



# White House

Old Edlington, Doncaster, DN12 1PY

Offers Over £475,000

## A Charming Family Home with Character and Versatile Living Space

This beautifully presented family home combines traditional charm with spacious and adaptable accommodation, making it ideal for modern living. At the heart of the property is an impressive open-plan kitchen, dining, and living area, featuring an inviting open fireplace and a delightful built-in bay seating area overlooking the private rear garden.

The ground floor also offers a welcoming lounge, a separate study/playroom, and a generous utility/porch with an adjoining workshop/store, providing excellent practicality and storage solutions.

Upstairs, you will find three well-proportioned double bedrooms. The master bedroom benefits from fitted wardrobes, a floating bed, and integrated bedside cabinets, while the family bathroom boasts a well appointed four-piece suite. One of the bedrooms includes an additional room, offering potential for a dressing area or a fourth bedroom. A fully boarded loft provides further accessible storage.

Externally, the property enjoys a large gated driveway with off-road parking and a substantial enclosed walled garden with elevated views across the surrounding countryside. Included in the sale is approximately half an acre of paddock land, complete with two stables and a tack room—perfect for equestrian enthusiasts or those seeking additional outdoor space.

With its blend of character, generous accommodation, stunning views, and equestrian potential, this unique home must be viewed to be fully appreciated. Early viewing is highly recommended

- Spacious and versatile detached home offering three double bedroom and potential fourth, full of character and traditional features, including charming exposed beams
- Generous kitchen-diner with an open fireplace and a delightful window seat overlooking the private walled garden.
- Additional reception room ideal as a study, playroom, or home office.
- Well-appointed family bathroom featuring a four-piece suite.
- Large utility area/porch with a storeroom and convenient outdoor W.C
- Gated driveway providing ample off-road parking for multiple vehicles, with potential space for a garage
- Located within catchment for highly regarded schools.
- Extensive storage solutions throughout the property.
- Walled rear garden plus a 0.5 acre paddock with two stables and a tack room.

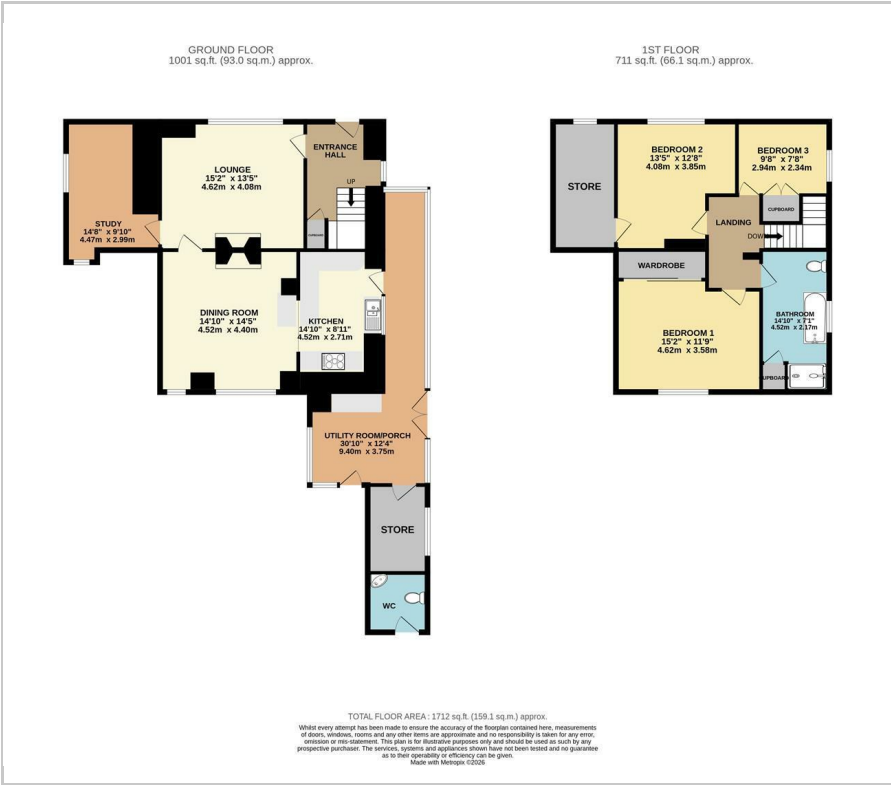
## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





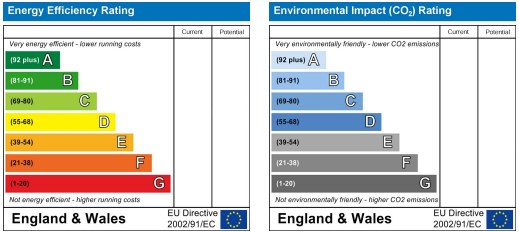
Floor Plan



Area Map



Energy Efficiency Graph



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