



Basil House
Low Lane, Braithwaite



Exterior and Gardens

From Low Lane, an opening gives access to a large stone paved driveway which has room for parking for multiple vehicles. The driveway has exterior lighting, raised planters, a classic street light and external power. Steps and a cast iron handrail rise to the main entrance door.

A Beautiful, Five
Bedroomed Home





Basil House

Welcome to Basil House

Basil House is an outstanding detached home located in the quaint village of Braithwaite. Offering excellent accommodation, this fantastic residence is well-suited to a growing family. The home has a contemporary feel throughout, with feature LED lighting, tiled flooring and air conditioning being present throughout multiple rooms. Five double bedrooms also await, one of which being positioned on the top floor of the house. This comes with its own living/dining room, kitchen and an en-suite, potentially offering a teenager or relative their own private living space.

Across the ground floor are the main reception rooms, including a lounge which is adorned by natural light, a brilliant living kitchen and a formal dining area. Additionally, there is a well-equipped utility room and a back porch where access can be gained to the integral garage.

Four double bedrooms are present on the first floor, including a sumptuous master bedroom suite, a large second bedroom and two further double bedrooms. Two of the bedrooms have an en-suite and there is also a family bathroom. The second floor offers a relative or teenager their own private space with a bedroom, dining/living room and a kitchen. Externally there is a large stone paved driveway with parking space for multiple vehicles and an astro turf seating area.

Basil House is located in the village of Braithwaite, a short distance away from the amenities of Barnby Dun, Kirk Sandall and Stainforth, which have amenities including shops, restaurants and public houses. There are a range of local countryside walks close-by and the main attraction is Braithwaite Hall.

The property briefly comprises on the ground floor: Entrance hall, lounge, WC, dining room, living kitchen, utility room, back porch and double garage.

On the first floor: Galleried landing, bedroom 2, bedroom 2 walk-in wardrobe, bedroom 2 en-suite, master bedroom, master walk-in wardrobe, master en-suite, bedroom 5, family bathroom and bedroom 4. Stairway to second floor and storage cupboard.

On the second floor: Living/dining room, kitchen, bedroom 3, walk-in wardrobe and bedroom 3 en-suite.

Ground Floor

An oak door with a double glazed obscured panel and a double glazed panel above opens to the:

Entrance Hall

A wonderful entrance hall having front facing UPVC double glazed windows, pendant light point and tiled flooring with under floor heating. Oak doors with glazed panels open to the lounge, WC, dining room and living kitchen.

Lounge

25'11 x 12'8 (7.89m x 3.86m)

Being generously sized with front and side facing UPVC timber effect double glazed windows, flush light points, Mitsubishi air conditioning unit, TV/aerial cabling and under floor heating. The focal point of the room is the gas log burner with a sandstone mantel, surround and hearth.

WC

Fully tiled and having recessed lighting, an extractor fan and under floor heating. There is a suite in white comprising a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. A timber door opens to a cupboard that houses the under floor heating valves.

Dining Room

With wall mounted light points, raised oak flooring and under floor heating.

Entrance Hall

A wonderful entrance hall having front facing UPVC double glazed windows, pendant light point and tiled flooring with underfloor heating. Oak doors with glazed panels open to the Lounge, WC, dining room and living kitchen.





Lounge
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A Stunning Lounge with
a Sandstone Fireplace



Living Kitchen

32'7 x 25'9 (9.92m x 7.86m)

A large living kitchen with front and rear facing UPVC timber effect double glazed windows, recessed lighting, pendant light point, Hitachi air conditioning unit, TV/aerial cabling and tiled flooring with under floor heating. The focal point of the room is the decorative fireplace with a sandstone mantel, surround and hearth. There is a range of fitted base, wall and drawer units, incorporating a work surface, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Neff four-ring induction hob with an extractor hood above, Hoover microwave, Candy oven, Siemens warming drawer and a Siemens dishwasher. There is the provision for a full-height fridge/freezer. An oak door with a glazed panel opens to the utility room. Double UPVC timber effect doors with double glazed panels open to the right side of the property.

Dining Room

With wall mounted light points, raised oak flooring and under floor heating.



An Outstanding Open
Plan Living Kitchen







Basil House

This Outstanding Home Showcases Contemporary Interiors Throughout and is Ideal for a Growing Family

Living Kitchen

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Utility Room

Having a side facing UPVC timber effect double glazed window, recessed lighting and tiled flooring with under floor heating. There are range of fitted base and wall units, incorporating a work surface, tiled splash backs and a 1.0 bowl stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. A timber door opens to the back porch.

Back Porch

With a side facing UPVC timber effect double glazed window, pendant light point and tiled flooring with under floor heating. There is fitted furniture that includes long hanging. There is a timber door that opens to the double garage and a UPVC door opens to the side of the property.

Double Garage

18'10 x 18'3 (5.73m x 5.56m)

With an electric up-and-over door, light and power.

From the entrance hall, a centralised staircase with timber handrails and balustrading rises to the:

First Floor

Galleried Landing

With front facing UPVC timber effect double glazed windows, pendant light point and central heating radiators. Timber doors open to bedroom 2, master bedroom, bedroom 5, family bathroom, bedroom 4 and to a staircase rising to the second floor.

Bedroom 2

18'9 x 12'8 (5.72m x 3.85m)

A large double bedroom with front and side facing UPVC timber effect double glazed windows, recessed lighting and central heating radiator. Timber doors open to the walk-in wardrobe and bedroom 2 en-suite.

Bedroom 2 Walk-In Wardrobe

With recessed lighting.

Bedroom 2 En-Suite

Having a side facing UPVC timber effect double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, heated towel rail and tiled flooring. There is a suite in white with a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Master Bedroom

17'9 x 15'9 (5.40m x 4.80m)

A sumptuous master bedroom with side facing UPVC timber effect double glazed windows, recessed lighting, decorative wall panelling, central heating radiators, raised carpeted flooring and tiled flooring with under floor heating. There is a large, illuminated mirror. Fitted furniture includes an illuminated cabinet that has shelving and drawer units. Timber doors open to the walk-in wardrobe and the master en-suite.

Master Walk-In Wardrobe

With recessed lighting and a central heating radiator. Fitted furniture includes shelving, long hanging and drawer units.

Master En-Suite

Being fully tiled with side facing UPVC timber effect double glazed windows, recessed lighting, extractor fan and a heated towel rail. There is a suite comprising a Villeroy and Boch wall mounted WC and a double wash hand basin with chrome mixer taps that are set within a vanity unit that has lighting and a mirror above. To one corner, there is a panelled bath with a chrome mixer tap and inset shelving with lighting. There is a walk-in shower enclosure with a rain head shower, an additional hand shower facility, inset shelving and a glazed screen.

Bedroom 5

12'10 x 12'8 (3.90m x 3.87m)

A double bedroom with front facing UPVC timber effect double glazed windows, flush light point and a central heating radiator.

Family Bathroom

With a side facing UPVC timber effect double glazed window, recessed lighting, partially tiled walls, extractor fan and a heated towel rail. There is a suite in white comprising a low-level Roca WC and a Roca pedestal wash hand basin with a chrome mixer tap and a vanity mirror above with lighting. To one corner, there is a separate shower enclosure with a rain head shower, additional hand shower facility and a glazed screen/door.



Master Bedroom

17'9 x 15'9 (5.40m x 4.80m)

A sumptuous master bedroom with side facing UPVC timber effect double glazed windows, recessed lighting, decorative wall panelling, central heating radiators, raised carpeted flooring and tiled flooring with under floor heating. There is a large, illuminated mirror. Fitted furniture includes an illuminated cabinet that has shelving and drawer units. Timber doors open to the walk-in wardrobe and the master en suite.



A Superb Master Bedroom Suite
Bathed in Natural Light





Master En-Suite

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Bedroom 2

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A large double bedroom with front and side facing UPVC timber effect double glazed windows, recessed lighting and central heating radiator. Timber doors open to the walk-in wardrobe and bedroom 2 en suite.



Bedroom 2 En-Suite

Having a side facing UPVC timber effect double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, heated towel rail and tiled flooring. There is a suite in white with a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



Bedroom 5
12'10 x 12'8 (3.90m x 3.87m)

A double bedroom with front facing UPVC timber effect double glazed windows, flush light point and a central heating radiator.



Bedroom 4
15'2 x 8'11 (4.62m x 2.71m)

A further double bedroom with a rear facing UPVC timber effect double glazed window, flush light point and oak flooring. Fitted furniture includes short hanging storage and shelving.



Basil House



Located in the Village of Braithwaite and just a Short Distance Away from Local Amenities

Bedroom 4

15'2 x 8'11 (4.62m x 2.71m)

A further double bedroom with a rear facing UPVC timber effect double glazed window, flush light point and oak flooring. Fitted furniture includes short hanging storage and shelving.

From the landing, a timber door opens to the:

Stairway to Second Floor

With a light tunnel, recessed lighting and a central heating radiator. A timber door opens to a storage cupboard. A staircase with recessed lighting rises to the second floor.

Storage Cupboard

With timber flooring and housing the Gledhill hot water cylinder.

Second Floor

Living/Dining Room

33'2 x 16'11 (10.10m x 5.15m)

A fantastically spacious living/dining room with a Fakro roof windows, recessed lighting, central heating radiators, timber flooring and a raised carpet. Timber doors open to the kitchen and bedroom 3. Access can be gained to eaves storage.

Kitchen

16'11 x 4'11 (5.15m x 1.50m)

A well-appointed kitchen a Fakro roof window, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. There are a range of base and drawer units, incorporating a work surface and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Diplomat four-ring induction hob, Diplomat oven and a fridge.

Bedroom 3

16'11 x 12'4 (5.15m x 3.77m)

With Fakro roof windows, recessed lighting, central heating radiator and inset shelving. There is a vanity unit with a mirror, drawer units and strip lighting. Timber doors open to the walk-in wardrobe and the en-suite.

Walk-In Wardrobe

With recessed lighting and a central heating radiator. Fitted furniture includes short hanging and shelving.

Bedroom 3 En-Suite

Having a Fakro roof window, recessed lighting, partially tiled walls, extractor fan, heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. There is a separate shower enclosure which has a rain head shower, additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Low Lane, an opening gives access to a large stone paved driveway which has room for parking for multiple vehicles. The driveway has exterior lighting, raised planters, a classic street light and external power. Steps and a cast iron handrail rise to the main entrance door.

To the left side of the property there is exterior lighting and access can be gained to the double garage.

The right side of the property has a vehicle and pedestrian gate which leads to an enclosed garden that has exterior lighting, external power a water tap, an Astro turf seating area and access can be gained to the living kitchen and back porch. The garden is surrounded by timber fencing.



Living/Dining Room
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Bedroom 3
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With Fakro roof windows, recessed lighting, central heating radiator, inset shelving. There is a vanity unit with a mirror, drawer units and Strip lighting. Timber doors open to the walk-in wardrobe and the en-suite.



Kitchen
16'11 x 4'11 (5.15m x 1.50m)

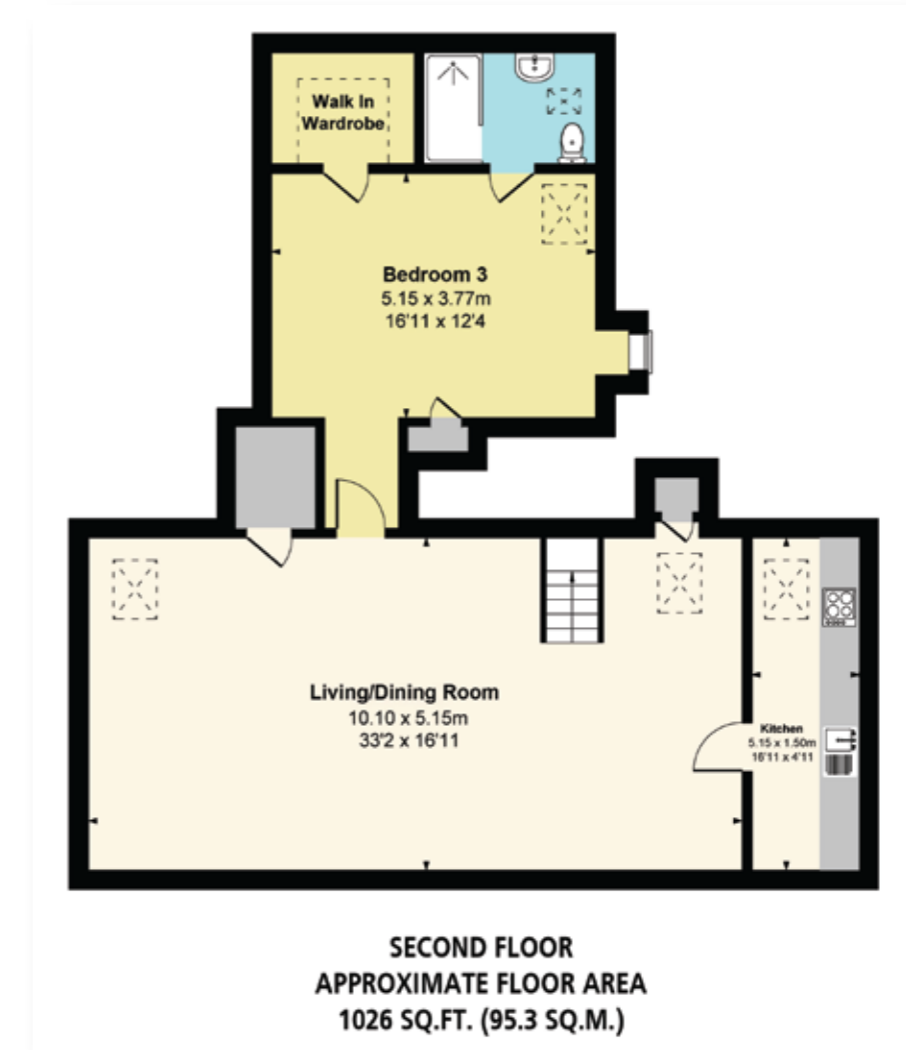
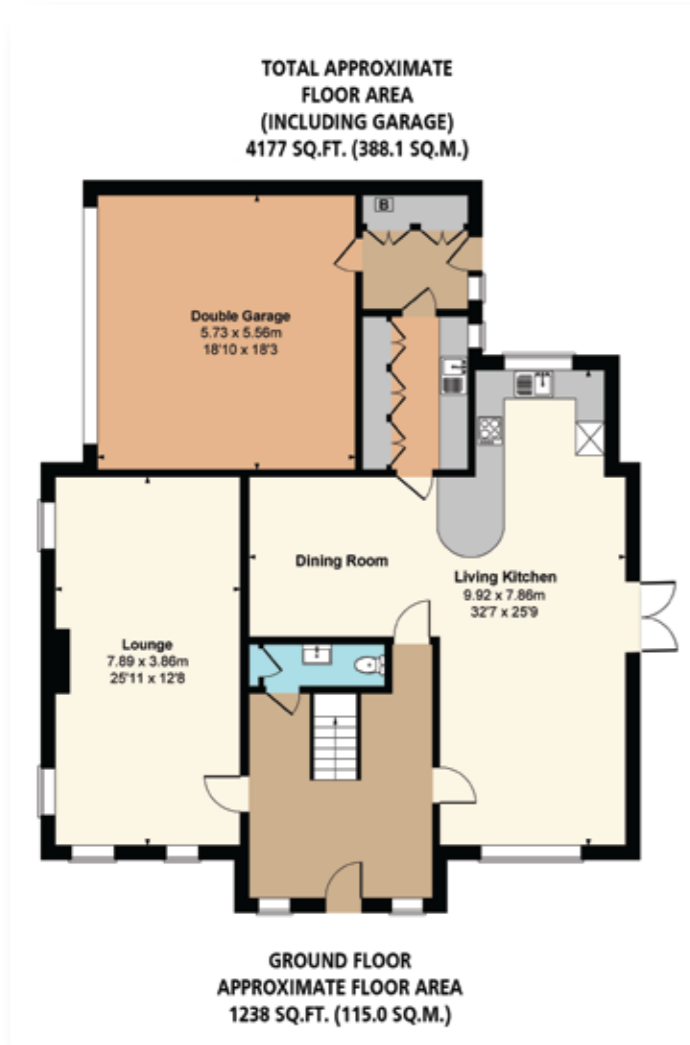
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Bedroom 3 En-Suite

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electric, mains water, drainage is from an interceptor tank and the mobile phone signal quality is good.

Rights of Access/Shared Access: There is shared access at the right side of the property for four other houses.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Basil House

Low Lane, Braithwaite, Doncaster,
South Yorkshire DN7 5SS

Offers in the Region of £475,000