





TRUMFLEET LODGE HIGHFIELD LANE

DONCASTER, DN6 0DU

£750,000

FREEHOLD

A beautifully appointed and extremely well proportioned detached family home occupying a private position with stunning views over open countryside. The property boasts sprawling living accommodation extending to in excess of 4000 SQFT in all, giving an abundance of natural light and is finished to the highest standard throughout.

FINE & COUNTRY

TRUMFLEET LODGE

• Substantial Family Home • Five Double Bedrooms • Surrounded By Open Countryside • Spacious Reception Rooms • Large Open Plan Kitchen • Outdoor Entertainment Area With Hot Tub • Rural Location • Wrap Around Gardens • Gated Entrance And Double Garage • Excellent Transport Links





Externally there is a gated entrance leading to a driveway and double garage providing parking for a number of vehicles, as well as beautifully manicure grounds that wrap around the property. The gardens are mainly laid to lawn but benefit from patio areas ideal for entertaining friends and alfresco dining.

The accommodation briefly comprises of a welcoming entrance hall with bespoke staircase and flows to the ground floor living space. There are a number of large reception rooms to include, a spacious lounge with brick-built fireplace, inset log burning stove and windows to the front elevation, a study provides the ideal space for any buyer wishing to work from home. There is also an expansive games room which could double as a formal dining room but currently gives the perfect space to entertain all year round with patio doors leading to the rear gardens and a fantastic outdoor but undercover area with fitted outdoor kitchen, seating area and space for leisure facilities with large hot tub.

The heart of the enviable family home is the open plan kitchen living room with far reaching country views to the rear elevation with a utility and W/C off. The kitchen comprises of an expansive range of base and wall units with central breakfast island and a number of integrated appliances. Bi-folding doors flow seamlessly to the patio areas and gardens beyond.

The first floor offers an impressive galleried landing area which leads to a total of five double bedrooms in all. The principal suite along with the guest bedroom and bedroom three all benefits from en suite facilities, whilst the well equipped house bathroom serves bedrooms four and five. The property must be viewed to appreciate the quality and space on offer.

The property is located within the popular rural hamlet of Trumfleet, giving local walks on the doorstep and the potential to fulfil the equestrian dream. This location is also serves the commuter well with the motorway network which is only a matter of miles away, whilst both Retford and Doncaster stations provide an excellent main line rail connection to London Kings Cross.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3024.68 sq ft

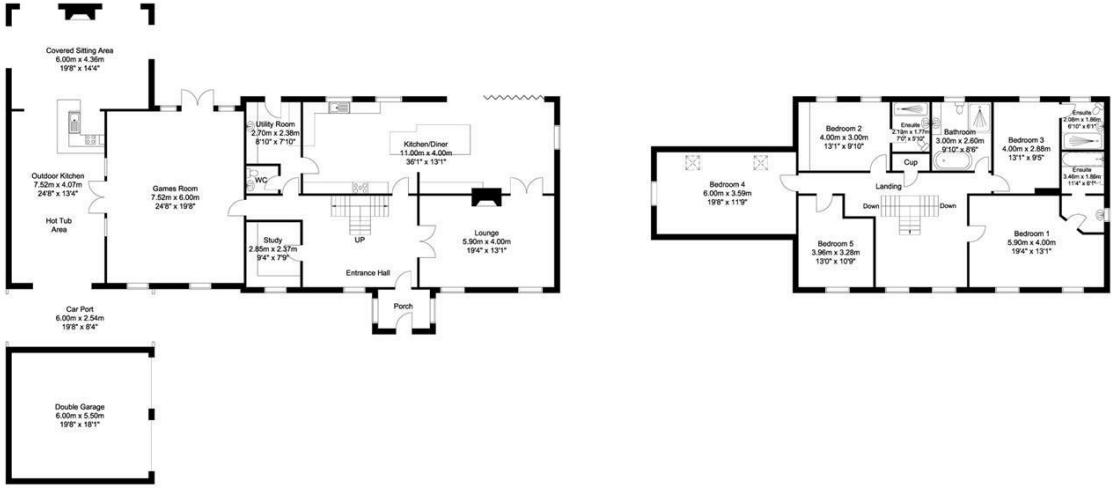
Tenure – Freehold



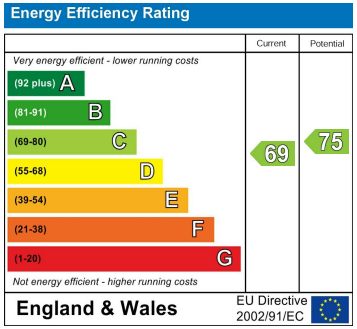


Ground Floor
250 sq m/2690.97 sq ft
Approx.

First Floor
131 sq m/1410.07 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 @2024

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