



The Stables Antiques Shop High Street, Norton Doncaster

welcome to

The Stables Antiques Shop High Street, Norton Doncaster

Dating back approximately to the 1700's is this six bedroom detached characterful family home. Benefiting from a three acre field, a garden room to the master bedroom, ample off road parking, a generous rear garden, workshop and stables. A one off find in this highly sought after village location!



Entrance

13' 9" x 11' (4.19m x 3.35m)

With rear facing French doors and a side facing double glazed window. There is a central heating radiator and access through to the inner hall.

Inner Hall

With access through to the lounge, dining room, kitchen and ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin. There is a heated towel rail, tiled flooring and a rear facing obscure double glazed window.

Lounge

14' 8" x 15' 9" (4.47m x 4.80m)

With two front facing double glazed windows, a side facing double glazed window, two central heating radiators, feature beams and a focal feature fireplace with open fire.

Dining Room

10' 9" x 14' 8" (3.28m x 4.47m)

With a front facing double glazed window, fitted storage, stairs which rise to the first floor, a focal feature fireplace with open fire and double doors giving access to the kitchen.

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

Fitted with a range of solid wooden wall and base units with coordinating granite roll edge work surfaces housing the ceramic sink and drainer. The kitchen has a double oven and grill, microwave, a four ring electric hob and an integrated fridge and dishwasher. There is plinth lighting, underfloor heating, a rear facing double glazed window and access through to the utility room.

Utility Room

With useful storage, plumbing for a washing machine, a wall mounted boiler and access through to the ground floor WC.

First Floor Landing

With a useful airing cupboard.

Bedroom One

12' 6" x 14' 8" max (3.81m x 4.47m max)

With a front facing double glazed sash window, a side facing single glazed sash window, coving to the ceiling, a



cast iron feature fireplace and access to the garden room and en-suite.

En-Suite Shower Room

Fitted with a shower cubicle with electric shower and a front facing obscure double glazed window.

Garden Room

10' 11" x 13' 7" (3.33m x 4.14m)

A unique position with elevated views over the rear garden and field with a lantern roof, a side facing double glazed window and a stunning rear Juliet balcony.

Bedroom Two

12' 6" x 14' 8" max (3.81m x 4.47m max)

With a front facing double glazed window, a central heating radiator and a cast iron feature fireplace.

Bedroom Three

11' 8" x 7' 10" (3.56m x 2.39m)

With a rear facing double glazed window, wooden flooring and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, bidet and a roll top slipper focal feature bath. There is a central heating radiator and a side facing obscure double glazed window.

Antiques Shop

Mirroring the main home and formerly a boutique Antiques Shop now provides one detached family home.

Reception Room

17' x 10' 11" (5.18m x 3.33m)

With a front facing exterior door, a front facing single window, stairs which rise to the first floor and access through to the dining room.

Dining Room

10' 9" x 10' (3.28m x 3.05m)

With a rear facing single glazed window.

Kitchen

10' 7" x 7' 7" (3.23m x 2.31m)

With a rear facing single glazed window. There is a sink and drainer, space for a fridge and freezer and plumbing for a washing machine.

Ground Floor W.C.

Fitted with a low flush WC and a central heating radiator.

Additional Reception Room

14' 6" x 11' 9" (4.42m x 3.58m)

With two rear facing single glazed windows and a side facing door.

First Floor Landing

And additional staircase rise from the ground floor former antiques shop.

Bedroom Four

11' 8" x 12' (3.56m x 3.66m)

With a front facing single glazed window.

Bedroom Five

11' 8" x 10' (3.56m x 3.05m)

With a front facing single glazed window and a central heating radiator.

Bedroom Six

10' 7" x 10' (3.23m x 3.05m)

With a rear facing obscure single glazed window and a central heating radiator.

Outside

A side driveway gives access to the rear of the property where there is a stone feature detached stable, workshop and store. There is outdoor power and lighting and a courtyard style private garden which is ideal for outdoor dining and entertaining. There is a small holding three acre field situated to the rear which forms part of the property particulars with stunning views on a unique substantial plot.

Outbuilding

13' x 12' 1" (3.96m x 3.68m)

Double Stable

13' x 12' 1" (3.96m x 3.68m)

Additional Information

Formerly one house and a separate boutique antiques shop now combined to create an extensive, characterful detached family home.

The said three acre field has a building clause, however forms part of the property particulars.

The vendors have made us aware that the property is sold under a residential title on one council tax band.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

view this property online williamhbrown.co.uk/Property/DCR123775



The Stables Antiques Shop High Street, Norton Doncaster

- CHARACTER AND CHARM THROUGHOUT
- FORMERLY A BOUTIQUE ANTIQUES SHOP AND MAIN HOUSE NOW FORMS A SIX BEDROOM DETACHED HOME
- MASTER BEDROOM WITH GARDEN ROOM AND EN-SUITE
- NUMEROUS RECEPTION ROOM
- KITCHEN WITH UNDER FLOOR HEATING

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in the region of

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123775



Property Ref:
DCR123775 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk