



Barn Cottage Crossland Gardens, Tickhill DONCASTER DN11 9QS

welcome to

Barn Cottage Crossland Gardens, Tickhill DONCASTER

GUIDE PRICE £500,000 - £520,000 - Well presented four DOUBLE BEDROOM HOUSE with an attached GRADE II LISTED BARN, parking, GARAGE and GARDENS. Offering huge POTENTIAL TO IMPROVE and convert the barn (subject to consent) Situated in the HEART OF TICKHILL. A rare opportunity not to be missed!



Ground Floor Accommodation

Entrance Hall

Accessed via a front facing entrance door and having front and side facing singled glazed windows.

Kitchen

Steps lead down into the kitchen which has a quirky feel with exposed brick barrel ceiling. Fitted with a range of base units with worktop over and a double stainless steel sink with drainer. Designated space for a cooker, dishwasher and fridge freezer. Rear facing single glazed window and an electric wall mounted heater.

Lounge/Dining Room

A spacious reception room with a large front facing feature window flooding the room with natural light. Having an electric fire inset to the chimney breast, central heating radiator and coving to the ceiling.

Sitting Room

A second reception room, of a good size with a generous front facing window, a gas fire with feature back hearth and surround, radiator point and picture rail.

Utility

Fitted with a range of wall and base units, built in storage and two wash hand basins. Offering space for a washing machine and tumble dryer, rear facing double glazed window with obscure glass and a central heating radiator.

Cloakroom

Fitted with a WC and having a rear facing window with obscure glass.

First Floor

Landing

Spacious landing with a central heating radiator and featuring a spiral staircase to the attic space. Providing access to all bedrooms and the family bathroom.

Bedroom One

A generous double bedroom with front and rear facing single glazed windows, wall mounted gas fire, central heating radiator and coving to the ceiling. Access door to the first floor of the attached barn.

Bedroom Two

Double bedroom with a front facing single glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

Double bedroom with a front facing single glazed window, useful storage cupboard, cupboard housing the hot water tank and a central heating radiator.

Bedroom Four

Double bedroom with a rear facing single glazed window incorporating a pretty window seat. Benefitting from fitted wardrobes with sliding doors and having a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a corner bath, wc and wash hand basin. Front facing double glazed window, central heating radiator, heated towel rail and tiled splashbacks.

Shower Room

Fitted with an electric shower and having a rear facing single glazed window.

Second Floor

Attic Space One

Accessed via the spiral staircase and having a Velux style window.

Attic Space Two

Accessed via attic space one and having a Velux style window and door to a useful storage area.

Garage

Single garage with double timber doors, power and light connected. The garage houses the boiler for the property and a period bread oven just waiting to be restored.

Barn

Two storey Grade II listed barn attached to the main house, offering potential for conversion with a wide variety of options and uses (subject to planning permission). To the ground floor is a self contained store with timber entrance door and front facing window. The neighbouring store has front and side facing windows, a timber main entrance door and stairs leading to the first floor. Upstairs offers one generous size space with three front facing and one side facing windows overlooking the surrounding area.

External

Beautiful gardens to both the front and side of this property with a driveway providing off road parking for up to two cars.

The attractive front garden presents a high degree of privacy and offers a lawned area with a wide variety of colourful plants and shrubs plus a decked seating area.

A wrought iron pedestrian gate and pathway leads across the front of the barn to the side garden which is enclosed with brick wall and timber fencing to the perimeters. Another very private space with a grassed lawn and well stocked borders.

Agents Note

Access to parking is over a private drive. Please call the branch for further details.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Barn Cottage Crossland Gardens, Tickhill DONCASTER

- Unique Family Home
- Attached Two Storey Grade II Listed Barn
- Conservation Area
- Four Double Bedrooms
- Huge Potential to Improve

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108037 - 0007

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william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk