



BY DESIGN

Walled Garden House

Darfield Court, Tickhill, Doncaster DN11 9HU

A rare opportunity to acquire Walled Garden House, a stunning solid Yorkshire stone home

A rare opportunity to acquire Walled Garden House, a stunning solid Yorkshire stone home built within the mature gardens and magnificent Georgian walls of the original walled garden of Darfield House, a Grade II listed property dating back to the 1700s, privately nestled in Darfield Court in the historic centre of the vibrant and sought after market town of Tickhill, South Yorkshire.











Seller's Insight

Tickhill is brimming with old market town atmosphere, historical buildings, boutique style shops, a plethora of excellent restaurants along with a huge selection of artisan food shops. Situated close to rail links in Doncaster and to major motorway links the commuter is well served.

In excellent decorative order throughout Walled Garden House offers four ample sized bedrooms with views overlooking the many historical buildings of Tickhill. A character shaker style kitchen with granite worktops, charming garden room, lounge and dining room, all overlooking the tranquil mature walled gardens. It forms an idyllic world of its own with a restorative sense of private tranquillity yet within the centre of the charming historical Tickhill.

A feeling of warmth and cosiness is felt throughout Walled Garden House, a great family home. A charming fusion of modern conveniences set within an historical setting brimming with character right on the doorstep.

“Christmas time is fabulous here, the town centre is so atmospheric as the celebrations every Christmas Eve around the old Buttercross are full of festive cheer. The sense of community in Tickhill is very strong and it is full of old market town charm”

Walled Garden House is well maintained. All four bedrooms offer up views of historical buildings or the lovely walled garden at the rear of the house. The lounge has double aspect views with a large bay window to the front overlooking the old medieval Grade I listed Church and Buttercross and large patio doors lead out to the charming mature walled gardens at the rear.

“I particularly love the garden room, any time of day, sitting watching the many birds that visit the garden, it is a very relaxing space to enjoy.”

The garden enjoys direct sun throughout the day and can be accessed from the lounge or the garden room via patio doors. These lead onto terraced patios perfect for morning coffee, afternoon tea, or evening drinks with friends—set against the atmospheric, tranquil, historical walled garden.

A shaker-style modern kitchen overlooks the garden and flows into the garden room, offering plenty of light and space to entertain whilst cooking. Features include a Belfast sink, solid granite worktops, old-style plate rack, shaker-style glass cupboards, quality appliances, and fittings. Ample, stylish storage space makes this kitchen an excellent and charming focal point of the home.

“I shall be sad to leave Walled Garden House and Tickhill. It has been an amazing family home and a very friendly place to live. Having so many amazing restaurants and interesting shops within walking distance will be especially missed. Fresh local produce, delicious pastries from the artisan bakery for breakfast, a cosy pub lunch, or a walk to the local atmospheric Mill Pond—all so close. Yet, when at home here, it is so very tranquil.”









Location & services

Tickhill is a charming and historic market town situated in South Yorkshire, near the border with Nottinghamshire. Nestled just off the A631 and a 4 mile drive from the A1(M), Tickhill enjoys excellent connectivity while retaining the peace and character of a rural setting.

Renowned for its picturesque streets, stone cottages, and a strong sense of friendly community. Tickhill maintains a close-knit village atmosphere while offering a surprising range of amenities, including independent shops, a huge variety of restaurants, cafes, pubs, and essential services.

Tickhill is steeped in history, with its most notable landmark being Tickhill Castle—a Norman motte-and-bailey castle built in the 11th century. While the castle is now privately owned, its presence dominates the town and adds a unique historical layer. Another highlight is the Grade I Listed St Mary's Church, a large and beautiful medieval church that stands as a focal point for the community.

Surrounded by scenic countryside, Tickhill offers access to walking and cycling routes that appeal to outdoor enthusiasts. The town is dotted with green spaces and is near sites like Sherwood Forest, adding to its appeal as a tranquil yet active place to live.

Tickhill is popular with families, offering access to several well-regarded primary schools, such as Tickhill Estfeld Primary and Tickhill St Mary's C of E Primary. Secondary education is accessible in nearby towns like Doncaster or Rossington.

Located approximately 4 miles from Tickhill, Hill House School is a co-educational independent day school catering to students aged 3 to 18. Established in 1912, the school offers a broad curriculum and boasts impressive facilities such as a dedicated Sixth Form Centre, music school, and extensive sports grounds. Hill House School has been recognised for its outstanding achievements, including being named Independent Secondary School of the Year for the North in 2025.

Ranby House School (approximately 12 miles (19 km) north of Tickhill) is an independent preparatory school for children aged 3 to 11. It is part of the Worksop College family and offers both day and boarding options. The school is set in a historic building with extensive grounds, providing a nurturing environment for young learners.

Tickhill is a well-connected market town in South Yorkshire, conveniently situated near several major roads including the A631, A60, A1(M), M1 and M18, providing excellent access to regional and national destinations. It lies just 8 miles south of Doncaster, a major town with direct rail links to London, Leeds, and Edinburgh, and is within easy driving distance of interesting nearby towns such as Bawtry. Larger cities like Sheffield (20 miles west), Rotherham (15 miles northwest), and Lincoln (35 miles southeast) are also within reach, making Tickhill a strategic location for commuters and families seeking rural charm with prime accessibility. East Midlands airport is located around one hour away by car.

Services: Mains gas, electric, water and mains drainage.

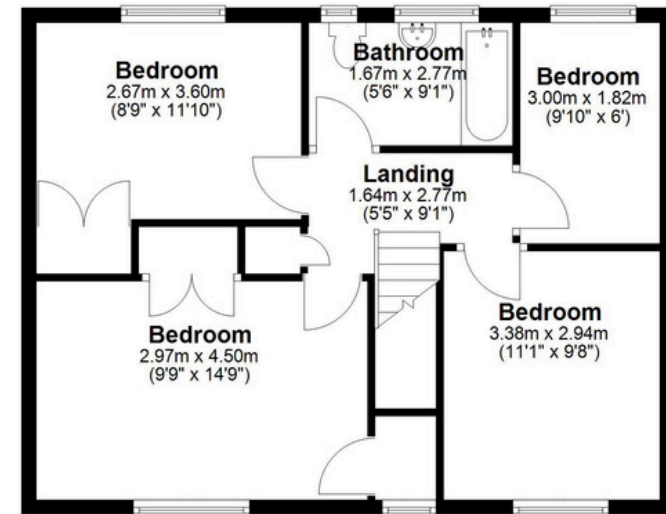
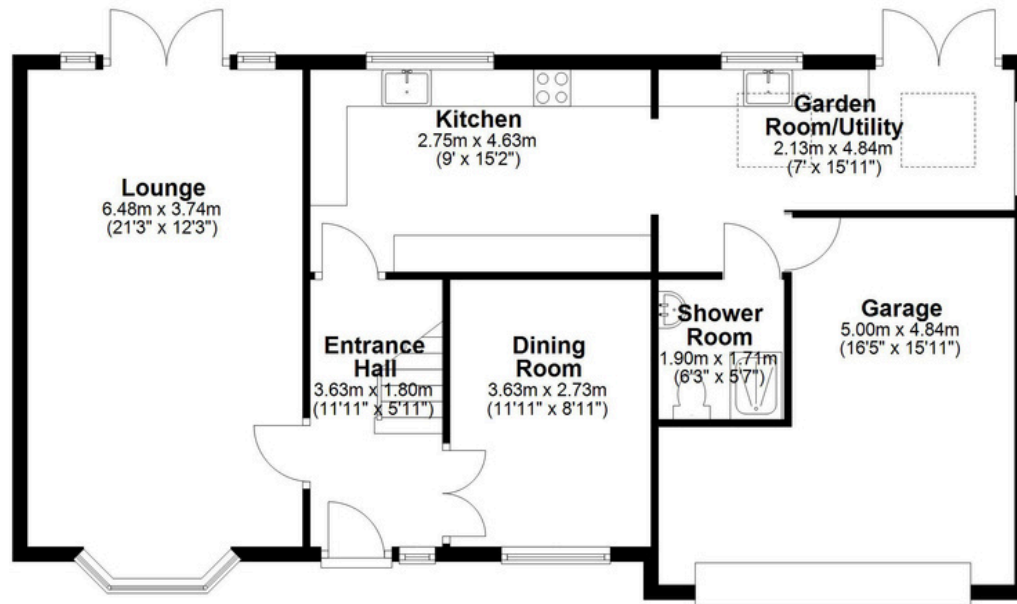
Local Authority: City of Doncaster Council | Tenure: Freehold Council Tax Band: E | Epc Rating: C | Sat Nav: DN11 9HU







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BY DESIGN

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National audience
local knowledge