



HB

HIGHFIELD BARNS



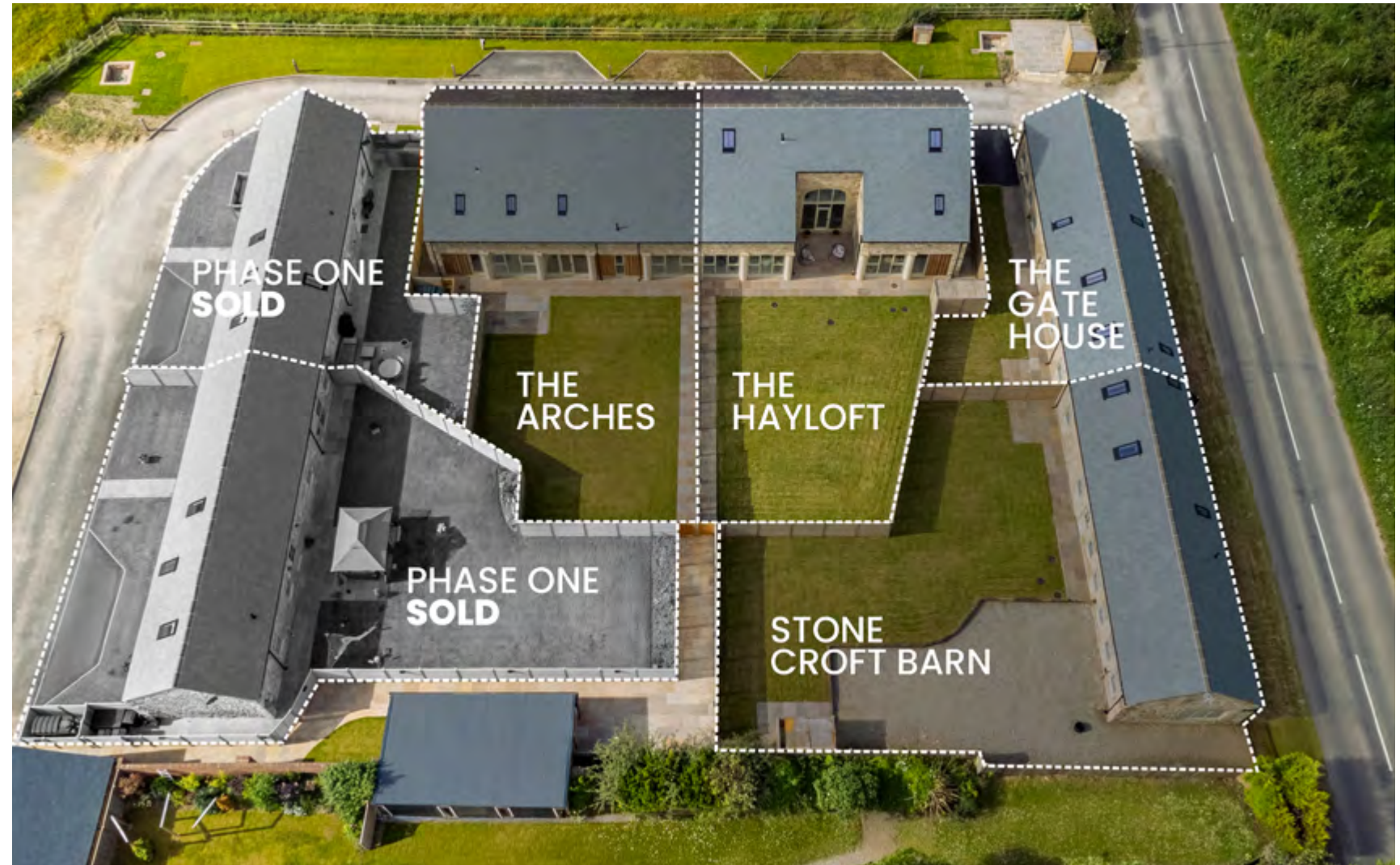
## THE BEST OF BOTH WORLDS

An exclusive selection of just six individual and character-packed properties, converted from barns that were once part of the Brodsworth Hall Estate, the homes at Highfield Barns are the perfect rural refuge for those who relish the restorative peace and tranquillity of the countryside, yet also seek the speedy transport links and amenities of city living, set on the leafy fringes of Doncaster.

Each with its own detached garage and allocated parking, discover the unique delights of The Gate House, The Hayloft, The Arches and Stone Croft Barn.



Where countryside meets with convenient access to the city, classic character meets contemporary living at Highfield Barns, a collection of eclectic barn conversions enveloped in open countryside dotted with historic villages, gastro pubs, heritage halls and gardens, and all within easy reach of Doncaster's collection of shops, restaurants, schools and transport links.





## THE HAYLOFT

### WB A GRAND ENTRANCE

Suffused in light, and offering fantastic, far-reaching views out over the countryside, serenity awaits at The Hayloft.

Parking, with EVC point, is available to the front of this handsome, stone built barn conversion. Impressive external lighting and outdoor sockets giving that extra charming touch. Entering directly into a capacious entrance hall, where the stunning central staircase of oak and iron is a captivating sight, beyond which, glazed doors provide instant access out to the Indian stone paved terrace at the rear.



Wooden effect LVT flooring flows out underfoot, warmed by underfloor heating all throughout the ground floor, enhancing the farmhouse feel and flow of the home, where, to the left, Crittall-style doors open to the sociably styled kitchen-diner.

Gather around the quartz-topped central island for wine and laughter as dinner is prepared. The island-breakfast bar offers ample storage, and the kitchen is equipped with a larger fridge, separate freezer, dishwasher, two electric fan ovens, and a 5-ring induction hob with extractor fan.



## INDULGE IN LUXURY

Integrated bin storage is also available, with plumbing for a washing machine and dryer in the utility room. Abundant storage is available in the kitchen and utility room, where sage green cabinets and drawers are furnished with brass handles.

A second breakfast bar near the dining area creates a convivial atmosphere. Numerous windows invite light and offer access to the Indian stone terrace.



Carpeted in neutral shades, the spacious living room connects via double doors to a garden room at the rear, which again connects to the patio, for a seamless party flow.

Throughout the home, spaces interconnect with ease, perfect for modern living and allowing the indoors to harmonise with the outside space effortlessly.



## SWEET SLUMBER

Upstairs, the enormous gallery landing affords ample space with fantastic views out over the garden to the rear and the countryside to the front. Along the landing, four spectacular double bedrooms, each with a unique set of exposed beams to the ceiling, offer rest and retreat.

Relax and unwind in the master bedroom, a spacious sanctuary furnished with its own dressing room and shower room en-suite, with vanity unit storage and illuminated LED mirrors, also warmed by underfloor heating.



Bedroom two, also with a shower room en-suite and plenty of eaves storage, is ideal for guests, offering ample space for wardrobes and other items of furniture. Light streams in through the Velux windows. Serving bedrooms three and four, the large family bathroom features a bountiful bath with waterfall tap, ambient mood lighting and a separate walk-in shower, alongside vanity unit wash basin and WC.



An outdoor, entertaining oasis, the large garden is privately screened behind timber fencing, with plenty of lawn for children's play alongside a large Indian stone paved terrace; ideal for barbecue season and accessed from the garden room, kitchen and entrance hallway for perfect party flow.



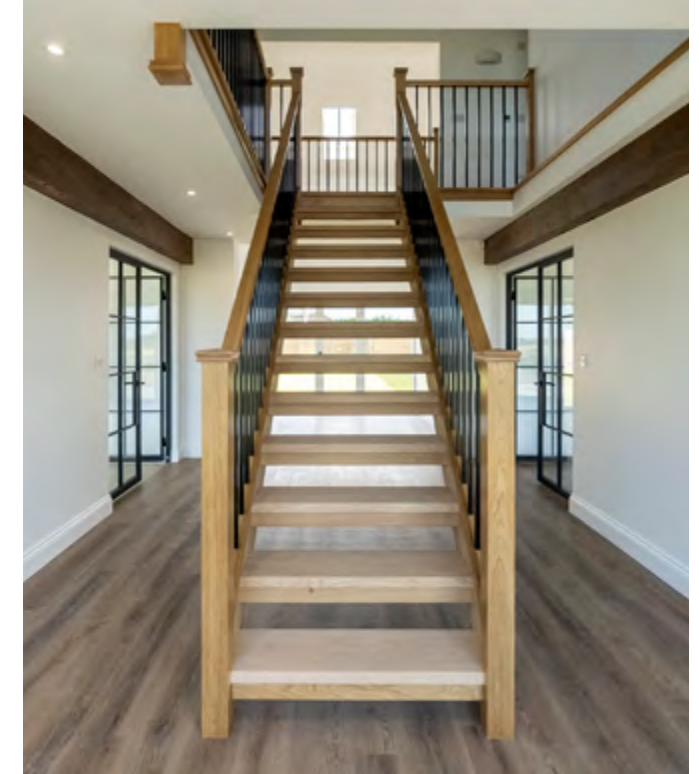


# THE ARCHES

## HB MODERN COMFORT & HISTORIC CHARM

Brimming with characterful features, The Arches is a striking home upon arrival, with its combination of exposed brick, stone and glass.

Park up at the front, where the tarmac private parking area features an EVC point, and additional parking for guests can be found beside the detached garage. Impressive external lighting and outdoor sockets also included.



Inside, sense the character instantly in the spacious and open entrance hallway, where exposed beams feature in the ceiling, and a handsome oak and wrought iron staircase leads up to the first-floor landing. Light streams in through the glass doors to the far end, opening out to the garden.

## TIMELESS ELEGANCE IN A SPACIOUS RETREAT

Crittall-style doors on the left open into the living room, a lavishly sized room where exposed brickwork and a rustic beam overhead infuse the space with comforting character. A wall of windows captures the captivating views out over open countryside, highlighting the privacy of this rural retreat. Underfloor heating is carried throughout the ground floor.



Next door, a versatile reception room could serve as a peaceful study or light-filled playroom or snug, with large windows framing views out over the spacious lawned garden.

Freshen up in the downstairs WC, with wash basin and storage, before continuing from the entrance hall to arrive at another spacious reception room, which could serve as a dining room, snug, office or even a bedroom, offering verdant views out over the garden.





## ELEVATE YOUR CULINARY EXPERIENCE

From the entrance hall, Crittall-style doors open into the open plan kitchen diner, where full height windows blur the boundaries between indoors and out, framing far reaching views out over the rolling countryside, a haven for nature. Wine and dine with family and friends whilst admiring the ever-changing views.



Wood-effect LVT flooring extends throughout, with a sage green central island offering storage, a dishwasher, wine chiller, bin drawer, and under-mounted ceramic sink.

Additional storage is in the wall cabinetry, which includes two electric fan ovens, a full-length larder fridge, a separate full-length freezer, and a five-ring induction hob with overhead extractor. Exposed beams and brickwork enhance the farmhouse feel, with space for a dining table and access to the utility room. The utility room features quartz worktops, a second sink, and plumbing for a washing machine and dryer, providing a practical workspace with direct garden access.



Ascend the open tread stairs to the gallery landing, where the double height entrance hall offers stunning countryside views. The landing, with its beamed ceiling, has space for a sofa or desk, perfect for working with a view.

To the left, enter the master bedroom, featuring a lofty ceiling and wide window with far-reaching views. Beams add character, along with a dressing room and deep eaves storage. The luxurious en-suite is fully tiled and includes mood lighting, illuminated LED mirrors, a large shower with alcove shelving, vanity unit storage, a wash basin, WC, and heated towel radiator.



## AN ELEGANT SPACIOUS RETREAT

Returning to the impressive landing, there is a spacious dressing room that can serve either the master bedroom or the double bedroom opposite, which features a high, beamed ceiling with countryside views.

Continue along the landing to the spa-style family bathroom, which includes a large double-ended bath, walk-in shower with drench head, vanity unit storage, WC, chrome heated towel radiator, and LED mirror. Large tiles on the floor and feature wall give a boutique chic feel to this light-filled, sublime bathroom.

Across from the master bedroom, bedroom four mirrors bedroom three with high ceilings, exposed beams, and country views. At the end of the landing, the guest suite, bedroom two, offers a secluded retreat with a luxurious en-suite featuring a large walk-in shower, vanity unit, and WC. Deep eaves storage is available in each of the three first-floor bathrooms.

The freshly landscaped rear garden features paved pathways connecting different areas, including an Indian stone paved terrace ideal for alfresco dining and summer entertaining. The securely fenced garden provides a private and safe space for families with children and pets.





# STONE CROFT BARN

## WB ON YOUR ARRIVAL

Park up on the spacious, gravel driveway where there is plenty of space for several vehicles alongside a turning area and electric vehicle charging point, before making your way indoors, stepping through the door and into the entrance hall, where the contemporary glass and oak staircase ahead leads up to the first-floor landing. Beneath the stairs a handy cupboard offers plenty of storage.



Refreshment awaits in the bathroom on the right, where marble effect porcelain tiles coat the floor and walls. Furnished with a wash basin and WC, enjoy a reviving soak in the bath, furnished with an overhead shower perfect for a morning spritz.

Making your way along to the left, discover a bright double bedroom, with views out over the garden. Versatility is at the heart of Stone Croft Barn, and this room could also serve well as a study, snug or dining room.



## AN OPEN PLAN ENVIRONMENT

Tucked away at the end of the hallway is a large second bedroom. Wake up to peaceful views out over the garden, with plenty of room for wardrobes and bedside tables. Freshen up in the ensuite, furnished with rainfall walk-in shower, heated towel radiator alongside WC and wash basin and tiled in porcelain once more.

To the right of the entrance, passing by the stunning glass and oak staircase, make your way along to the sublime open-plan kitchen-dining-living room.





## RELAX, DINE OR ENTERTAIN

The open-plan kitchen diner features a high, vaulted ceiling with exposed beams, reflecting the home's farm heritage. With views of the garden and driveway, it offers ample storage through well-equipped cabinetry and light-toned quartz worktops for preparation space.

Perfect for entertaining and family time, it includes a range of appliances: a Hotpoint dishwasher, sink, four-ring induction hob with tiled splashback and extractor fan, double electric fan ovens, fridge, freezer, washing machine, dryer, and concealed bin storage.



Upstairs, seek sanctuary in the secluded master suite, where the high vaulted ceiling amplifies the light, drawn down through Velux windows. With ample space for a double bed, there is also space to store all your clothes in the dressing room, which precedes the private shower room en-suite.

Outside, relax and unwind on the Indian stone paved terrace, with a large lawn, bordered by secure timber fencing, perfect for children and pets.



## THE GATE HOUSE

### HB A WARM WELCOME

Pulling up to this house, there is a single tarmac parking space and EVC point. Additional parking is available beside the garage block, with each of the six homes allotted its own private garage.

From here, make your way indoors, into the large entrance hall, where to the left, refreshment awaits in the family bathroom.



After a long day, revive your senses with a reinvigorating soak in the bath, which features a rainfall shower above. Marbled effect porcelain tiling features to the walls and floor, with a wash basin and WC also available.

Plenty of storage can be found beneath the stairs in the entrance hall, as you make your way to your left and into the open plan living-dining-kitchen.



## THE HUB OF THE HOME

Admire the far-reaching views out over open countryside, which greet you through the tall trio of picture windows ahead, bringing the outdoors in.

Neutral toned cabinetry combines farmhouse comfort with contemporary simplicity, providing ample storage and housing integrated appliances: Hotpoint dishwasher, sink, four-ring induction hob, extractor, double Bosch electric ovens, fridge, freezer, washing machine, dryer, and integrated bin drawer. Quartz worktops gleam in the natural light.



Across the entrance hall, bedroom three is a spacious, bright double room in neutral shades, overlooking the garden, which can also serve as a home office or snug lounge. Bedroom two is a comfortable double with garden and patio views, featuring soft carpet and an en-suite shower room with marble-effect porcelain tiles, a wash basin, WC, and shower, illuminated by a Velux window.

Ascend the glass and oak staircase to the first-floor landing with fitted storage, leading to the master suite. Broad Velux windows provide ample light, with space for a dressing area. The en-suite shower room includes a wash basin and WC. The master bedroom is a light-filled oasis of calm.



## HB OUT & ABOUT

Highfield Barns offers an idyllic rural retreat with a perfect blend of country calm and connectivity.

Close to Brodsworth Hall, just over a mile away, and its Victorian gardens and tea rooms, the homes are also near Hooton Pagnell Hall, known for its beautiful gardens, and the village's gastro pub, 1903.

Surrounded by picturesque villages, visit Wentbridge for the Wentbridge House Hotel and its brasserie, or Ackworth, eight miles away, for shops, cafés, and restaurants. The historic village of Wentworth, 12 miles away, offers local pubs, shops, and a popular garden centre.

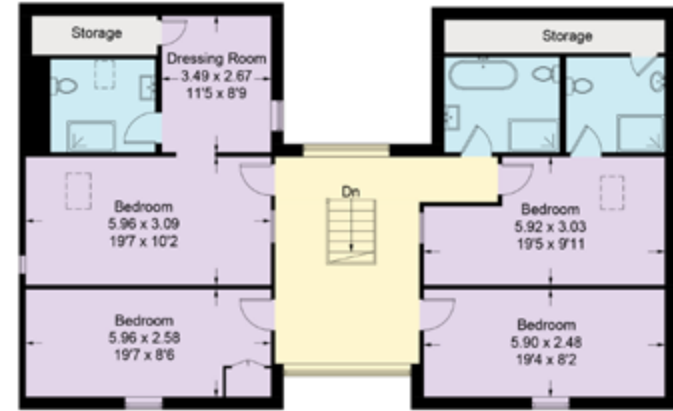
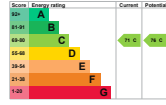
For a wider selection of retail outlets, schools, and supermarkets, Doncaster and Barnsley are nearby, with easy access to Sheffield's Meadowhall Shopping Centre. Commuters benefit from excellent road and rail links, including the A1, M62, M18, M1, and main line rail connections from Doncaster to London King's Cross, Leeds, Wakefield, Sheffield, and York.

Escape to Highfield Barns for sublime views, characterful living, privacy, and fantastic connectivity.

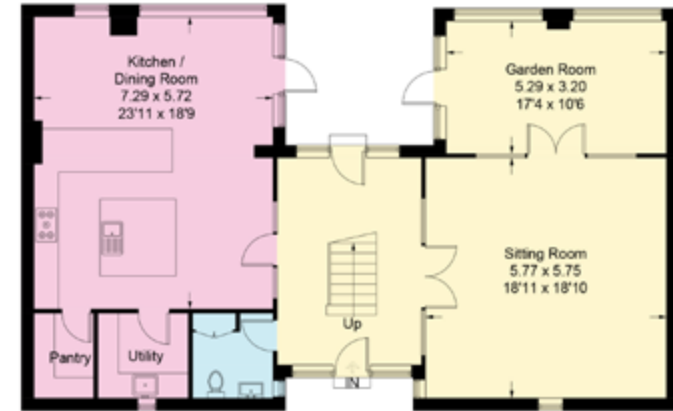


# THE HAYLOFT

Gross internal area = 245.2 sq m / 2639.5 sq ft.  
Illustration for identification purposes only.  
Measurements are accurate. Not to scale.



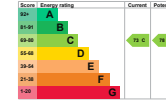
First Floor



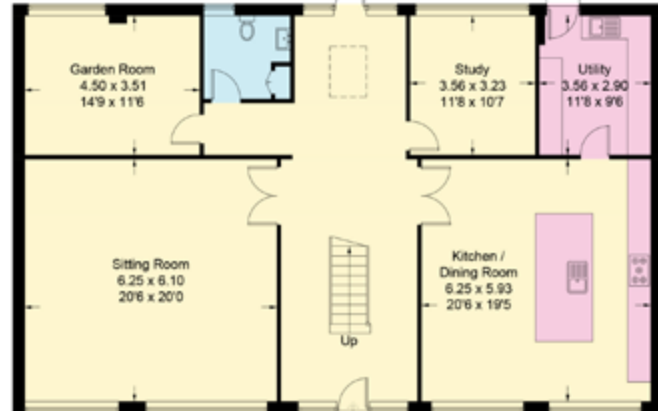
Ground Floor

# THE ARCHES

Gross internal area = 315.0 sq m / 3390.5 sq ft.  
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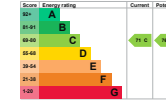
First Floor



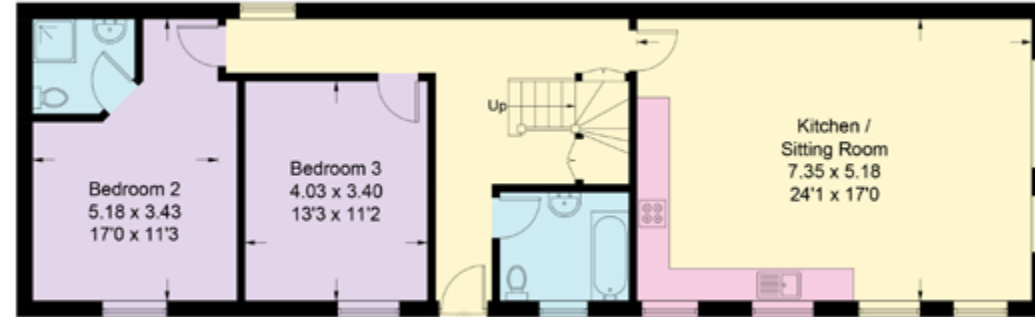
Ground Floor

# STONE CROFT BARN

Gross internal area = 144.3 sq m / 1552.7 sq ft.  
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Measurements are accurate. Not to scale.



First Floor



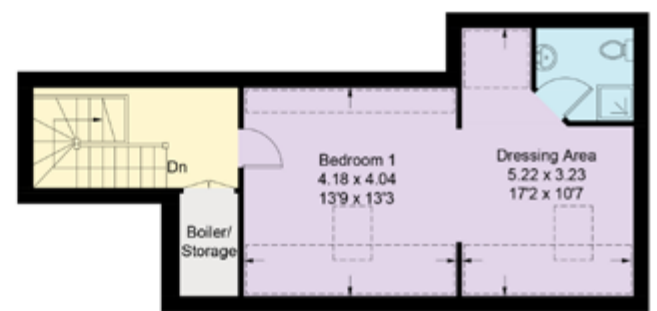
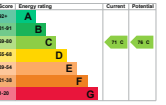
Ground Floor

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# THE GATE HOUSE

Gross internal area = 146.6sq m / 1578.4 sq ft.  
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First Floor



Ground Floor



Presented By

Smith & Co.  
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE  
To view Highfield Barns, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



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