



Goodnestone House Buckingham Road, Conisbrough, Doncaster, DN12 3DE

**Offers In Excess Of £425,000**

This Stunning Edwardian property is situated within this substantial plot, hosting FIVE DOUBLE BEDROOMS split over three levels, providing flexible living accommodation. With En-Suites serving the two main bedrooms, there are a choice of grand reception rooms with plenty of space to relax and unwind. A double garage located at the top of the property provides convenient storage and benefits from power and lighting. Being within a five minute walk of the Train Station within the village an early viewing is essential to appreciate the standard of accommodation on offer.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Conisbrough

The name Conisbrough comes from the Old English Cyningesburh (first recorded c. 1000) meaning "king's stronghold" or "king's fortified place. Conisbrough contains what is believed to be the oldest building in South Yorkshire: the probably 8th-century Anglo-Saxon St Peter's Church. The church was enlarged in the twelfth century, and David Hey claims that it was a Minster church, forming the centre of a large, early parish covering all or much of the eleventh century Fee of Conisbrough.[5]

## Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway



This grand reception hallway hosts a staircase leading to the first floor and access to the ground floor accommodation.

## Dining Room 15'10" x 14'0" (4.84 x 4.29m)



With a front facing bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace.

## Lounge 17'6" x 17'2" (5.34 x 5.24m)



With a side facing bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace. Also hosting a media system comprising of a drop down 2.5 metre cinema screen. Yamaha speakers, amp and subwoofer.

## Dining Kitchen 20'0" x 15'0" (6.11 x 4.58m)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities a range cooker.

### Utility 12'9" x 11'10" (3.91 x 3.63m)



Hosting wall, base and drawer units with space and plumbing for an automatic washing machine.

### Downstairs WC

With low flush WC and wash hand basin.

### Principal Bedroom 17'10" x 13'10" (5.45 x 4.22m)



With double glazed window and access to the en suite.

### Master En Suite



With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC.

### Bedroom Two 16'0" x 14'1" (4.89 x 4.31)



With front facing double glazing and access to another en suite

### En Suite Two

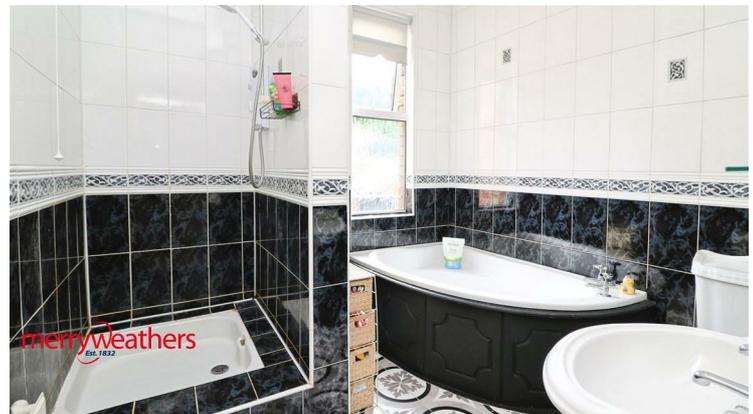
With a three piece suite comprising of a walk in shower with shower above, pedestal hand wash basin and low flush WC.

### Bedroom Five 13'7" x 11'9" (4.15 x 3.59m)



With rear facing double glazing.

### Bathroom



Hosting a four piece suite comprising of a corner bath with separate shower cubicle, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Separate WC First Floor

### **Bedroom Three 17'10" x 14'0" (5.45 x 4.27m)**



With side facing double glazing.

### **Bedroom Four 14'0" x 13'5" (4.28 x 4.10m)**



With front facing double glazing.

### **Walk In Wardrobe**

Providing additional storage.

### **Separate WC Second Floor**

### **Garage**

Double prefabricated garage

### **External**

The substantial plot features a large driveway and a low-maintenance garden accessible via stairs, leading to a delightful patio area. A double garage located at the top of the property provides convenient storage and benefits from power and lighting.

### **Cellar One 15'5" x 13'8" (4.72 x 4.17m)**

### **Cellar Two 9'6" x 5'8" (2.92 x 1.73m)**

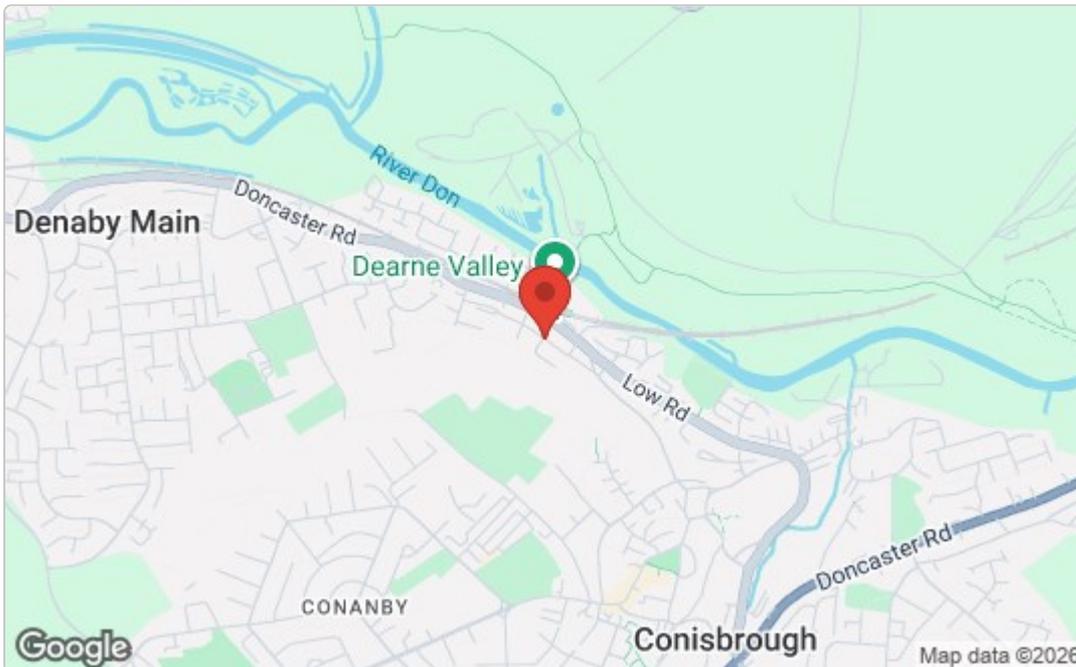
## Floor Plan



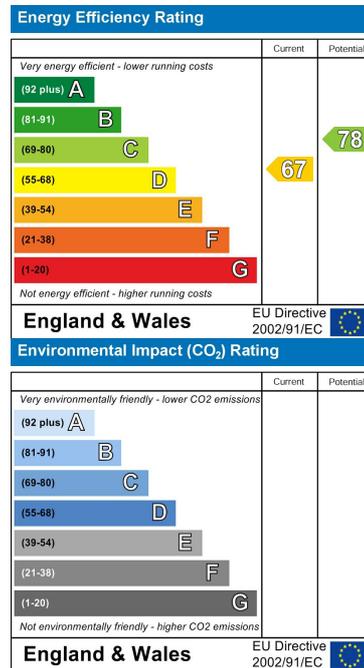
Total floor area: 335.1 sq.m. (3,607 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

[www.merryweathers.co.uk](http://www.merryweathers.co.uk)

**Merryweathers Mexborough** 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: [mexborough@merryweathers.co.uk](mailto:mexborough@merryweathers.co.uk)

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

