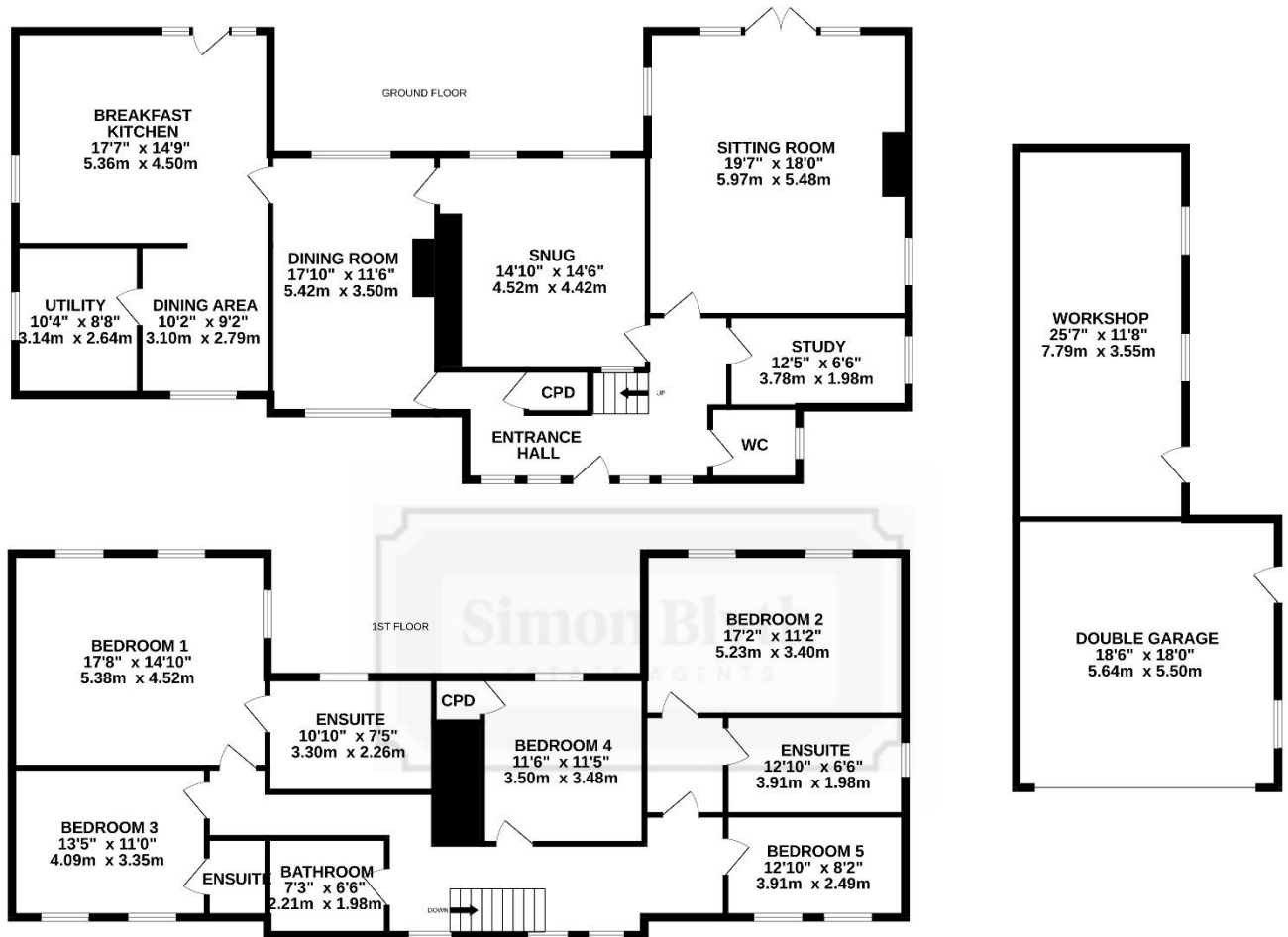




BRANTON COTTAGE, TOP LANE, DN5 7DG



BRANTON COTTAGE

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PROPERTY DESCRIPTION

A truly rare opportunity to own this impressive property. The property still retains some of its original charm, with wooden beams and stone fireplace. Surrounded by fields, this truly impressive property with almost 3000sqft of accommodation is situated in its own plot approaching almost a third of an acre. A truly desirable property close to local amenities, schooling and commuter links.

The property briefly comprises of, to the ground floor: sitting room, snug, dining room, breakfast kitchen, dining area, study, utility room and downstairs W.C. To the first floor: five generous sized bedrooms, three with en-suites and a house bathroom. Exterior: lawns with mature borders to front and rear, patio to rear, off street parking, driveway with garage and workshop.

Offers Around £750,000

GROUND FLOOR

ENTRANCE PORCH

Entrance is gained via an oak wooden door with inset stained glass opaque window with matching side panels into the entrance hall. The entrance hall has wall mounted lights, ceiling light, central heating radiator, storage cupboard, wooden double glazed dual aspect window and an oak staircase rises to the first floor and further doors lead to the ground floor.



SITTING ROOM

Measurements - 19'7" max x 18'0" (5.97m max x 5.48m)

The sitting room is an excellent reception room with space for a three-piece suite and further free-standing furniture. The main focal point of the room is the stone fireplace with wooden mantel piece with an electric fire. There are exposed wooden beams to the ceilings, ceiling light, matching wall mounted lights, central heating radiator, wooden double-glazed window to the side and rear, wooden double glazed patio doors lead to the rear with matching side panels.







STUDY

Measurements -
12'5" max x 6'6"
(3.78m max x
1.98m)

A generous sized room with a selection of built in wooden furniture, inset spotlights to the ceiling, central heating radiator and a window to the side elevation.

DOWNSTAIRS W.C.

The downstairs W.C. comprises of a two-piece white suite in the form of: low-level W.C. and a wash hand basin with a Victorian style tap over sat within a wooden vanity unit. There is inset spotlight to the ceiling, central heating radiator and an obscure double-glazed window.



SNUG

Measurements - 14'10" max x 14'6" (4.52m max x 4.42m)

A generously sized room with space for a two-piece suite with the main focal point of the room being the original fireplace in stone with cast iron stove, niches and former bread oven to the side. There is exposed wooden beams, wall mounted light, central heating radiator and dual aspect wooden double-glazed window to the rear of the property.



DINING ROOM

Measurements - 17'10" max x 11'6" (5.42m max x 3.50m)

This is a generous proportioned room with space for an eight seated dining table. The focal point of the room is the fireplace in stone with stone hearth and iron stove wood burner within. There are wooden beams to the ceiling, wall mounted lights, a radiator and a double-glazed wooden window to the front and rear elevations.



KITCHEN

Measurements - 17'7" max x 14'9" (5.36m max x 4.50m)

The kitchen has a range of wall and base units in oak with a granite work surface over and tiled splash back. The room contains an Aga and the following appliances, a two-ring induction hob and a two-ring cooker hob with an extractor fan over and a dual Neff oven below. There is an integrated dishwasher, one and a half bowl stainless steel sink with Victorian style mixer tap over and space for further appliances. The kitchen has exposed wooden beams, inset ceiling spotlights, further wall mounted lighting, wooden flooring, central heating radiator and a wooden double-glazed window to the rear of the property. There is a double-glazed door that leads to the rear with a matching side panel.





DINING AREA

Measurements - 10'2" max x 9'2" (5.42m max x 2.79m)

A fabulous dining area with space for a six-seater dining table, there are inset ceiling spotlights, central heating radiator, a wooden double-glazed window to the front elevation.



UTILITY

Measurements - 10'4" max x 8'8" (3.14m max x 2.64m)

An addition to the home with a selection of wall and base units with traditional wooden pine doors with laminate work tops over. There is plumbing for a washing machine, sink unit with Victorian style tap over and the houses oil central heating boiler. There is a ceiling strip light and a wooden double-glazed window to the side of the property.



FIRST FLOOR

FIRST FLOOR LANDING

An oak banister and spindle balustrade staircase rises to the first-floor landing with ceiling light, wall mounted light, central heating radiator and dual aspect double glazed windows to the front elevation. From here we gain access the following rooms.



BEDROOM ONE

Measurements - 17'8" max x 14'10" (5.38m max x 4.52m)

An excellently proportioned double bedroom with ample space for free standing furniture, two ceiling lights. There is decorative coving to the ceiling and a central heating radiator. There is a variety of fitted furniture such as wardrobes, dressing table and draws. There are three wooden double-glazed windows on a dual aspect overlooking the rear elevation.



BEDROOM ONE EN-SUITE

Measurements - 10'10" max x 7'5" (3.30m max x 2.26m)

Comprising of a white five-piece suite in the form of low-level W.C., twin basin sat within a vanity unit with brass mixer tap over. There are white shaker style units, bath with Victorian style brass taps over and shower cubicle with mains fed mixer shower within. There is inset ceiling spotlights, full tiling to walls, mirror with lighting, brass towel warmer, and obscure double-glazed window.



BEDROOM TWO

Measurements - 17'2" max x 11'2" (5.23m max x 3.40m)

A further double bedroom with ample space for free-standing furniture, coving to the ceiling, inset ceiling spotlights, further wall mounted lights, central heating radiator and two double-glazed windows to the rear.



BEDROOM TWO EN-SUITE

Measurements - 12'10" max x 6'6" (3.91m max x 1.98m)

Comprising of a four-piece white suite in the form of low-level W.C., hand basin set within vanity unit, bath with Victorian style brass taps over and a shower cubicle with mains fed mixer shower within. There are inset ceiling spotlights, full tiling to walls, brass towel warmer and wooden obscure glazed window.



BEDROOM THREE

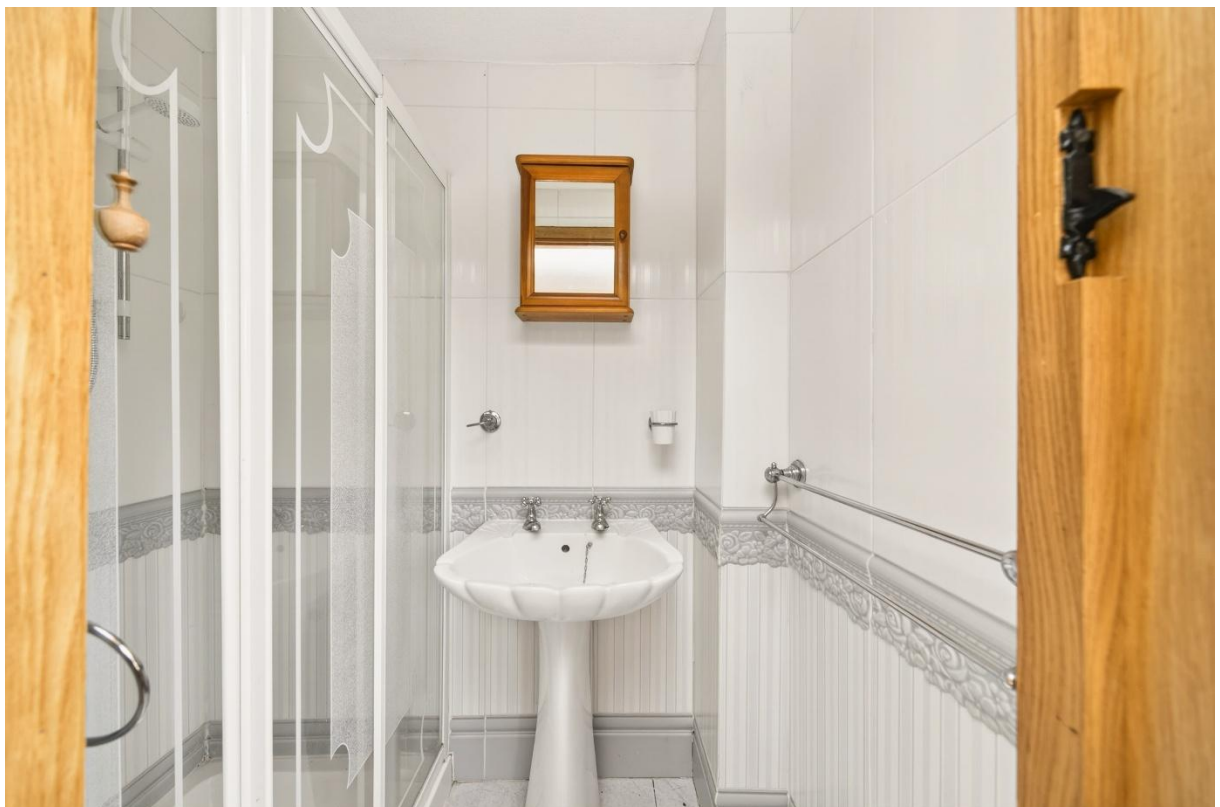
Measurements - 13'5" max x 11'0" (4.09m max x 3.35m)

A further well sized double bedroom with space for free standing furniture, two ceiling lights, coving to the ceiling, central heating radiator and double-glazed windows overlooking the externals.



BEDROOM THREE EN-SUITE

Comprising of a two-piece white suite in the form of; shower cubicle with Mira shower withing, pedestal wash hand basin with a vanity cupboard above. There are inset ceiling spotlights, extractor fan and full tiling to walls and floor.



BEDROOM FOUR

Measurements - 11'6" max x 11'5" (3.50m max x 3.48m)

Bedroom four is again a double bedroom with ample space for free standing furniture, ceiling light, central heating radiator, double glazed window to the rear of the property and a useful storage cupboard in situ.



BEDROOM FIVE

Measurements -
12'10" max x 8'2"
(3.91m max x
2.49m)

A generous sized bedroom, with inset ceiling spotlights, loft access via a hatch, decorative coving, central heating radiator and dual aspect windows to the front elevation.



HOUSE BATHROOM

Measurements - 7'3" max x 6'6" (2.21m max x 1.98m)

The house bathroom comprises of a three-piece white suite in the form of; low-level W.C., wash hand basin sat within vanity unit with mixer tap over, free standing roll top bath with clawed feet, and a Victorian style mixer tap and a shower head over. There is lighting to the ceiling, further wall lights, panelling to walls, central heating radiator and wooden obscure glazed window.



OUTSIDE

FRONT EXTERNAL

Accessed of Back Lane via electric gate with block paving leading to a further gate with a block paved drive down the side of the property to the rear and the side of the garage. There is borders containing mature trees and shrubs and further Yorkshire stone paving.



REAR EXTERNAL

There is a selection of garden areas, Yorkshire stone patio, further granite cobbled seating area with stone trough and an electrically operated water pump water feature. There is further lawned area with borders, mature trees, plants and shrubs which back onto neighbouring fields. There is a stone built oil store.

DETACHED GARAGE

The double garage has an electric up and over garage door, power, lighting, further side door for pedestrian access.

THE WORKSHOP

The workshop is a further storage space that we are led to believe is double skinned, there is power and lighting with dual aspect windows to the rear elevation.







ADDITIONAL INFORMATION

EPC rating - E
Property tenure – Freehold
Local authority – City of Doncaster Council
Council tax band – G

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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OFFICE OPENING TIME
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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 29/05/2026



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