting providing additional storage / work shop.

### External

The lengthy driveway gives access, providing off road parking for a number of vehicles. To the rear is an enclosed courtyard, which provides additional living space, along with covered seating area.

### Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Detached

Construction Type - Stone built

Heating Type - Air Source Heat Pump

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

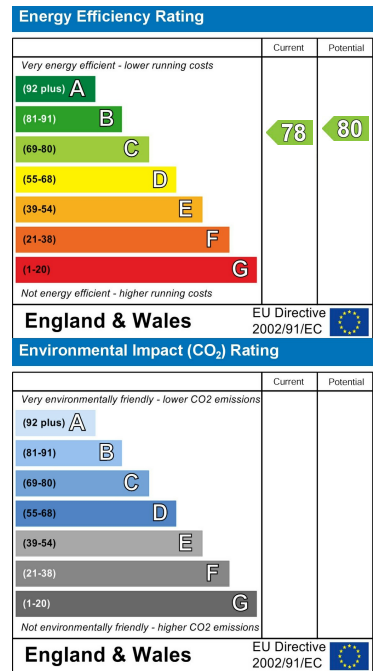
## Floor Plan



## Area Map



## Energy Efficiency Graph



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