



Brickyard Lane, Walkeringham, Doncaster DN10 4LZ

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## Brickyard Lane, Doncaster DN10 4LZ

Nestled in a rural location on the outskirts of Walkeringham you will find Haven Lodge, offering versatile accommodation and may be of interest to a discerning buyer for future development. Road links give access to surrounding market towns which are well served with amenities including supermarkets, leisure facilities, schools, cafes and restaurants. **VIEWING HIGHLY RECOMMENDED** to appreciate the accommodation on offer.





#### **DIRECTIONS**

From Fountain Hill take the turning onto Brickyard Lane and continue down the track over the Chesterfield Canal and follow the lane to the left.

What three words - racetrack.onions.skillet.

#### **ACCOMMODATION**

uPVC double glazed French doors leading into:

#### **ENTRANCE PORCH**

13'3" x 7'0" to its maximum dimensions

uPVC double glazed windows to the side elevation and wooden glazed entrance door with side windows leading into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor accommodation, two radiators, coving to ceiling and doors giving access to:

#### **LOUNGE**

18'4" x 16'6"

Wooden double glazed window to the rear elevation and wooden double glazed patio doors to the side elevation giving access to the Conservatory, brick built fireplace with tiled hearth and multi fuel stove, radiator and exposed wooden beam feature to ceiling.

#### **KITCHEN DINER**

17'2" x 16'2" to its maximum dimensions

Wooden double glazed window to the front elevation, wooden country style fitted kitchen comprising base, drawer, wall, larder and display units with complementary work surface, tiled splashback, inset sink and drainer with mixer tap, integrated double oven and five ring ceramic hob with extractor over, provision for dishwasher, integrated fridge and freezer, radiator, exposed wooden beams to ceiling and wooden double glazed patio doors leading into:

#### **CONSERVATORY**

37'5" x 11'3" to its maximum dimensions

Constructed on a uPVC double glazed frame with French doors giving access out to the gardens.

#### **DINING ROOM**

14'5" x 13'6"

Wooden double glazed patio doors to the rear elevation giving access out to the garden, radiator and coving to ceiling.

#### **STUDY**

14'4" x 14'5"

Wooden double glazed window to the rear elevation, radiator and coving to ceiling.



**UTILITY ROOM**

12'7" x 7'4"

Wooden double glazed window to the front elevation, fitted units comprising base, drawer, wall and larder units with inset ceramic sink and drainer with mixer tap over, provision for automatic washing machine and radiator.

**DOWNSTAIRS SHOWER ROOM**

12'6" x 5'8"

Wooden double glazed window to the front elevation, suite comprising w.c, hand basin mounted in vanity unit, shower cubicle and radiator.

**BAR/GAMES ROOM**

24'9" x 22'6"

Two wooden double glazed windows to the front elevation and uPVC double glazed patio door to the rear elevation giving access to Pool Room  
With fitted bar, vaulted ceiling, radiator and door giving access into the Boiler Room.

**POOL ROOM**

39'2" x 23'5" to maximum dimensions

Three uPVC double glazed windows to the rear elevation and two further windows to the side elevation, uPVC double glazed French doors giving access out to the patio area and garden beyond, wall mounted air conditioning unit and swimming pool measuring 8.94m x 4.52m.



**BOILER ROOM**

With floor standing central heating boiler and space for storage.

**GARAGE**

23'2" x 11'8"

A second door from the Games Room gives access to the Garage.  
With light and power, up and over door, radiator and wooden double glazed window to the rear elevation.

**FIRST FLOOR LANDING**

Quarter landing and return staircase with wooden double glazed window to the front elevation. Airing cupboard, coving to ceiling and doors in turn giving access to:

**MASTER BEDROOM**

16'4" x 13'1"

Wooden double glazed window to the front elevation and wooden double glazed patio doors to the side elevation with views over the garden pond and countryside beyond giving access out to the balcony. Door giving access to:

**EN SUITE SHOWER ROOM**

10'0" x 7'6"

Wooden double glazed window to the front elevation, suite comprising w.c,



bidet, "his" and "her" sinks mounted in vanity unit, shower cubicle, wooden clad walls and radiator.

#### **BEDROOM TWO**

16'6" x 14'0"

Wooden double glazed window to the rear elevation with views over the countryside, wooden double glazed patio doors to the side elevation giving access out to the balcony and radiator.

#### **FAMILY BATHROOM**

13'6" x 10'5"

Suite comprising w.c, bidet, "his" and "her" hand basins mounted in vanity unit, sunken bath, separate shower cubicle, wooden cladding to walls and radiator.

#### **BEDROOM THREE**

13'3" x 15'10"

Wooden double glazed window to the rear elevation with countryside views, range of fitted wardrobes and storage cupboard, radiator.

#### **BEDROOM FOUR**

13'8" x 11'5"

Wooden double glazed window to the front elevation, radiator and loft access.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



#### **EXTERNALLY**

Gravelled driveway allowing ample parking for multiple vehicles with Workshop/multiple Garage 29.13m x 7.55m with light and power and doors opening to the front. The extensive mature gardens lay to the front, side and rear with countryside views and are divided into formal lawns, patio area, wooden copses and fish pond.

#### **TENURE - Freehold**

#### **COUNCIL TAX**

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'G'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

#### **AGENTS NOTE**

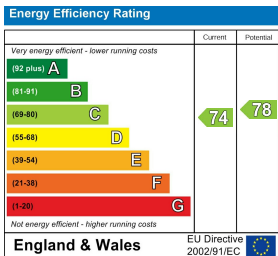
We are advised the property has solar panels which are owned by the vendor.

Ground Floor  
347 sq m/3735.07 sq ft  
Approx.

First Floor  
113 sq m/1216.32 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2026



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -  
01427 616118 <https://www.hunters.com>

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