





1 GRANGE FARM COTTAGES GAINSBOROUGH ROAD

DONCASTER, DN10 4RJ

£400,000

FREEHOLD

GUIDE PRICE £400,000 - £425,000

Located in the sought-after semi-rural village of Gringley-on-the-Hill and one of just three properties situated along a private lane, this unique detached home occupies a sizeable gated plot and enjoys an enviable elevated position with stunning panoramic views across the surrounding countryside. The accommodation is generously proportioned, centred around a bright and versatile open-plan living and dining space that provides an excellent environment for family life and entertaining. Further enhancing the flexibility of the accommodation is a practical utility room and boot room in the rear entrance hall. The large lounge flows seamlessly into a cosy snug, creating a versatile additional reception area, while the snug also benefits from its own separate entrance from the downstairs hallway. This adaptable space has the potential to create a third bedroom, making it ideal for multi-generational living, guest accommodation or those working from home.

Occupying a sizeable plot, the home offers significant potential for future development. Planning permission was previously granted for proposed two-storey front and first-floor side extensions, although this consent has now expired. The approved scheme demonstrates the property's exceptional potential, subject to obtaining the necessary planning permissions. 23/00102/HSE

Externally, the property boasts extensive parking facilities, useful outbuildings and generous gardens, all complemented by the breath-taking rural backdrop.

Kendra Jacob

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• GUIDE PRICE £400,00 - £425,000 • Detached countryside residence with exceptional scope for enhancement • Substantial garden plot with extensive outdoor space and outbuildings and ample off-road parking • Far-reaching rural views across open countryside • Spacious open-plan living and entertaining areas • Potential for further extension (subject to any necessary consents) • Just one of three properties along a private lane • Truly unique, one of a kind property • Viewing by appointment only; • Call 'Danielle Shepherd - JBS Estates' on 01302 204800





ENTRANCE HALL / BOOT ROOM / UTILITY AREA

Accessed via the front of the property, the entrance hall provides a practical boot room, offering an ideal space for coats, shoes and everyday storage. This area seamlessly connects to the utility room, which in turn leads through to the dining room, creating a practical and functional flow for day-to-day family living.

DINING ROOM

Conveniently located adjacent to the kitchen and central hallway, the dining room offers a dedicated space for family meals and formal entertaining.

KITCHEN

Fitted with a range of attractive solid wood wall and base units complemented by contrasting work surfaces, this characterful kitchen offers ample storage and preparation space. There is an inset sink positioned beneath a window overlooking the rear garden. An entrance door provides direct access outside, making this a practical everyday entrance, while the kitchen flows conveniently through to the adjoining dining room.

LOUNGE

An impressive L-shaped lounge. Benefiting from dual-aspect windows and French doors opening to the garden, this versatile space provides ample room for both relaxing and entertaining.

SNUG

A cosy secondary reception room positioned off the main lounge, offering an ideal space for a family room, reading area, playroom or home office.

STUDY

Currently used as storage space this separate room offers flexibility as a home office, study, hobby room or additional reception space.

GROUND FLOOR HALLWAY

A central entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor and creating a natural flow throughout the home.

FIRST FLOOR LANDING

A first-floor landing providing access to both bedrooms, the family bathroom and staircase.

BEDROOM ONE

A spacious double bedroom with built in wardrobes and a storage cupboard, enjoying multiple aspects and direct access to an external balcony area.

BEDROOM TWO

A well-proportioned double bedroom overlooking the rear of the property, offering ample space for a range of bedroom furnishings.

FAMILY BATHROOM

Positioned conveniently between the bedrooms, the bathroom serves the first-floor accommodation and benefits from a window providing natural light and ventilation.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw DC

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

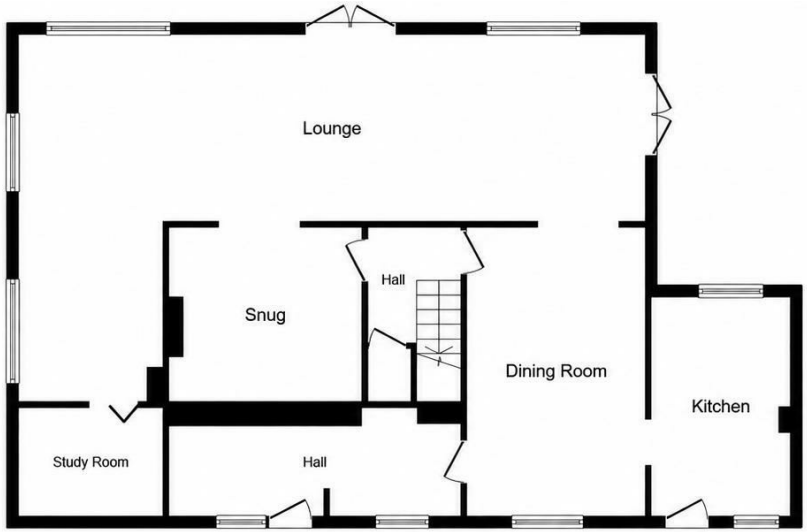
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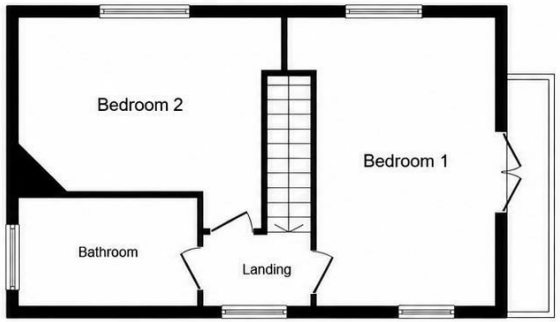






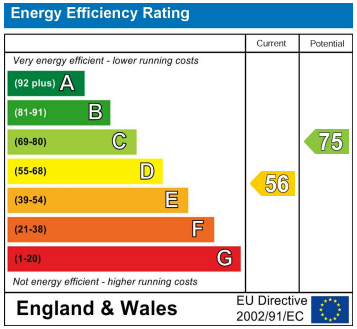


Ground Floor



First Floor





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com