

MANOR HOUSE



BLENHEIM



WELCOME TO MANOR HOUSE,
A CHARACTERFUL, GRADE II
LISTED THREE BEDROOMED
DETACHED RESIDENCE THAT
SHOWCASES WONDERFUL CHARM
THROUGHOUT.

*With large living spaces, wonderful gardens and an
additional one bedroomed annexe, this is an excellent
opportunity for a wide variety of purchasers.*





The home dates back to around the 1500's and is the presumed birthplace of William Bradford, an English Pilgrim Separatist who emigrated to the USA and went on to become governor of the Plymouth Colony.

William Bradford wrote the journal "Of Plymouth Plantation", a highly authoritative account for Pilgrims understanding the sea voyage, the first winter and early Pilgrim life.

The home itself is incredible, offering five reception rooms, incorporating a stunning lounge and a dining room featuring a beautiful inglenook fireplace. Three double bedrooms occupy the first floor, including an impressive master bedroom suite and a family bathroom. The property is in need of a scheme of work to fulfil its modern-day potential.

The exterior of the home is outstanding and has a variety of green space, including a large lawned garden and mature trees. There is also a circular driveway, carport and a double garage. Additional living space can be found within a one bedroomed annexe that has a bathroom, kitchen and a reception room.

Manor House is located in the desirable village of Austerfield and is within walking distance of the popular market town of Bawtry. Within Bawtry are a host of amenities, such as highly rated restaurants, boutique shops and public houses. Moments away from the home is Bawtry Golf Club, which is set for exciting development in the coming years. The property is well situated for connections to the A1, M18 and M1. Doncaster train station is accessible within a short drive and provides a range of rail journeys, including London Kings Cross which is reachable in around 1.5 hours.

The property briefly comprises of on the ground floor: Entrance hall, WC, dining room, sitting room, lounge, kitchen, rear porch, conservatory and inner hallway.

Basement Level: Cellar.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 2 hallway, bedroom 2, family bathroom and bedroom 3.

Outbuildings: Store, annexe and double garage.

GROUND FLOOR

A heavy timber door opens to the entrance hall.

Entrance Hall

With a side facing timber glazed window, exposed original beams, wall mounted light point, central heating radiator and oak flooring. An opening gives access to the WC and an oak door with obscured glazed panels opens to the dining room.

WC

Having a side facing timber glazed window, flush light point and tiled flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and a storage unit beneath.

Dining Room

15'7 x 14'1 (4.74m x 4.29m)

An impressive dining room with front and rear facing timber glazed windows, additional UPVC double glazed windows, original beams, wall mounted light points, a flush light point, central heating radiators and oak flooring. The focal point of the room is the Inglenook fireplace with stone walling. Within the fireplace is a log burner. A timber door opens to the sitting room and openings give access to the lounge and inner hallway.

Sitting Room

13'1 x 10'11 (4.23m x 3.33m)

With front and side facing timber glazed windows, additional UPVC double glazed windows, original beams, wall mounted light point, central heating radiator and herringbone timber flooring.

Lounge

31'3 x 11'11 (9.52m x 3.62m)

A large lounge with front and side facing timber glazed windows, additional UPVC double glazed windows, wall mounted light points, recessed lighting, central heating radiators and timber flooring. A timber door opens to the kitchen.

Kitchen

22'8 x 12'10 (6.90m x 3.92m)

With a rear facing timber glazed window, strip lighting, original beams, central heating radiator and timber flooring. A range of fitted base/wall and drawer units incorporate a work surface, upstands and an inset 1.5 bowl sink with a mixer tap. There is the provision for integrated appliances. A timber door opens to the rear porch, a timber sliding door with double glazed panels opens to the conservatory and a timber sliding door opens to the inner hallway.

Rear Porch

Having lighting. A heavy timber door opens to the rear of the property.

Conservatory

9'4 x 8'8 (2.85m x 2.65m)

With front, side and rear facing UPVC double glazed windows and lighting.

Inner Hallway

A timber door opens to the cellar and kitchen.

Basement Level

Cellar

10'4 x 9'1 (3.14m x 2.76m)

With light and power.

From the inner hallway, a staircase with timber handrails rises to the first floor.



DINING ROOM



DINING ROOM





KITCHEN



SITTING ROOM



CONSERVATORY



LOUNGE

FIRST FLOOR

Landing

Having original beams and lighting. Openings give access to the master bedroom, bedroom 2 hallway and bedroom 3.

Master Bedroom

14'2 x 11'4 (4.32m x 3.45m)

A sizeable master bedroom with rear and front facing timber double glazed windows, original beams and a pendant light point. An opening gives access to the master en-suite bathroom.

Master En-Suite Bathroom

With front and rear facing timber glazed windows, original beams, flush light point, central heating radiator and timber flooring. A raised tiled area houses the en-suite which comprises a low-level WC and a wash hand basin with traditional chrome taps and storage beneath. A free standing bath with a roll top has a chrome mixer tap and an additional hand shower facility.

Bedroom 2 Hallway

Having a flush light point. Timber doors open to bedroom 2 and the family bathroom.

Bedroom 2

15'11 x 14'10 (4.85m x 4.52m)

With a side facing timber glazed window, original beams, central heating radiator and herringbone timber flooring. To one corner is a wash hand basin.

Family Bathroom

Having a rear facing timber glazed obscured window, recessed lighting and a central heating radiator. A suite comprises low-level WC and a pedestal wash hand basin with traditional taps. To one wall is a panelled bath with traditional chrome tap

Bedroom 3

13'4 x 9'1 (4.06m x 2.77m)

With a side facing timber glazed window, exposed beams, flush light point, central heating radiator and timber flooring.



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3

EXTERIOR & GARDENS

From High Street, two timber gates open to the front of the property and a circular driveway has parking for four vehicles. At the centre of the driveway is a raised planter with rockery and a mature tree. There is exterior lighting and external power points.

The driveway is surrounded by mature trees and plants. Access can be gained to the storage room and the main entrance door.

Timber gates open to a further area that has a large driveway with parking for further vehicles, a hardstanding carport and an area mainly laid to lawn with a bench and a plethora of mature trees. Access can be gained to the garden store, annexe, double garage, store and conservatory. There is exterior lighting, external power point and a water tap.

To the rear of the property is a large garden, mainly laid to lawn with a variety of mature trees and plants.

Store

16'5 x 14'9 (5.01m x 4.50m)

With light and power.

Annexe

A useful annexe with a bathroom, kitchen, living area and a bedroom.

A UPVC door opens to steps that rise to the:

Entrance Hallway

With a rear facing UPVC double glazed window and a flush light point. Timber doors open to the bathroom and living area.

Bathroom

Having a rear facing UPVC obscured double glazed window, flush light point, extractor fan and partially tiled walls. A suite comprises a low-level WC and a pedestal wash hand basin with traditional taps. To one wall is a panelled bath with traditional taps.

Living Area

12'10 x 12'8 (3.90m x 3.87m)

With a front facing UPVC double glazed window, pendant light point, wall mounted light points and timber flooring. The focal point of the room is the fireplace. Timber sliding doors open to the kitchen and bedroom.

Kitchen

10'3 x 5'11 (3.12m x 1.80m)

With a rear facing UPVC double glazed window and strip lighting. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl sink with traditional chrome taps. There is the provision for appliances.

Bedroom

10'3 x 9'7 (3.12m x 2.93m)

With a front facing UPVC double glazed window, pendant light point and timber flooring. There is fitted furniture.

Double Garage

19'8 x 18'6 (6.00m x 5.65m)

With up and over doors, light and power.







KITCHEN (ANNEXE)



LIVING AREA (ANNEXE)



BEDROOM (ANNEXE)





PLOT - IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

Ground & First Floor Approximate Floor Area:
2086 SQ.FT. (193.8 SQ.M)

Total Approximate Floor Area (Including Outbuildings):
3383 SQ.FT. (314.3 SQ.M)



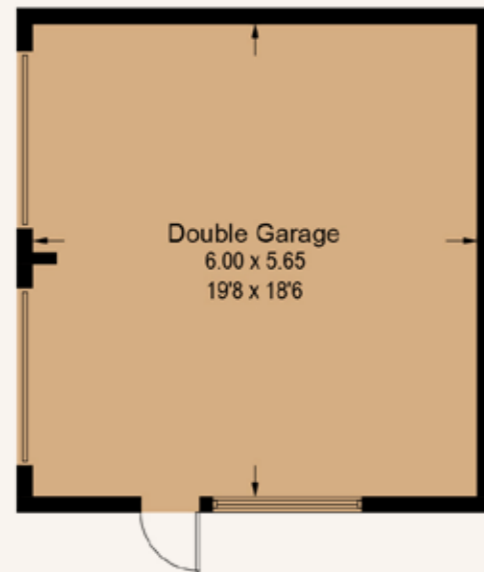
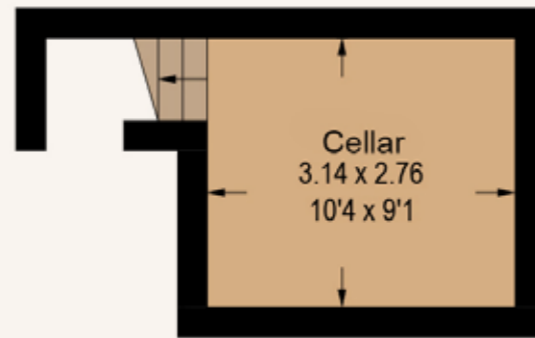
FIRST FLOOR



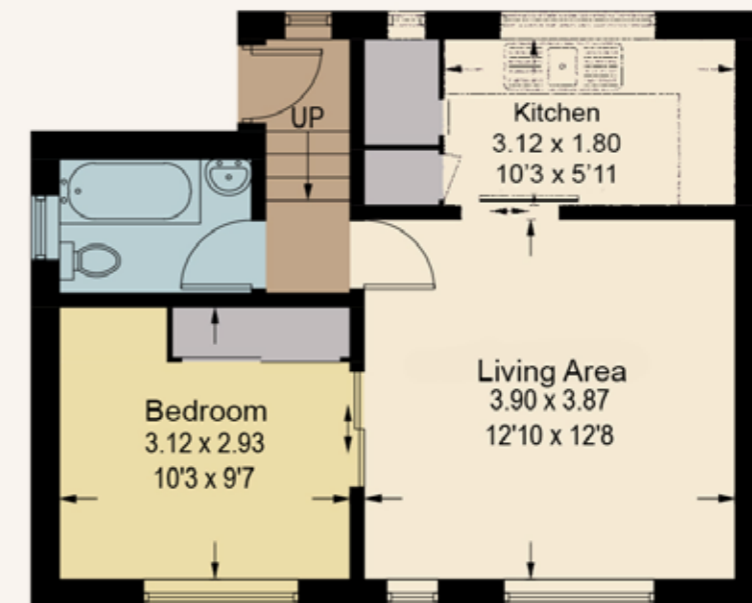
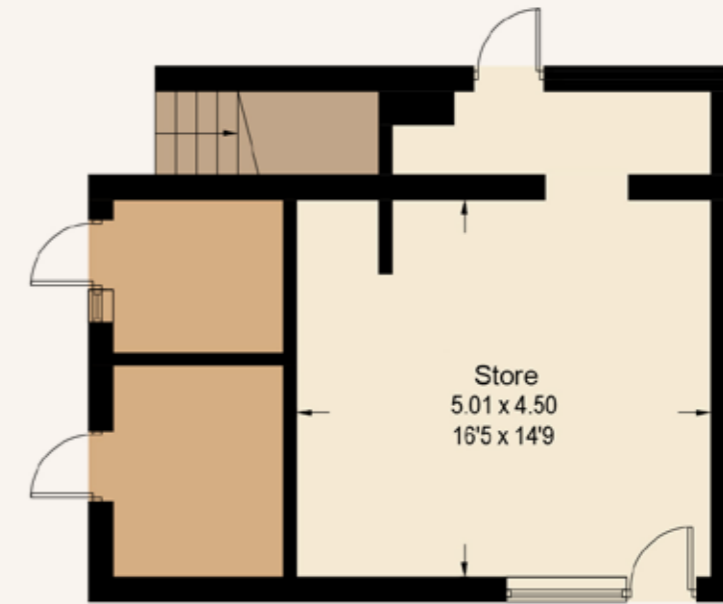
CELLAR & DOUBLE GARAGE

Cellar Approximate Floor Area:
108 SQ.FT. (10 SQ.M)

Garage Approximate Floor Area:
365 SQ.FT. (33.9 SQ.M)



STORE & ANNEXE



BEDROOMS (MAIN HOUSE/ANNEXE) 3/1	BATHROOMS (MAIN HOUSE/ANNEXE) 2/1
LIVING ROOMS (MAINS HOUSE/ANNEXE) 3/1	SQFT (INCLUDING OUTBUILDINGS) 3,383
TENURE (MAIN HOUSE/ANNEXE) Freehold	COUNCIL TAX F

Services

Mains gas, mains electricity, mains water and mains drainage. The mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None. The flood risk is very low.

Further Information

The property is Grade II listed.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

MANOR HOUSE

High Street, Austerfield, Doncaster
South Yorkshire, DN10 6QZ

Offers in the Region
of £495,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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