



8 Doncaster Road, Barnburgh, Doncaster, DN5 7EG

Offers Over £625,000

Situated in this sought after village location of Barnburgh, occupying an enviable position, set within this exclusive courtyard of only three homes accessed through a private electric gated entrance. A truly outstanding converted home located in this tranquil rural village, set amidst open countryside. The unique and high quality accommodation comprises of an entrance hall, breakfast kitchen, utility room, downstairs w.c, dining room and a lounge. To the first floor are four good sized bedrooms, two en-suite bathrooms, and a family bathroom.

Entrance Hall

Property is accessed through a hardwood door, with tiled flooring and a radiator.

Breakfast Kitchen



With a wide range of wall and base units, incorporating a Belfast sink with an attachment, and oak work surfaces, a rangemaster oven with extractor hood, integral fridge, freezer and a dishwasher. There is a central island with storage underneath. Having two french windows, two radiators, complimentary tiling to splash back areas, an under stairs storage cupboard and travertine tiled flooring.

Utility Room

Having a range of base units incorporating a sink unit, space for a washing machine and tumble dryer, tiled flooring, a wall mounted combination boiler, a radiator and a door leading into the downstairs W.C.

Downstairs W.C



Having a low flush w.c, hand wash basin with a vanity unit underneath, a radiator and a window over looking the rear elevation.

Dining Room



Having an open cast iron fire with hearth, Having solid oak flooring, original beams, two windows and a radiator.

Lounge



Having a window overlooking the rear garden plus french windows, two radiators, an opti-flame stove with feature surround, spotlights to ceiling and a door leading into the rear garden.

First Floor Landing



Having a radiator and loft access.

Bedroom One



Having a window, a radiator and a range of built in wardrobes with a chest of drawers and bedside tables.

En Suite Bathroom



Having a free standing bath, a shower cubicle with rain shower and attachment, a vanity basin with storage underneath, low flush w.c, heated towel rail, skylight window, spotlights to ceiling, sensor lighting and complimentary tiling.

Dressing Room

Having wardrobes with shelving and draws, a radiator, spotlights to ceiling and loft access.

Bedroom Two



Having a window, a radiator and a fitted wardrobes with a chest of drawers and two bedside tables.

En Suite Shower Room



Having a shower cubicle with a rain shower and attachment, hand wash basin, low flush w.c, heated towel rail, tiled to the walls and flooring and a window.

Bedroom Three



Having two windows and two radiators. With an original beam over the door frame.

Bedroom Four



Having a window and a radiator, with a desk and shelving.

Family Bathroom



Having a bath, a shower cubicle with a rain shower and attachment, a hand wash basin with a vanity underneath, low flush w.c, heated towel rail, tiled to the walls and flooring, spotlights to ceiling and a skylight window.

Driveway and Garage

There is a driveway for ample vehicle parking and a garage with an electric door with power and light.

Outside



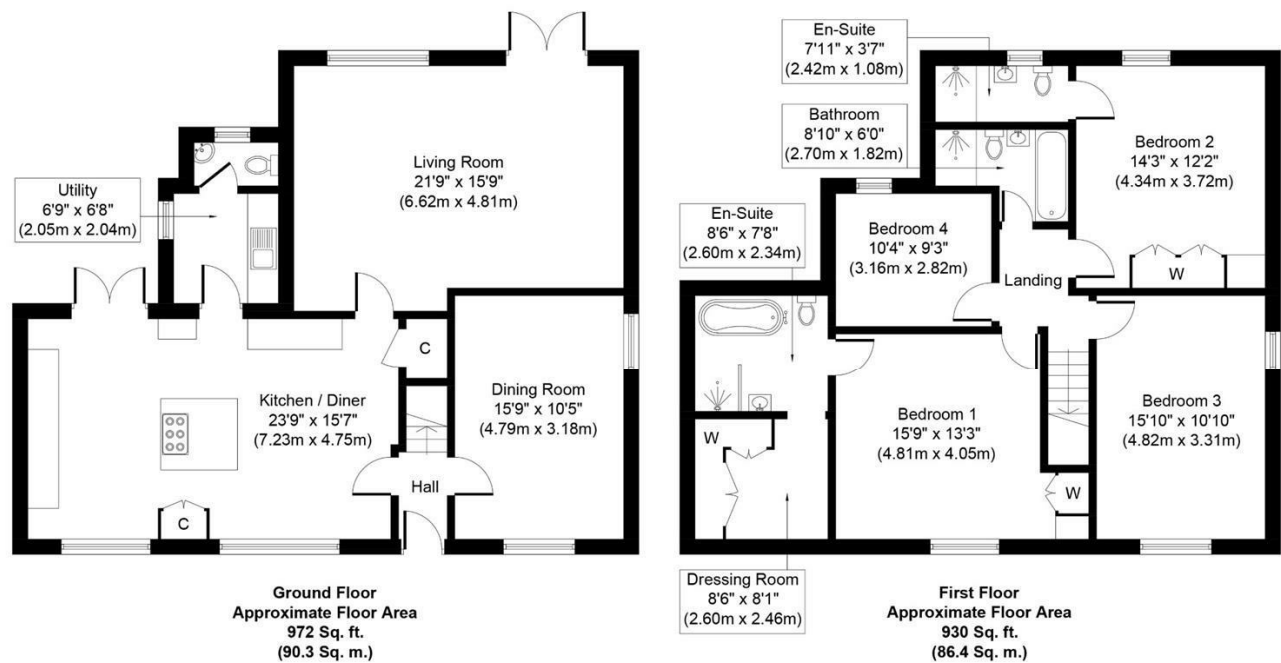
To the front of the property is a lawned garden area. To the rear of the property is a tiered enclosed stone walled garden. Having a Yorkshire Stone patio area with a lawned garden to the side, there are steps leading to the fruit orchard, with a variety of fruit trees. There is an upper lawned area, with two raised bedding plant areas with views over the local countryside. Included in the sale is the summer house with power and a greenhouse.

Material Information

Property Tenure FREEHOLD

Council Tax Band F.

Floor Plan



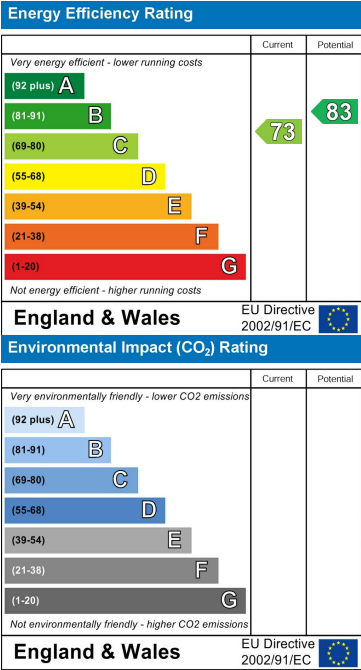
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

