

# Keith Clough

THE ESTATE AGENTS  
EPWORTH  
[www.keithclough.co.uk](http://www.keithclough.co.uk)



## Willow Grange, Woodhouse BELTON, DN9 1QH

Price Guide: £775,000

32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)

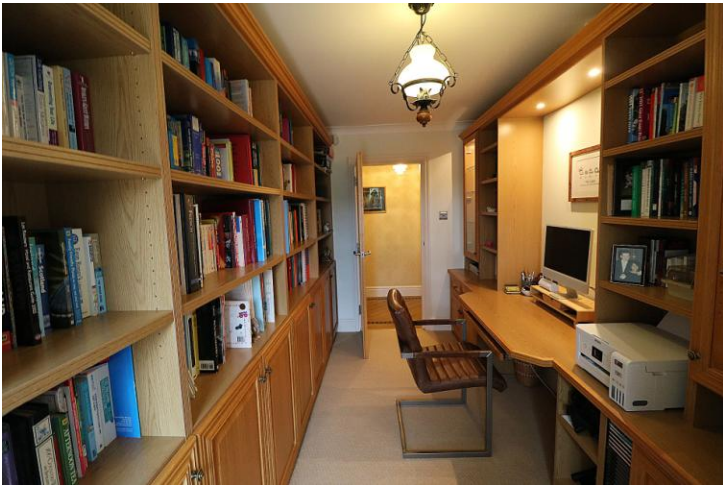


## Willow Grange, Woodhouse, Belton, DN9 1QH

**THE PROPERTY** A rare opportunity to acquire a beautifully presented substantial detached home set across three spacious floors. This exceptional property boasts six generously sized bedrooms, some of which are being used as a games room, cinema and gym. One bedroom would be ideal as a guest suite! Every aspect of the home has been thoughtfully and tastefully designed to a high standard throughout. A bright conservatory overlooks the private garden, offering stunning far-reaching views. The impressive kitchen is a true centrepiece, complete with an Aga, central island and a variety of high-quality additions. Homes of this calibre rarely come to market, making early viewing highly recommended. Please contact the agents to arrange your viewing.

**RECEPTION HALL 20' 11" x 11' 7" (6.387m x 3.552m)** Front entrance door and window leading into T shaped hall with oak staircase to gallery landing. Amtico flooring. Radiator with cover

**STUDY 15' 2" x 7' 1" (4.638m x 2.166m)** Front facing window. Extensive individual designed oak floor to ceiling cupboards and display shelving with pelmet lights over desk area and bookshelves. Base cupboards and glass cabinets. Radiator.



**LIVING ROOM 32' 10" x 16' 3" (10.022m x 4.958m)** Double aspect windows. Wooden floor. Rustic brick inglenook fireplace with stone hearth with wooden beam and solid fuel stove. Dado rail. Radiator. Television points. Double glass panelled doors opening into: -



**DINING ROOM 19' 6" x 16' 2" (5.949m x 4.948m)** Continuation of wooden flooring. Rear facing French doors and glass side screens into the conservatory. Radiators. Additional double glass panelled doors into dining kitchen.



**DINING KITCHEN 33' 1" x 16' 3" (10.105m x 4.976m)** Double aspect windows. Impressive range of fitted base and wall cupboards, corner display shelving with drawers. Granite worktop incorporating one and half bowl with mixer taps. Brick recess housing a four-oven gas aga with hotplate. Built in microwave oven. Dishwasher and plumbing for American fridge freezer. Larder storage with baskets under. Additional chrome Rangemaster 5 gas ring top with double oven and extractor fan above. Built in Neff steam oven. Sizable central Island with drawers and cupboards under to both sides and granite top. Walk in pantry. Tiled floor. Radiators. Ceiling spotlights. Dresser with beach display top and glass cupboard and drawers. Any cook's delight!



**WC** Front facing window. Floating hand basin and WC. Half tiled walls. Tiled floor. Radiator.

**INNER HALLWAY** Tiled flooring. Rear facing entrance door. Front facing window. Additional staircase. Walk-in storage cupboard and personal door leading into the garage. Ceiling spotlights. Radiator.

**UTILITY ROOM 22' 1" x 9' 11" (6.734m x 3.023m)** Rear facing windows. Fitted larder storage base cupboards and drawers. Worktop incorporating stainless steel drainer with mixer taps and tiled splash backs. Provision for whitegoods. Tiled floor. Radiator.

**WALKIN STORAGE 14' 1" x 7' 0" (4.314m x 2.136m)** Tiled floor.

**DAY ROOM ABOVE GARAGE 30' 0" x 9' 7" (9.168m x 2.940m)** Access via staircase. Velux windows and rear facing window. Television point. Radiators. Under eaves storage.



**RECEPTION HALL / MAIN RESIDENCE** Access to first floor.

**GALLIERIED LANDING** Front facing window. Walk-in storage cupboard. Radiator.

**2ND STAIRCASE** Under stair storage that leads to the second floor.

**BEDROOM 1 23' 0" x 16' 4" (7.027m x 4.998m)** Front facing windows. Extensively fitted wardrobes, base cupboards, drawers and bedside drawers with dressing table. Ceiling spotlights. Television point. Laminate flooring. Radiators.



**DRESSING ROOM 9' 5" x 6' 8" (2.875m x 2.046m)** Rear facing window. Laminate flooring. Floor to ceiling fitted wardrobes. Radiator.

**ENSUITE 9' 3" x 7' 8" (2.840m x 2.337m)** Floating hand basin with vanity mirror above and WC. Bath with display shelving. Walk-in shower. Tiled floor. Heated towel rail.

**BEDROOM 2 16' 3" x 16' 3" (4.975m x 4.960m)** Rear facing windows with open views. Some rustic exposed brickwork. Television point. Radiators.



**ENSUITE 9' 3" x 9' 5" (2.842m x 2.875m)** Rear facing window. Pedestal and wash basin and WC. Bath with hand shower over and side screen. Tiled walls and floor. Ceiling spotlights. Heated towel rail.

**BEDROOM 3 16' 3" x 16' 2" (4.976m x 4.933m)** Front facing windows. Laminate flooring. Television point. Radiator.



**BEDROOM 4 / GYM ROOM 11' 8" x 9' 10" (3.565m x 3.017m)** Front facing window. Radiator.

**BATHROOM 16' 2" x 9' 7" (4.929m x 2.938m)** Rear facing window. Pedestal hand wash basin and WC, bidet, free standing bath and shower cubicle. Tiled walls and floor. Heated towel rail. Ceiling spotlights. Vanity mirror.

**SECOND LANDING** Oak staircase. Walk-in storage. Hobbies room.

**GAMES AREA 19' 6" x 11' 11" (5.946m x 3.657m)** High level front facing window. Under eaves storage. Radiator.

Access to boiler room which has Velux window and ample storage.



**BEDROOM 5 / CINEMA ROOM 22' 4" x 16' 4" (6.828m x 4.980m)** High level front facing window and rear Velux window. Laminate flooring. Television point. Under eaves storage. Radiators.



**BEDROOM 6 / GUEST SUITE 22' 4" x 16' 3" (6.832m x 4.966m)** Rear Velux facing window and front facing high level window. Radiators. Under eave storage.



**ENSUITE 10' 6" x 6' 5" (3.224m x 1.957m)** Pedestal hand wash basin and WC. Shower cubicle. Tiled walls. Heated towel rail. Tiled walls. Amtico flooring. Ceiling spotlights.



**OUTSIDE** The property is approached via a high brick boundary wall with centrally positioned electric double iron gates with personal gate within, opening onto a spacious block-paved driveway providing ample off-road parking. To the left of the frontage, there is access to an attached double garage with electric doors. The entrance is attractively framed by established small trees and decorative planted borders on either side of the gates. A pathway to both sides of the property leads through to the rear garden.

The rear garden is predominantly laid to lawn and features a variety of attractive elements including pathways, patio areas, a summerhouse, and a pergola. The space is fully enclosed by a wooden fence, offering a high degree of privacy, and benefits from an open aspect to the rear. Additional features include external lighting and an outdoor tap

note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

%epcGraph\_c\_1\_334%





32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)