55 BAWTRY ROAD

DONCASTER, DN4 7AA

£1,100,000

FREEHOLD

Situated on one of the most prestigious roads on the outskirts of Doncaster, this exceptional five/six bedroom detached residence represents a rare opportunity to acquire a truly substantial family home. Coming to the market at £1,100,000, the property offers expansive and beautifully balanced accommodation, complemented by a double garage and generous grounds. Combining space, privacy, and an enviable location, this impressive home has been designed to provide both refined living and superb practicality, making it perfectly suited to modern or multi-generational family life.

Enjoying an elevated position, High Tor is approached via a private entrance and is set behind mature hedging. A large hardstanding area offers parking for several vehicles, complemented by an integral garage, while established bushes, trees, and carefully planned planting create an attractive and welcoming setting. Accessed via an inner porch with a separate WC, the property opens into a spacious, impressive and welcoming entrance hall, beautifully panelled in rich dark wood, immediately setting the tone for the character and elegance found throughout the home. A striking corner fireplace with a matching dark wood surround provides a distinctive focal point, while a staircase ascends to the first floor and doors lead seamlessly to the principal ground-floor accommodation.

FINE & COUNTRY

55 BAWTRY ROAD

• Five/Six Bedroom Detached House • Character & Elegance Throughout • Custom-Made Kitchen • Open-Plan Layout • Garden Room • 3 En-Suite Bedrooms • Generous Mature Grounds • Integral Double Garage • Located in Desirable Bessacarr • Ideal for Schooling & Transport Links

At the heart of the home lies a stunning custom-made solid oak kitchen, designed to be complementary to the Arts and Crafts style of the house and perfectly suited to contemporary family living. The spacious open-plan layout provides flexibility of design, providing for a comfortable seating area and a generous dining space, both enjoying picturesque views over the gardens. Bi-fold doors open onto the terrace creating a seamless connection between indoor and outdoor living and enabling views across the terrace into the sunroom. The kitchen features a central island, with wine fridge and ingenious storage, high ceilings which enhance the sense of light and space, and an extensive range of wall and base units in a sophisticated blend of painted and natural oak.

The formal oak panelled sitting room is a beautifully light yet cosy retreat, with windows to two aspects overlooking the gardens. A striking wooden beam and feature wall incorporates an inglenook open fireplace, providing a charming focal point and a warm, inviting atmosphere ideal for relaxation. Off the hallway, a versatile reception room is currently arranged as a snug but could equally serve as a formal dining room or ground floor bedroom, with windows to the front of the property, offering an adaptable space for family living or entertaining.

A beautifully light and airy garden room, flooded with natural light through extensive glazing, provides splendid views over the rear gardens. With high ceilings and a contemporary design, this elegant space offers the perfect setting to relax and unwind. An inner hallway with a staircase connects the garden room seamlessly to the first floor.

Additional ground-floor accommodation includes a practical boot room, a well-appointed utility room with a door into the garage, and a convenient WC, all accessed from the kitchen area and designed to combine functionality with modern living. Bedroom five lends itself perfectly as a bedroom or study, benefitting from easy access via the second staircase adjacent to the kitchen.

To the first floor, there are five well-proportioned bedrooms, four of which are large doubles, with three benefitting from stylish en-suite facilities. The principal bedroom is a luxurious retreat, featuring a well-designed en-suite, creating both comfort and elegance. A family bathroom serves the remaining bedrooms, each of which is exceptionally light and provides inviting and versatile living spaces throughout the upper floor.

In addition to the generous living spaces, High Tor also benefits from a substantial cellar, spanning the combined footprint of the dining room, hallway, and sitting room. Accessed discreetly via a trap door, this hidden gem provides excellent storage and is one of the many surprising features this charming home has to offer.

The property is surrounded by mature gardens, predominantly laid to lawn, that extend from the front of the home to the main garden at the rear. A generous patio area provides an ideal setting for entertaining family and friends during the warmer months, while the beautifully

maintained grounds offer a tranquil and private environment in which to enjoy the peaceful surroundings.

Bessacarr is well known for having plenty of parks and woodland walks in and around the area including Lakeside, Armthorpe Woods, Yorkshire Wildlife Park and Potteric Carr, which are all a short walk away. A quick drive into Doncaster provides you with all of the amenities a vibrant city can offer, including an abundance of shops, restaurants and entertainment for all the family, and is enriched by iconic events such as the historic St Leger Festival, one of the oldest horse races in the country. The property benefits from excellent access to highly regarded primary and secondary schools, as well as a range of nearby nurseries and early years childcare options, making it an ideal choice for families. Transport links are a particular strength, with the city situated on the East Coast Main Line, providing direct rail services to London, Edinburgh, Leeds, York, and Sheffield, making it an excellent base for commuters. The station is less than a 10-minute drive away giving access to all the major cities. Doncaster is also well connected by major road routes, including the A1(M), M18 and M1 ensuring easy travel.

55 BAWTRY ROAD

55 BAWTRY ROAD

ADDITIONAL INFORMATION

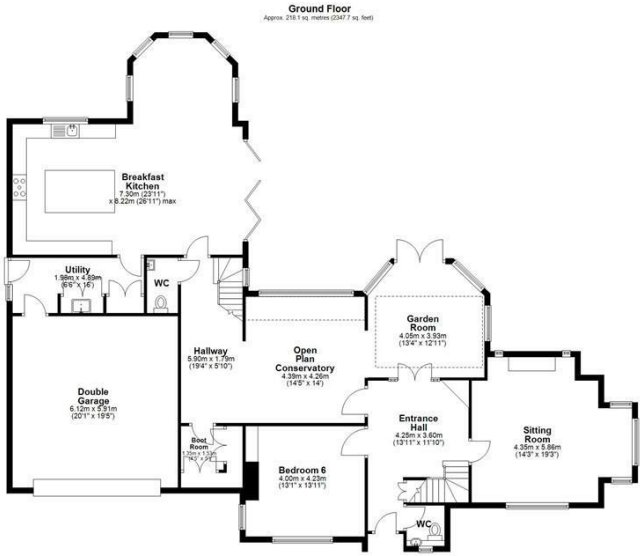
Local Authority – Doncaster

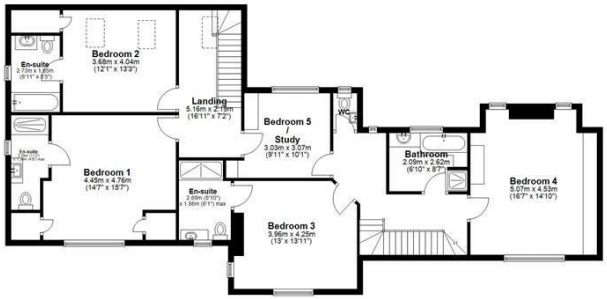
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3816.60 sq ft

Tenure – Freehold

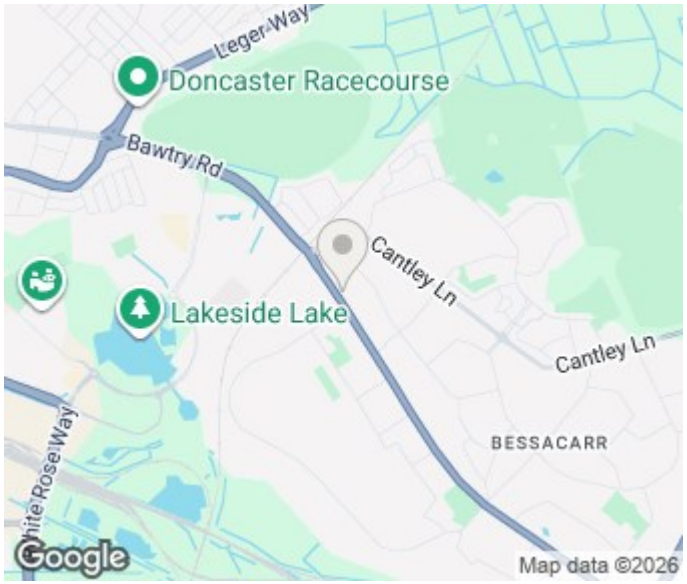


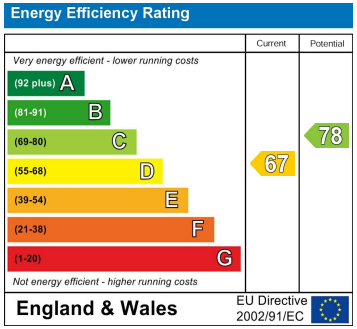


Total area: approx. 354.6 sq. metres (3816.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein.

Plan produced using PlanUp.





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

Fine & Country Bawtry
Six Oaks Grove
Retford
DN22 0RJ

01302 591000
bawtry@fineandcountry.com
https://www.fineandcountry.co.uk/bawtry-estate-agents

FINE & COUNTRY