



THE HAYLOFT  
AT HIGHFIELD BARNS



Where countryside meets with convenient access to the city, classic character meets contemporary living at Highfield Barns, a collection of eclectic barn conversions enveloped in open countryside dotted with historic villages, gastro pubs, heritage halls and gardens, and all within easy reach of Doncaster's collection of shops, restaurants, schools and transport links.

## THE BEST OF BOTH WORLDS

An exclusive selection of just six individual and character-packed properties, converted from barns that were once part of the Brodsworth Hall Estate, the homes at Highfield Barns are the perfect rural refuge for those who relish the restorative peace and tranquillity of the countryside, yet also seek the speedy transport links and amenities of city living, set on the leafy fringes of Doncaster.

Each with its own detached garage and allocated parking, discover the unique delights of The Gate House, The Hayloft, The Arches and Stone Croft Barn.





# THE HAYLOFT

## HB A GRAND ENTRANCE

Suffused in light, and offering fantastic, far-reaching views out over the countryside, serenity awaits at The Hayloft.

Parking, with EVC point, is available to the front of this handsome, stone built barn conversion. Impressive external lighting and outdoor sockets giving that extra charming touch. Entering directly into a capacious entrance hall, where the stunning central staircase of oak and iron is a captivating sight, beyond which, glazed doors provide instant access out to the Indian stone paved terrace at the rear.





## THE SOCIAL CENTREPIECE

Wooden effect LVT flooring flows out underfoot, warmed by underfloor heating all throughout the ground floor, enhancing the farmhouse feel and flow of the home, where, to the left, Crittall-style doors open to the sociably styled kitchen-diner.

Gather around the quartz-topped central island for wine and laughter as dinner is prepared. The island-breakfast bar offers ample storage, and the kitchen is equipped with a larder fridge, separate freezer, dishwasher, two electric fan ovens, and a 5-ring induction hob with extractor fan.



## CULINARY DELIGHTS

Integrated bin storage is also available, with plumbing for a washing machine and dryer in the utility room. Abundant storage is available in the kitchen and utility room, where sage green cabinets and drawers are furnished with brass handles.

A second breakfast bar near the dining area creates a convivial atmosphere. Numerous windows invite light and offer access to the Indian stone terrace.





## INDULGE IN LUXURY

Carpeted in soft neutral tones, the living room offers a generous yet comfortable setting for everyday relaxation. Its proportions allow for substantial seating arranged around a central focal point, creating a room that feels equally suited to quiet evenings as it does to hosting family and friends. Double doors open through to the adjoining garden room, enhancing the sense of connection while allowing each space to retain its own character.



To the rear, the garden room extends the living space outward, enjoying a natural relationship with the patio beyond. Bathed in daylight and positioned to overlook the garden, it provides a versatile setting for informal dining, reading or after dinner drinks as doors stand open in the warmer months. Together, these rooms create an easy progression between house and garden, shaping a layout that feels fluid, sociable and entirely attuned to contemporary living.



## AN ELEVATED PERSPECTIVE

Upstairs, an expansive gallery landing introduces a wonderful sense of openness, with far reaching views across the garden to the rear and countryside stretching out to the front. Its generous proportions create more than a simple circulation space, lending light and perspective to the upper level.



## A SUITE OF SANCTUARY

Arranged along the landing are four impressive double bedrooms, each distinguished by its own arrangement of exposed ceiling beams, adding texture and character.

The principal suite provides a spacious sanctuary, complete with a dedicated dressing room and a well appointed en-suite shower room featuring vanity storage, illuminated LED mirrors and the comfort of underfloor heating.





## A WELCOMING GUEST RETREAT

Bedroom two offers a well proportioned and welcoming retreat, thoughtfully arranged for guest comfort. Integrated eaves storage and fitted wardrobes keep the space organised and uncluttered, while Velux windows introduce natural light from above. The ensuite shower room provides privacy and everyday ease, finished in a clean, contemporary style that complements the room's calm atmosphere.





## LIGHT FILLED FLEXIBILITY

Bedrooms three and four are both generously sized double rooms, offering flexibility for a range of furnishings alongside additional storage as required. Each room features exposed ceiling timbers, echoing the character introduced elsewhere on the upper floor and lending texture and architectural interest overhead. Their balanced layouts allow for wardrobes, chests or even a study desk without compromising comfort, making them equally suited to family members or visiting guests.





## REFRESH & REVIVE

Serving bedrooms three and four, the family bathroom is both indulgent and practical in equal measure. A statement bath with waterfall tap forms a striking centrepiece, illuminated by subtle mood lighting that transforms the atmosphere in the evening hours. A separate walk-in shower provides flexibility for busier mornings, while a vanity unit with wash basin and WC completes the layout with understated sophistication.



An outdoor entertaining oasis, the expansive garden is privately screened behind timber fencing, creating a secure and secluded setting for both relaxation and recreation. A broad stretch of lawn provides ample room for children's play or informal gatherings, while the substantial Indian stone terrace offers a beautifully finished space for summer barbecues and long evenings outdoors.



# HB OUT & ABOUT

Highfield Barns offers an idyllic rural retreat with a perfect blend of country calm and connectivity.

Close to Brodsworth Hall, just over a mile away, and its Victorian gardens and tea rooms, the homes are also near Hooton Pagnell Hall, known for its beautiful gardens, and the village's gastro pub, 1903.

Surrounded by picturesque villages, visit Wentbridge for the Wentbridge House Hotel and its brasserie, or Ackworth, eight miles away, for shops, cafés, and restaurants. The historic village of Wentworth, 12 miles away, offers local pubs, shops, and a popular garden centre.

For a wider selection of retail outlets, schools, and supermarkets, Doncaster and Barnsley are nearby, with easy access to Sheffield's Meadowhall Shopping Centre. Commuters benefit from excellent road and rail links, including the A1, M62, M18, M1, and main line rail connections from Doncaster to London King's Cross, Leeds, Wakefield, Sheffield, and York.

Escape to Highfield Barns for sublime views, characterful living, privacy, and fantastic connectivity.

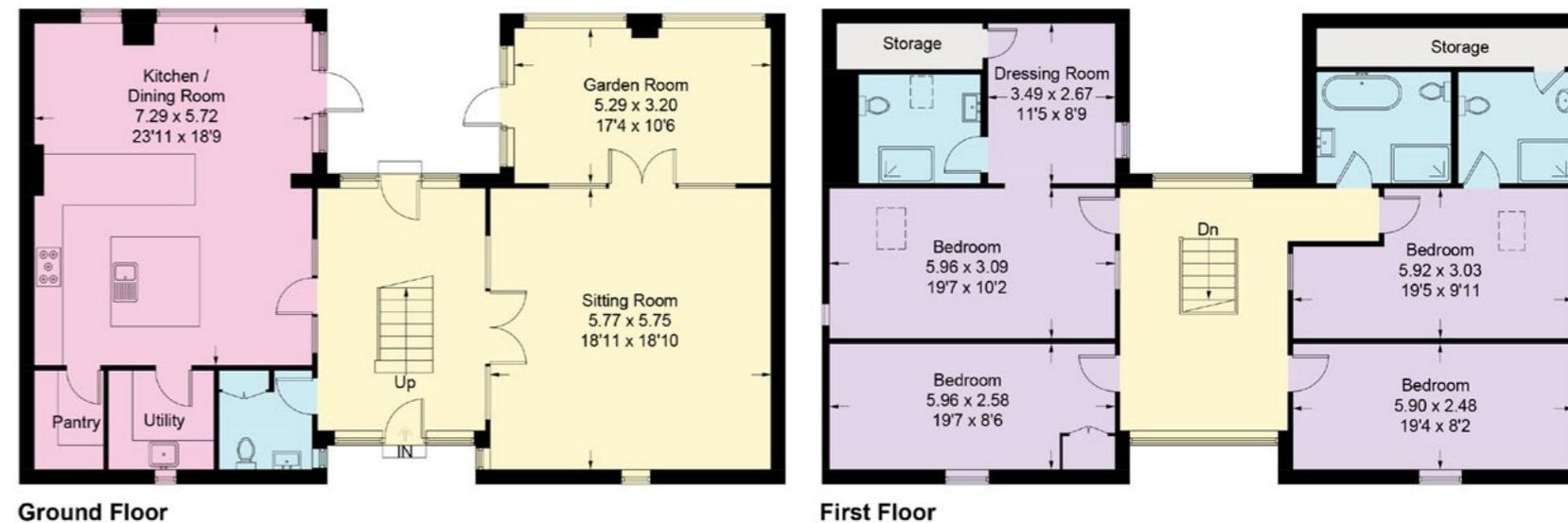
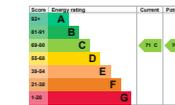


## FLOOR PLAN

Gross internal area = 245.2 sq m / 2639.5 sq ft.

Illustration for identification purposes only.

Measurements are accurate. Not to scale.



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Presented By

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