

PRIORY MILL



BLENHEIM





A GRADE II LISTED
RESIDENCE,
SYMPATHETICALLY
TRANSFORMED TO
ACCOMMODATE
MODERN NEEDS

BEAUTIFULLY LOCATED IN A PEACEFUL COUNTRYSIDE SETTING, THIS MAGNIFICENT GRADE II LISTED RESIDENCE SITS WITHIN APPROXIMATELY 4.6 ACRES AND HAS BEEN SYMPATHETICALLY ADAPTED AND EXTENDED TO CREATE A FOUR BEDROOMED DETACHED HOME.

Set across three floors and over 2,400 sq.ft, Priory Mill is a truly unique gem that is surrounded by fields, water courses and trees, offering superb views from every angle.





LOUNGE/DINING ROOM

History

Priory Mill is situated on part of the Norton Priory Scheduled Monument site and the mill building itself is believed to date back to around 1800. Originally utilised as a water-powered corn mill, the protected mill wheel is still in situ to the rear of the property.

Current Day

Restoration works were undertaken to a high standard by the current owners in recent years to transform a disused Mill into a family home. Modern extensions and a full residential mill conversion were completed in 2020, with the benefit of two 10-year Build-Zone structural warranties. This development perfectly combines the older parts of the dwelling with the new, to create contemporary, and historic architectural interest that meets the demands of 21st century living. The build incorporates up-to-date technologies, such as high levels of insulation in floors, walls and roofs, solar panels, under floor heating and high-performance aluminium double glazed windows. Insulation and conservation-grade slimline glazing units have also been added to the original part of the building to meet improved standards.

Upon entering Priory Mill, you are greeted by the expansive open plan living kitchen, which is filled with an abundance of natural light, thanks to its floor-to-ceiling glazing. A sense of capaciousness is provided by an impressive vaulted ceiling, and the living kitchen seamlessly connects to the property's outdoor spaces through respective sets of bi-folding and sliding glass doors, plus the secure main entrance door. A spacious lounge/dining room is ideal for everyday relaxing and entertaining, whilst the breakfast kitchen offers a functional space that showcases stainless steel work surfaces and a central island that has space for four seats. There is also a useful laundry room/WC that has provision for two appliances and a large airing cupboard.

A lobby transitions the historic from the new, where there is a sitting room of large proportions that overlooks the mill wheel and has an efficient log burner. Completing the ground floor is a split-level hallway with an external entry point, an exceptionally spacious bedroom that could also be used as a study and a wet room. Altogether making an ideal wing for home office or guest use, or as self-contained living space for dependent relatives.

The first floor is home to two generously-sized bedrooms and a family bathroom. Occupying the entirety of the second floor, the master bedroom suite contains an en-suite bathroom with a freestanding bath, and features the original exposed beams and trusses, adding to the property's charm.





Externally, Priory Mill incorporates a lovely gated south-facing courtyard garden to the front, combining privacy with security, populated by neatly planted borders, enclosed by brick walling and having access to a useful toolshed. Off-road parking is provided within two driveways, one of which is gravelled and has provision for an electric car charger. The main garden is located to the west side of the home, as well as two newly fenced paddocks that extend to respectively 1.6 acres and 1.2 acres. A further 1.1 acre paddock is positioned to the rear, along with a detached shed for storing machinery and logs, plus the original mill wheel within a stone building.

A further 3.7 acres of fields and woodland opposite the property is available to purchase by separate negotiation, if desired.

The property is nestled amongst greenbelt on the outskirts of Norton village, with a convenience store, bus services, and within walking or cycling distance of a full range of infant, junior and secondary state schools. Public footpaths are available from the doorstep and follow trails through fields and beside the River Went to nearby North Yorkshire villages such as Kirk Smeaton and Walden Stubbs. A range of local retail and health services are available in nearby Askern 2 miles away. The nearest local rail stations are at Adwick (6 miles) and South Elmsall (7 miles) with direct routes to Doncaster and Leeds. Doncaster train station is accessible in under half an hour's drive, with fastest journeys to London in 1 hour 30 minutes. Road links to major cities such as Doncaster, Sheffield, Leeds and Manchester are accessible from the A1 (4 miles away) connecting to the M62, M18, and M1.

The property briefly comprises on the ground floor:

Entrance vestibule, laundry room/WC, lounge/dining room, breakfast kitchen, lobby, sitting room, split-level hallway, wet room and bedroom 2.

On the first floor: Landing, bedroom 4, bedroom 3, family bathroom and inner landing.

On the second floor: Master bedroom and master en-suite bathroom.

Outbuildings: Courtyard toolshed, garden machinery/log store and water mill Wheelhouse.

GROUND FLOOR

An aluminium front door opens to the entrance vestibule.

Entrance Vestibule

Having an aluminium double glazed skylight, track lighting, partially tiled walls and tiled flooring with under floor heating. A storage cupboard contains cloaks hanging. A timber door with an obscured glazed panel opens to the laundry room/WC. A wide opening leads into the lounge/dining room.

Laundry Room/WC

Having a south facing aluminium double glazed window, timber glazed internal fixed window, extractor fan, track lighting, partially tiled walls and tiled flooring with under floor heating. A suite comprises a low-level WC and a Franke stainless steel sink with traditional hot and cold taps. An airing cupboard with shelving houses the Worcester boiler. Another cupboard houses the Fronius solar inverter. There is space/provision for a washing machine and a tumble dryer.

Open Plan Living

37'8 x 23'1 (11.49m x 7.04m)

A stunning lounge/dining room and breakfast kitchen boasting a flexible layout for cooking, dining and relaxing.

Lounge/Dining Room

A bright reception room showcasing a vaulted ceiling, exposed steel beams and floor-to-ceiling glazing, which fills the room with natural light. Having west, east and north facing aluminium double glazed panels, pendant light points, spotlighting, TV/aerial/data point and tiled flooring with under floor heating. Bi-folding aluminium doors with double glazed panels open to the front courtyard garden.

A sliding aluminium door with a double glazed panel overlooks field and tree-lined views to the west side of the property. An aluminium door with a double glazed panel opens to the rear (north) of the property. An internal oak door with a glazed panel opens to the lobby. A wide opening leads seamlessly into the breakfast kitchen.

Breakfast Kitchen

A contemporary breakfast kitchen with a south facing aluminium double glazed window, a small west facing aluminium double glazed panel above the sink, vaulted ceiling, pendant light points, track spotlights above the cooker, heat-recycling extractor fan and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate stainless steel work surfaces, tiled splashbacks and a Villeroy & Boch 2.0 bowl Belfast sink with a chrome mixer tap. A central island provides additional storage and a work surface extends to provide space for four chairs. Appliances included in the sale, comprise a multi-fuel Smeg range cooker with a six-ring gas hob and an electric fan oven, and an Elica extractor hood. There is provision for a dishwasher and a freestanding fridge/freezer.

From the lounge/dining room, an oak door with a glazed panel opens to the lobby.



OPEN PLAN LIVING



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM & BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



SITTING ROOM

Effortlessly combining traditional and contemporary, Priory Mill is a truly unique offering, positioned in a tranquil location.



GROUND FLOOR CONTINUED

Lobby

Having a pendant light point, exposed timber beams and engineered oak flooring with under floor heating. An oak door with glazed panels opens to the sitting room.

Sitting Room

27'9 x 15'1 (8.47m x 4.60m)

A beautiful beamed reception room, which has an abundance of character and timber glazed internal panels that look into the mill's wheel house. Having south facing timber double glazed windows with fitted shutters, exposed timber beams, heat-recycling extractor fan, pendant light point, wall mounted light points, TV/aerial/data points and engineered oak flooring with under floor heating. A focal point of the room is the Danish log burner, which sits on a tiled hearth. An oak door with a glazed panel opens to the split-level hallway.

Split-Level Hallway

Having a conservation-grade double glazed roof window, pendant light point and tiled flooring. An oak door with obscured glazed panels opens to the wet room. Another oak door opens to bedroom 2. An oak external door provides a separate entrance to the private courtyard garden in front of the property.

Wet Room

Having a north facing timber double glazed window, flush light point, extractor fan, tiled walls and tiled flooring. A suite in white comprises a low-level WC and a Roca pedestal wash hand basin with a chrome mixer tap. To one corner is a wet room style shower with a fitted Grohe rain head shower and a glazed screen. The shower room benefits from secondary heat from a Worcester boiler and a 250 litre hot water cylinder, with auxiliary power from solar panels.

Bedroom 2

21'3 x 10'6 (6.48m x 3.20m)

A spacious and highly insulated bedroom that is ideal for guests or dependant relatives, and also adaptable to a home office. Having a conservation-grade metal double glazed roof window and north, south and west facing timber double glazed windows. Also having pendant light points, heat-recycling extractor fan, TV/aerial/data points/router cupboard and tiled flooring with under floor heating.

From the lobby, a staircase with an oak hand rail and timber balustrading rises to the first floor.



BEDROOM 2



WET ROOM

FIRST & SECOND FLOORS

Landing

Having a north facing timber double glazed panel, pendant light point, flush light point and central heating radiator. Oak doors open to bedroom 4 and bedroom 3. An oak door with obscured glazed panels opens to the family bathroom, An oak door with glazed panels also opens to an inner landing.

Bedroom 4

12'2 x 8'6 (3.70m x 2.60m)

Having a south facing timber double glazed window with fitted shutters, pendant light point, central heating radiator, TV/aerial point and pine flooring.

Bedroom 3

12'2 x 11'10 (3.70m x 3.60m)

A double bedroom with a south facing timber double glazed window with fitted shutters, pendant light point, wall mounted light points, central heating radiator, TV/aerial point and pine flooring.

Family Bathroom

Having an east facing timber double glazed panel, heat-recycling extractor fan, flush light point, two fully tiled walls, two recesses with glazed shelving, heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a Roca pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a Grohe chrome mixer tap, a shower and a glazed screen.

Inner Landing

Having a south facing timber double glazed window with fitted shutters, pendant light point, exposed timber beams and a central heating radiator. A staircase with a timber hand rail, balustrading and two under-stairs storage cupboards rises to the second floor.

Second Floor

Master Bedroom

21'4 x 15'7 (6.50m x 4.75m)

Boasting exposed timber beams and trusses, the master bedroom offers a sanctuary for relaxation. Having conservation-grade metal double glazed roof windows with fitted wooden shutters, a west facing timber double glazed window with fitted shutters, pendant light points, wall mounted light points, central heating radiators and a TV/aerial point. A wide opening leads into the master en-suite bathroom.

Master En-Suite Bathroom

A luxurious bathroom with an east facing timber double glazed window with fitted shutters, flush light point, extractor fan, one fully tiled wall, two heated towel rails and tiled flooring. A suite in white comprises a low-level WC and a wall mounted Roca wash hand basin with a chrome mixer tap. A freestanding Italian bath is the focal point of the room and has a chrome mixer tap and a hand shower facility.



LANDING & INNER LANDING



FAMILY BATHROOM



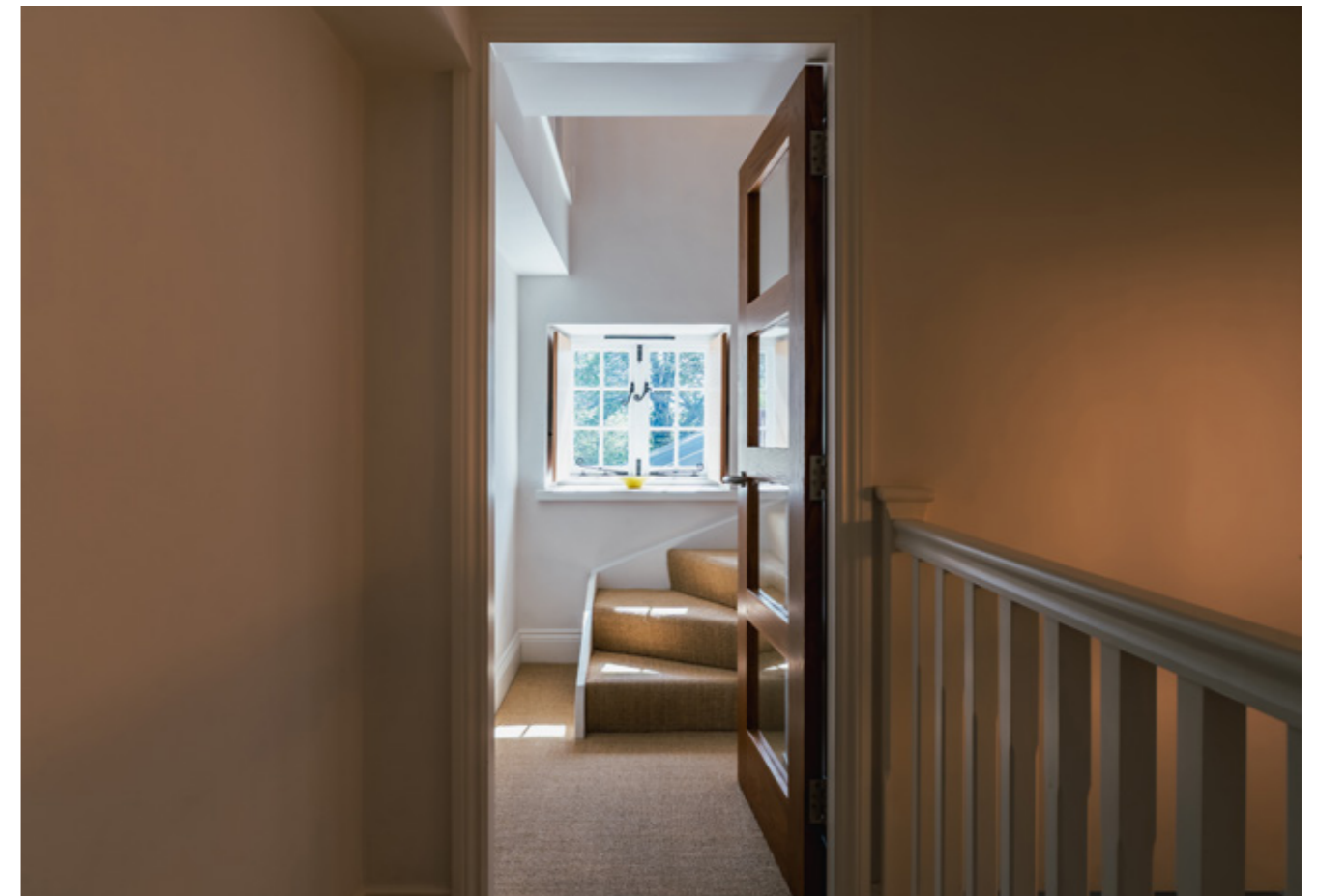
BEDROOM 3



BEDROOM 4



BEDROOM 3



INNER LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM

EXTERIOR & GARDENS

From Norton Mill Lane, access is gained to Priory Mill. To the front of the property is the driveway that provides parking for two vehicles. Access can be gained to the main entrance door, via York stone flagged steps with PIR exterior lighting. A lockable 8ft high sliding stainless steel/Siberian larch faced gate opens to the courtyard garden.

Courtyard Garden

A pretty, high brick walled York stone flagged courtyard benefiting from a south-facing orientation and incorporating planted borders containing mature shrubs and flowers. Access by courtyard doors can be gained to the living kitchen, sitting room, split-level hallway and courtyard toolshed.

Courtyard Toolshed

10'6 x 8'6 (3.20m x 2.58m)

Having light, power, a water tap and a sliding entrance door.

The driveway continues to a further gravelled parking area for three vehicles, which has exterior lighting, box hedging, provision for an electric car charging point and a metal field gate opening to Norton Mill Lane. A gravelled path sweeps around the west side of the property, where there are raised timber planters, an external power point and access can be gained to the living kitchen. Beyond the gravelled path is a garden that is mainly laid to lawn and has wild flowers, all enclosed by dry stone walling and metal estate fencing. Within the fencing, a gate opens to paddock 1.

Paddock 1

A fully enclosed paddock of approximately 1.6 acres containing grassland, plus a small fenced woodland.

Paddock 2

Reached from Paddock 1 via a steel field gate, approximately 1.2 acres of grassland bordered by hedges, trees, a pond and the River Went.

The gravelled path continues over a bridge to the rear (north) of the property, where York stone steps lead down to a north facing entrance door into the living kitchen.

Paddock 3

The north of the property comprises 1.1 acres of grassland with mature trees bounded on three sides by watercourses: two ponds, and the River Went. From Paddock 3 access can be gained to two outbuildings; the garden machinery/log store and water mill Wheelhouse.

Garden Machinery/Log Store

17'1 x 9'2 (5.20m x 2.80m)

Having double timber entrance doors.

Water Mill Wheelhouse

25'2 x 8'10 (7.66m x 2.70m)

Set within a stone building attached to the Mill, this houses the historic cast iron Water Wheel. Having internal lighting, a west facing timber glazed panel, and a north facing oak entrance door.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

— = INCLUDED LAND — = LAND AVAILABLE BY SEPARATE NEGOTIATION





COURTYARD GARDEN



COURTYARD GARDEN



COURTYARD GARDEN







GARDEN MACHINERY/LOG STORE & PADDOCK 3



GROUND FLOOR

Ground Floor Approximate Floor Area:
1620 SQ.FT. (150.5 SQ.M)

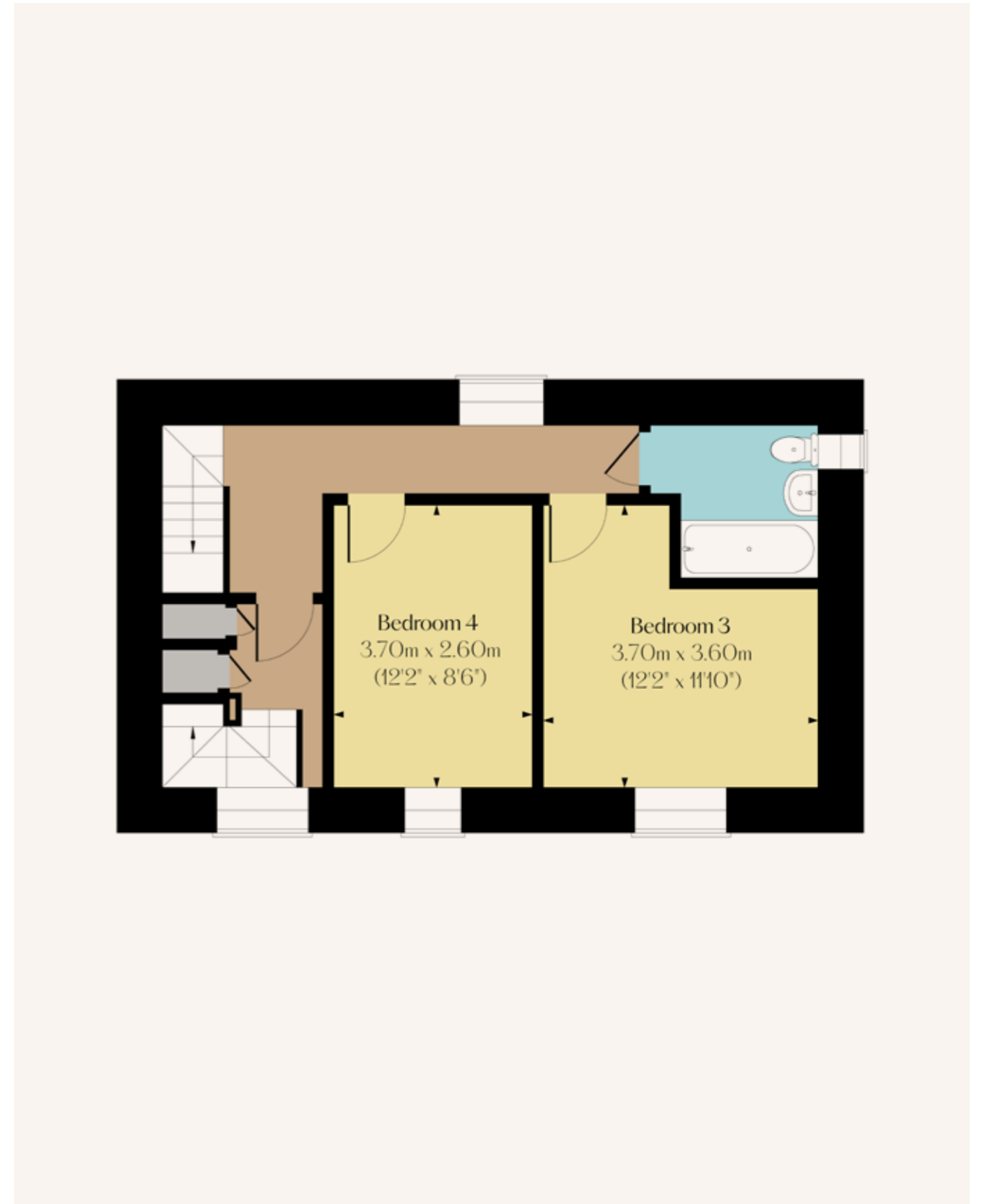
Wheelhouse & Courtyard Toolshed Approximate Floor Area:
310 SQ.FT. (28.8 SQ.M)



FIRST FLOOR

Approximate Floor Area:
439 SQ.FT. (40.8 SQ.M)

House Total Approximate Floor Area:
2498 SQ.FT. (232.1 SQ.M)



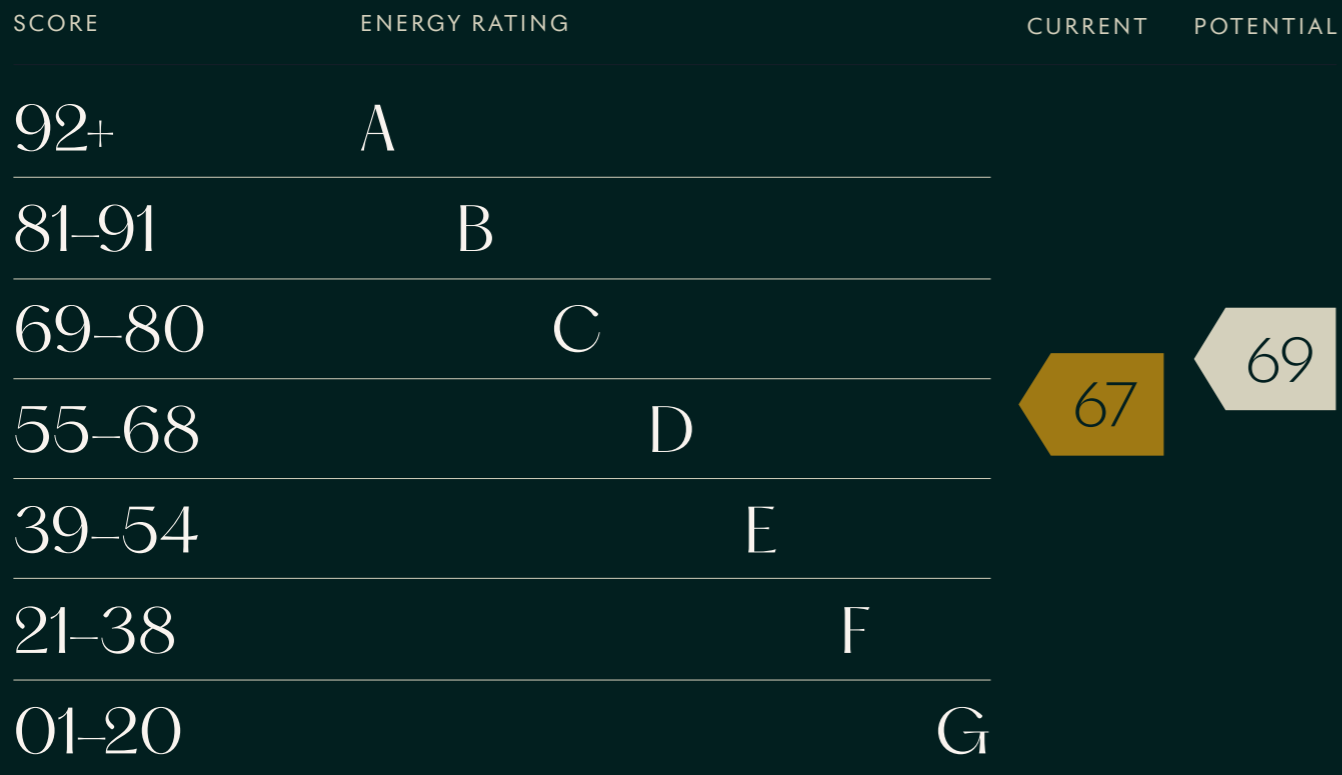
SECOND FLOOR & OUTBUILDING

Second Floor Approximate Floor Area:
439 SQ.FT. (40.8 SQ.M)

Outbuilding Approximate Floor Area:
156 SQ.FT. (14.5 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 2	SQFT (HOUSE AND OUTBUILDINGS) 2,498 / 466
TENURE Freehold	COUNCIL TAX F



Services

Mains gas, mains electricity and mains water via a private pipeline. The foul water drainage is connected to a modern packaged sewage treatment plant, owned by Priory Mill with shared use and maintenance costs with neighbouring Mill House. The broadband is fibre to the cabinet then copper wire down Norton Mill Lane, and the mobile signal quality is variable dependent on networks.

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.

Rights of Access & Shared Access

A right of access with notice is granted by Priory Mill to the neighbouring property, Mill House, over the driveway at the front of the property, via a metal field gate. Priory Mill has right of access with notice via the same metal field gate over Mill House's back yard across the bridge over the mill pond. A public footpath traverses Miller Balk Lane, part of the additional land offered as an option to purchase, by separate negotiation.

Planning Permissions

There is granted planning permission (24/00979/FUL on the Doncaster Council Planning Portal) for the extension of the existing flood wall, (completed); erection of a greenhouse; and future installation of up to two air source heat pumps.

Covenants, Easements, Wayleaves & Flood Risk

There are no covenants, easements or wayleaves. The flood risk is high. After initial problems with water intrusion in the basement measures have been put in place by the current owners to mitigate the risk, and the property is insurable in the event of a flood.

What3words

output.registers.bravest

Other Information

The property is located within Doncaster Greenbelt and most of the site is protected as part of the Norton Priory Scheduled Monument.

PRIORY MILL

Norton Mill Lane, Norton,
Doncaster, DN6 9BX

Offers in the Region
of £850,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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