



**Harwell House, Middle Bridge Road, Gringley-On-The-Hill
Doncaster DN10 4SD**

welcome to

Harwell House, Middle Bridge Road, Gringley-On-The-Hill Doncaster

A rare opportunity to purchase this beautifully located DETACHED home in the sought-after village of Gringley-on-the-Hill, having FIVE well proportioned BEDROOMS, TWO RECEPTION ROOMS, drive and garage with impressive countryside views. HUGE POTENTIAL TO IMPROVE. Early viewing recommended.



Ground Floor Accommodation

Entrance Porch

Entrance Hall

Providing access to all ground floor rooms, housing the stairs to the first floor landing and having feature panelling to the walls and a central heating radiator.

Lounge

Main reception room with an exposed brick chimney breast and multi fuel burner taking centre stage. Two side facing double glazed windows and a front facing bow window flood the room with natural light, character beams to the ceiling and two central heating radiators.

Kitchen

Spacious kitchen fitted with a good range of base units with complimentary worktop over and inset stainless steel sink with drainer. Ample space is provided for appliances including a washing machine, fridge freezer and cooker. Rear facing double glazed window, central heating radiator, boiler, tiling to the walls and side facing entrance door.

Dining Room

Second reception room having a front facing double glazed window, central heating radiator, coving to the ceiling and useful serving hatch from the kitchen.

Study

Study/home office with a rear facing double glazed window, central heating radiator and coving to the ceiling.

Bedroom Two

Ground floor double bedroom with a front facing double glazed window, central heating radiator and coving to the ceiling.

Bathroom

Fitted with a four piece suite comprising a shower cubicle, bath, wc and pedestal wash hand basin. Rear facing double glazed window with obscure glass, tiled walls and central heating radiator.

First Floor Accommodation

Bedroom One

Double bedroom with side facing double glazed window, central heating radiator and coving to the ceiling.

Shower Room

Fitted with a three piece suite comprising shower cubicle with electric shower, wc and pedestal wash hand basin. Rear facing double glazed window with obscure glass, tiling to the walls and a central heating radiator.

Bedroom Three

Double bedroom with side facing double glazed window and central heating radiator.

Bedroom Four

Spacious double bedroom with a side facing double glazed window and storage cupboard housing the central heating tank.

Bedroom Five

Single bedroom with front facing double glazed window and central heating radiator.

External

Harwell House enjoys a peaceful rural setting with magnificent views across countryside. The property is accessed via a shared block paved area and through timber gates to the private driveway which provides off road parking for multiple vehicles and leads to the generous size garage. A covered area between the house and garage provides access to the rear of the property, houses the oil tank and gives access to a WC, handy store and the house itself.

The walled front garden is of a good size and mainly laid to lawn with plenty of space to enjoy and entertain during the summer months. A path around the perimeter of the property leads to a more private garden to the side elevation, benefitting from a slightly elevated position with a grassed lawn and established hedging.

Store/Utility

Useful storage area to the rear of the garage, previously used as a utility space with rear facing window.

Outside Wc

Fitted with a WC.

Garage

Generous size garage with an electric up and over door, side courtesy door, power and light connected.

Utilities

Mains electric, water and drainage. Oil fired central heating and solar water panels.

Agents Notes

The current title holds two properties within it, separation of the title will be conducted during the conveyancing process.

A private right of way exists at this property, please speak to the selling agents for further details.

A planning permission application was submitted and granted to make alterations to the property and vehicular access. This application can be viewed on the Bassetlaw District Council planning portal under Ref. No: 24/00744/HSE .

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

Harwell House Middle Bridge Road, Gringley-On-The-Hill Doncaster

- Charming Detached House
- Stunning Views Over Countryside
- Rural Location
- Huge Potential To Improve
- Ample Off Road Parking and Generous Size Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: G

offers over

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107697 - 0004

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.

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