



Church Lane, Misterton DONCASTER DN10 4AL

welcome to

Church Lane, Misterton DONCASTER

Willow Tree House is an exquisite six-bedroom home positioned on extensive landscaped grounds in the well served village of Misterton. This fine home offers beautifully appointed and versatile accommodation throughout and includes an attached annexe with its own entrance.



Entrance Hall / Music Room

A commanding entrance with two central heating radiators and a double-glazed window, coving to ceiling and a spindle staircase leading to first floor.

Dining Room

Inglenook fireplace and exposed beams to doorways and ceiling, central heating radiator and a front facing double glazed window.

Living Room

The main focal point of this room is a reclaimed brick inglenook fireplace with a quarry tiled hearth. Beamed ceiling, front facing double glazed window and double-glazed French doors opening onto the rear terrace.

Lobby

Double glazed window and central heating radiator, leading to the cloakroom.

Cloakroom

Having a W.C wash hand basin, double glazed window, central heating radiator and Amtico flooring.

Open Plan Kitchen & Dining

Superbly appointed high-quality kitchen in oak with a comprehensive range of wall and base units including a free-standing dresser. Ceramic hob with extractor into the chimney breast, a one and a half-undermounted sink set into Marron marble worksurfaces

Comprehensive range of integrated appliances including electric oven, microwave/oven, fridge freezer, separate freezer and dishwasher. A central heating radiator integrated into the island, spotlighting to ceiling, a double-glazed window and Amtico flooring, with walk in pantry.

Utility

Space and plumbing for a washing machine and a dishwasher, stainless steel sink and drainer with integral water softener, base units and a cupboard storing the boiler. There is a separate WC and doors leading to the rear garden and garages.

Garden Room

A beautifully vaulted ceiling with English Oak beams, Amtico flooring with under floor heating, English oak double glazed windows and double doors leading out to the stunning rear garden

First Floor Landing

A staircase leading from the entrance hall / music room leading to a spacious landing with a front facing double glazed window and a central heating radiator.

Master bedroom

The bedroom suite consists of bedroom, dressing area and en suite bathroom. The bedroom has a double-glazed window to the front elevation and a central heating radiator.

Dressing Area

Three double built in wardrobes and further fitted storage, central heating radiator and diamond shaped window.

En Suite

Generously sized en suite bathroom having a 3 piece suite with a mid-flush WC, corner bath, double wash basins built into marble topped units below, corner shower cubicle, heated towel rail, Amtico flooring and rear facing double glazed window.

Bedroom Two

Double glazed window to the front elevation, central heating radiator and spot lighting to ceiling.

Bedroom Three/ Office

Currently being used as an office. Pergo flooring, double glazed window to the rear elevation, central heating radiator, built in wardrobes and access to the annexe via a door.

Principal Bathroom

Fitted with a three-piece suite including a double ended freestanding bath, wash hand basin with marble top and units beneath and a mid-flush w.c. Separate shower cubicle, wooden flooring, central heating radiator and a heated towel rail. Double glazed window to the rear

Second Floor Second Floor Landing

A further spindled staircase from the first to second floor landing

Bedroom Four

Double glazed rear facing window, central heating radiator, built in wardrobes, loft access and a door to eaves storage.

Bedroom Five

Double glazed rear facing window, central heating radiator, built in wardrobes, fitted cupboard housing water tank and a door to eaves storage.

Bathroom

Fitted with three-piece suite and a central heating radiator.

Annexe

The attached first floor annexe has its own entrance via an external staircase to the side of the main residence.

Entrance Hall

Hall Accessed from the outside staircase, double glazed front facing window, central heating radiator, storage cupboard and a door to the Annexe living room.



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welcome to

Awaiting Photograph

Church Lane, Misterton DONCASTER

- Exceptional 6 Bedroom home including a self-contained Annexe
- Situated on an substantial plot of beautiful mature grounds
- Superbly and generously appointed internal accommodation
- Extensive parking for several vehicles, double garage
- Highly sought after village location

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£900,000



Please note the marker reflects the postcode not the actual property

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