



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, brimming with charm, character and history. Believed to date back to the early 1700's, this unique one-bedroom home offers a rare opportunity to acquire a property steeped in heritage whilst enjoying the comforts of modern-day living. The property further benefits from the convenience of off-street parking, a particularly valuable feature within such a historic village setting.

Occupying a delightful position, the cottage exudes warmth and personality throughout, with a wealth of period features that reflect its rich past. Cosy and inviting, every room showcases the property's individual character, creating a home that is both charming and distinctive. Equally, the property presents an exciting opportunity for a new owner to introduce their own style and vision, creating a truly bespoke home.

 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



At the heart of the property is a stunning reception room, where high ceilings and exposed floorboards create an immediate sense of space and history. Rich in charm and atmosphere, the accommodation is filled with original features that reflect the property's unique heritage. A particularly intriguing feature is the cleverly designed partition with raising panels between the sitting room and principal reception room, allowing the spaces to be opened up or closed off as desired.

The cosy sitting room provides a welcoming retreat, centred around a charming log-burning stove, creating warmth and character throughout the seasons. Adding further to the cottage's individuality is a concealed panelled door leading through to the kitchen, a delightful feature that perfectly complements the property's historic nature.

The kitchen serves the home well in its current form whilst offering scope for future enhancement and personalisation. The ground floor is completed by a charming bathroom, perfectly in keeping with the cottage's cosy and characterful feel.

A staircase rises to the mezzanine bedroom, where open balustrading overlooks the principal reception room below. This unique arrangement enhances the sense of space throughout the home whilst creating a wonderfully atmospheric bedroom retreat. The elevated position allows natural light to flow through the property, further

accentuating the impressive ceiling heights and abundance of character features.

Outside, a beautiful walled cottage garden provides a private and tranquil retreat. Thoughtfully planted with an abundance of mature flowers, established shrubs and seasonal planting, the garden offers colour, texture and interest throughout the year. A generous lawned area complements the garden beautifully, creating a peaceful setting in which to relax, entertain, or simply enjoy the surroundings. A charming pond is tucked away within a corner of the garden, creating a delightful focal point and further enhancing the peaceful atmosphere of this beautiful outdoor space. The mature planting and carefully tended borders combine to create a quintessential English cottage garden, perfectly befitting a home of this character and heritage.

Rarely do properties of such historical significance and individuality come to the market. Full of charm, quaint appeal and timeless character, The Meeting House represents an exceptional opportunity for those seeking a unique village residence in one of Doncaster's most desirable locations.

Viewing is highly recommended to fully appreciate the charm, history and lifestyle that this remarkable cottage has to offer.

Location:

Old Warmsworth is one of Doncaster's most desirable and historic residential locations, renowned for its charming village atmosphere, character properties and strong sense of community. Designated as a conservation area, the village retains much of its historic charm whilst offering convenient access to a range of everyday amenities. Excellent schooling is available within the area, with a selection of well-regarded primary and secondary schools nearby. For commuters, the location is particularly well placed, with easy access to the A1(M), M18 and wider motorway network, whilst Doncaster Railway Station provides regular direct services to London King's Cross, Leeds, York and Edinburgh, making the village an attractive choice for those seeking a balance between rural charm and connectivity.

AGENTS NOTE:

Prospective purchasers should be aware that six historic gravestones are situated within the garden grounds of the property, dating back to the 1700s. The gravestones form part of the property's historical setting and further reflect the rich heritage associated with The Meeting House.

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ADDITIONAL INFORMATION

Local Authority – Doncaster

Council Tax – Band B

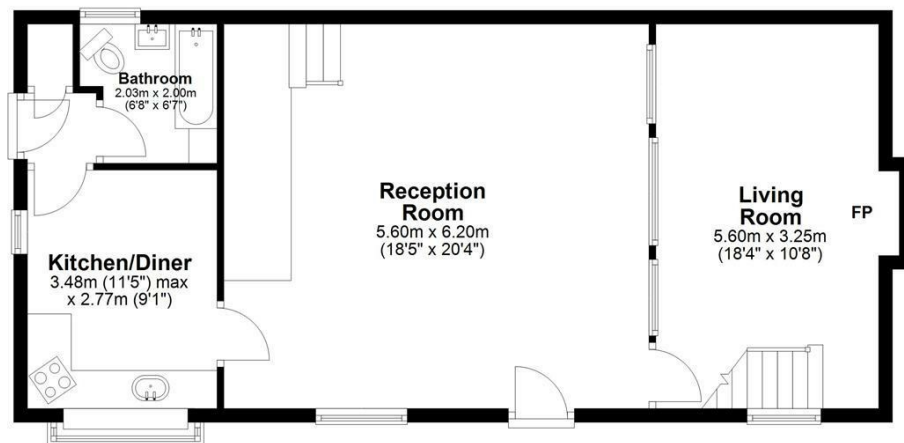
Viewings – By Appointment Only

Floor Area – 954.20 sq ft

Tenure – Freehold



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



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		66	8
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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