





THE MEETING HOUSE QUAKER LANE

DONCASTER, DN4 9LD

£350,000

FREEHOLD

Nestled within the heart of the highly sought-after conservation village of Old Warmsworth, The Meeting House is a truly enchanting Grade II Listed stone-built cottage of exceptional charm and historical significance. Believed to date back to the early 1700s, this unique one-bedroom home presents a rare opportunity to acquire a piece of local heritage, thoughtfully combining period character with the comforts of modern-day living. The property also benefits from the added convenience of off-street parking, a particularly valuable feature within this historic village setting.

Occupying a delightful position, the cottage immediately captivates with its warmth, individuality and timeless appeal. A wealth of original features has been carefully preserved, celebrating the property's rich history while creating a home full of atmosphere and authenticity. Every room offers its own distinctive character, resulting in a wonderfully inviting living environment.

While beautifully presented and ready to enjoy, The Meeting House also offers exciting scope for a purchaser to enhance and personalise the accommodation, sympathetically introducing their own style while preserving the home's remarkable heritage. Rarely do properties of such individuality, history and enduring appeal come to the open market, making this an exceptional opportunity to own one of Old Warmsworth's most distinctive residences.

FINE & COUNTRY

THE MEETING HOUSE

• Enchanting Grade II Listed Stone-Built Cottage • One-Bedroom Mezzanine Layout • Log Burning Stove • Beautiful Walled Cottage Garden • Great Location For Commuters • Historic And Unique Character • High Ceilings & Exposed Floorboards & Beams • Movable Partition To Separate Reception Area • Off-Street Parking • Prime Old Warmsworth Conservation Village Location





Reception Room

At the heart of the home is a stunning reception room, where soaring ceilings and exposed floorboards create an immediate sense of space and history. Rich in charm and atmosphere, the property showcases an abundance of original features that reflect its unique heritage. Enhancing the cottage's individuality still further is a concealed panelled door leading through to the kitchen—a delightful period feature that perfectly complements the home's historic character.

Sitting Room

The cosy sitting room offers an inviting retreat, centred around a charming log-burning stove that provides warmth and character throughout the year. A particularly distinctive feature is the ingenious partition with raising panels between the sitting room and principal reception room, allowing the spaces to be opened or separated as desired.

Kitchen/Diner

The kitchen is both practical and well-proportioned, serving the property well in its current form while offering excellent potential for future enhancement and personalisation.

Bathroom

Completing the ground floor is a charming bathroom, sympathetically styled to complement the cottage's warm and characterful feel.

Bedroom

A staircase rises to the mezzanine bedroom, where open balustrading overlooks the principal reception room below. This unique layout enhances the feeling of openness while creating a wonderfully atmospheric sleeping space. The elevated position allows natural light to flow throughout the property, further emphasising the impressive ceiling heights and wealth of original character.

External

Outside, the beautiful walled cottage garden provides a peaceful and private sanctuary. Thoughtfully planted with mature flowers, established shrubs and seasonal planting, it offers year-round colour, texture and interest. A generous lawn creates an ideal setting for relaxing or entertaining, while a charming pond, tucked away in one corner, provides an attractive focal point and enhances the tranquil atmosphere. Carefully maintained borders and mature planting combine to create a quintessential English cottage garden, perfectly complementing a home of such historic charm.

Rarely do properties of such historical significance and individuality become available. Full of charm, timeless character and unique appeal, The Meeting House presents an exceptional opportunity to acquire a truly distinctive village home in one of Doncaster's most sought-after locations.

Viewing is highly recommended to fully appreciate the history, character and lifestyle this remarkable home has to offer.

Location

Old Warmsworth is one of Doncaster's most desirable and historic residential locations, renowned for its attractive village setting, character properties and strong sense of community. Designated as a conservation area, the village has retained much of its historic charm while providing convenient access to a range of everyday amenities.

The area is well served by a selection of highly regarded primary and secondary schools. For commuters, Old Warmsworth enjoys excellent connectivity, with easy access to the A1(M), M18 and the wider motorway network. Doncaster Railway Station offers regular direct services to London King's Cross, Leeds, York and Edinburgh, making the village an ideal choice for those seeking the perfect balance between rural character and modern convenience.

For dog walkers, the property is ideally positioned close to the Don Gorge and the Trans Pennine Trail, providing easy access to scenic walking routes and open countryside.

Agent's Note

Prospective purchasers should be aware that six historic gravestones, dating from the 1700s, are situated within the garden grounds. These form an integral part of the property's rich history and heritage, adding to the unique story and character of The Meeting House.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band B

Viewings – By Appointment Only

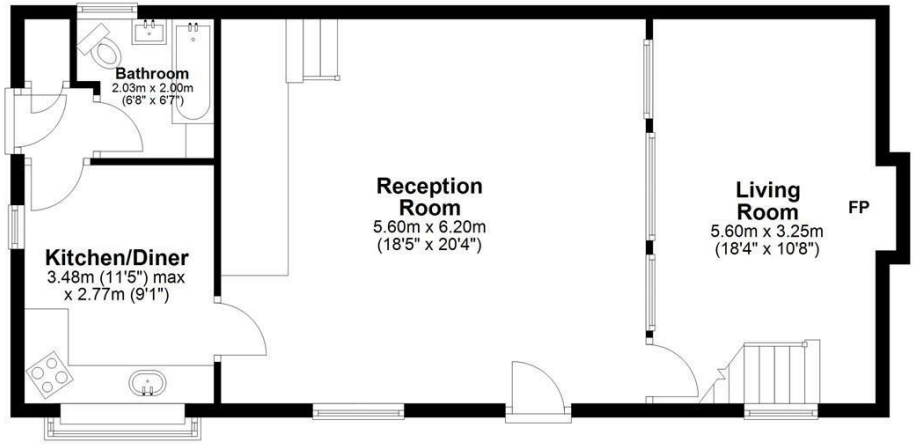
Floor Area – 954.20 sq ft

Tenure – Freehold





Ground Floor
Approx. 69.8 sq. metres (751.6 sq. feet)



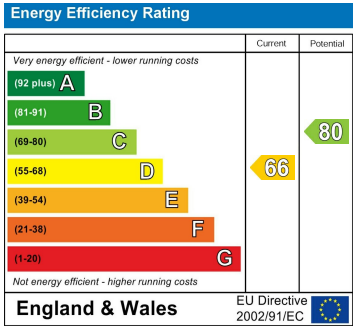
First Floor
Approx. 18.8 sq. metres (202.7 sq. feet)



Total area: approx. 88.7 sq. metres (954.2 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

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