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Low Road East, Warmsworth, Doncaster, DN4 9JT
Offers Over £335,000

This is the type of property you would normally see in a glossy magazine, in fact it wouldn't look out of place on grand designs.....a truly exceptional detached cottage in the heart of Warmsworth old village.

Steeped in history, the cottage, originally the old farmhouse pre dates 1726 with a view of a 13th century Bell Tower. It has been lovingly restored to an exceptionally high standard and it must be one of the finest examples around. Every care has been taken to retain its heritage, yet gently guided it into the twenty first century. The attention to detail is unrelenting, every room is picture perfect and therefore an inspection is recommended. It has a modern gas central heating boiler heating traditional styled radiators, double glazed cottage styled windows, with monkey tail latches, some with period wooden shutters. In brief the accommodation comprises; Entrance hall with a stone flagged floor and staircase, a large sitting room with an inglenook fireplace and Stovax multi fuel burner, second living room, equally well proportioned, a large bespoke hand made kitchen with integrated appliances including a breakfast area, first floor landing, 2 large double bedrooms, the larger has an en-suite shower room off plus there is a luxurious house bathroom. Outside is a gorgeous, very private enclosed cottage garden with off road parking for 2 cars. Warmsworth old village offers easy access to the A1/ M18 and M62 making it perfect for commuters, plus there is easy access to Doncaster City centre and local amenities including shops and well regarded school.

ACCOMMODATION

A substantial period panelled door leads into the hall.

ENTRANCE HALL

From the second you cross the threshold, you will be awestruck with the interior finish of the cottage. It has a stone flagged floor, which is carried through the ground floor, a staircase leading to the first floor with chrome stair rods, cottage style doors, with period iron work to include Suffolk latches, lead to;

LIVING ROOM

13'8" x 13'1" (4.17m x 3.99m)

Equally well proportioned it has two georgian bar double glazed windows to the front and side elevations, a period style fireplace, stone flooring, architectural beam work on display and wall light points. A deep understairs cupboard houses a gas fired boiler which supplies the domestic hot water and central heating systems.

SITTING ROOM

14'2" x 13'2" (4.32m x 4.01m)

A beautiful dual aspect reception room, having a feature deep inglenook style fireplace with Stovax 8 kilowatt multi fuel burner inset, stone flooring, a period style radiator, two georgian bar windows to the front and rear elevations and beam work on display.

BESPOKE KITCHEN

23'3" max x 14'7" (7.09m max x 4.45m)

Finished with a range of custom bespoke units, with a contrasting cabinet door in Mylands Islington and Benjamin Moore Nuberg Green, hand built and

finished in situ with a quartz worktop. There is an inset porcelain sink with a period styled tap, integrated appliances include a 4 ring induction hob, double oven and grill, plus an integrated dishwasher, full height fridge, washing machine and freezer.

There is a cosy informal dining/ breakfast area off area with inbuilt seating, a window overlooking the garden and a period style radiator.

FIRST FLOOR LANDING

Has a lofty ventilation system, a central ceiling light, boarded floor and doors to;

BEDROOM 1

14'3" x 13'9" (4.34m x 4.19m)

A beautiful front facing double bedroom with georgian bar sash window including shutters, period style radiator, a central ceiling light and a door to the en-suite shower room.

EN SUITE SHOWER ROOM

Again, all beautifully finished with a walk in shower enclosure which includes a rainfall style shower head, freestanding wash basin and a low flush wc. There is a period style radiator, tiled flooring, built in cupboard with utility shelving, inset spotlighting to the ceiling and an extractor fan.

BEDROOM 2

14'3" x 13'4" (4.34m x 4.06m)

Has a georgian bar double glazed shuttered window to the front, a central ceiling light, a period style radiator and a beautiful inbuilt period cupboard with original style iron work.

PERIOD BATHROOM

Fitted with a roll top bath which includes a cradle shower mixer, twin wash hand basin stand with period style taps and a low flush wc. There are two double glazed georgian bar windows, a period style radiator, tiled flooring, inset spotlighting to the ceiling, extractor fan, a wall mirror and access into the loft space.

OUTSIDE

Outside there is a gated car parking area with room for two cars with further gateway leading into the rear courtyard style garden.

REAR COURTYARD

All beautifully finished with an abundance of plants, flowers and colours, paved with several areas for seating, exterior lighting with stone walling and fencing to the perimeters which provides screening and privacy during the summer months.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with wooden double glazing.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX- This property is Band D

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

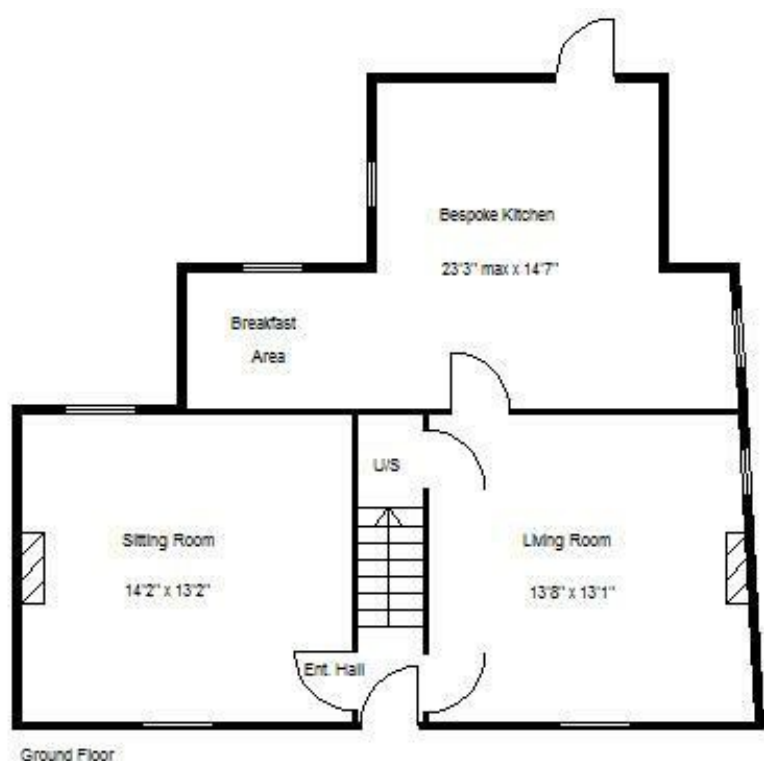
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	