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# horton knights

of doncaster



**Burghwallis, Doncaster - Offers In Excess Of £1,195,000**

## **Burghwallis Hall Grange Lane, Burghwallis, Doncaster, Yorkshire, DN6 9JL**

The original Hall, is believed to date back to 1485 and is Grade II\* Listed. There has been substantial additions in the latter 1900's and prior to my clients purchase it was a 28 bed care home, albeit disused. We understand there has been favourable informal discussions with the local planning authority about the removal of the latter additions, however that will now be a decision for the new owner. So today it offers a wide variety of potential uses, from private residence to boutique hotel, or business headquarters (subject of course to necessary planning permissions).

A considerable amount of renovation has taken place in the last few years, with a concentration on the original hall. It is a beautiful stone building of immense proportions, and you can start to see its original splendour re-emerge. All in all there is over 18,000 square feet of accommodation, plus garages and ancillary buildings, all standing in approx 4.6 acres. The accommodation is arranged over two floors served by two staircases, a fully automated lift leading to 50 or more rooms with additional cellars and attics and a chapel. There is an impressive gated entrance with a long sweeping driveway arriving on the East elevation entrance, turning and leading to the newer additions where there is additional parking and garages. Of particular note, the South elevation has beautiful uninterrupted views of the countryside courtesy of a 'ha-ha', with deers frequently spotted in the neighbouring woodland.

### **LOCATION**

The property is located on the south side of Grange Lane in the ancient hamlet of Burghwallis. Situated at the heart of the settlement adjoining St Helen's Church, yet in a rural and tranquil setting, the property is only a short distance from the A1 motorway which in turn provides access to the M62, M18 and M1 motorways.

### **AGENTS NOTES:**

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

**HEATING -** The property has a hybrid heating system fuelled by biomass, gas and/or oil.

**COUNCIL TAX -** This property is Band H

**VIEWING -** Strictly by prior telephone appointment with horton knights estate agents 01302 760322.

**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](http://www.hortonknights.co.uk)

**INDEPENDENT MORTGAGE ADVICE -** With so many mortgage options to choose from, how do you know you're getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

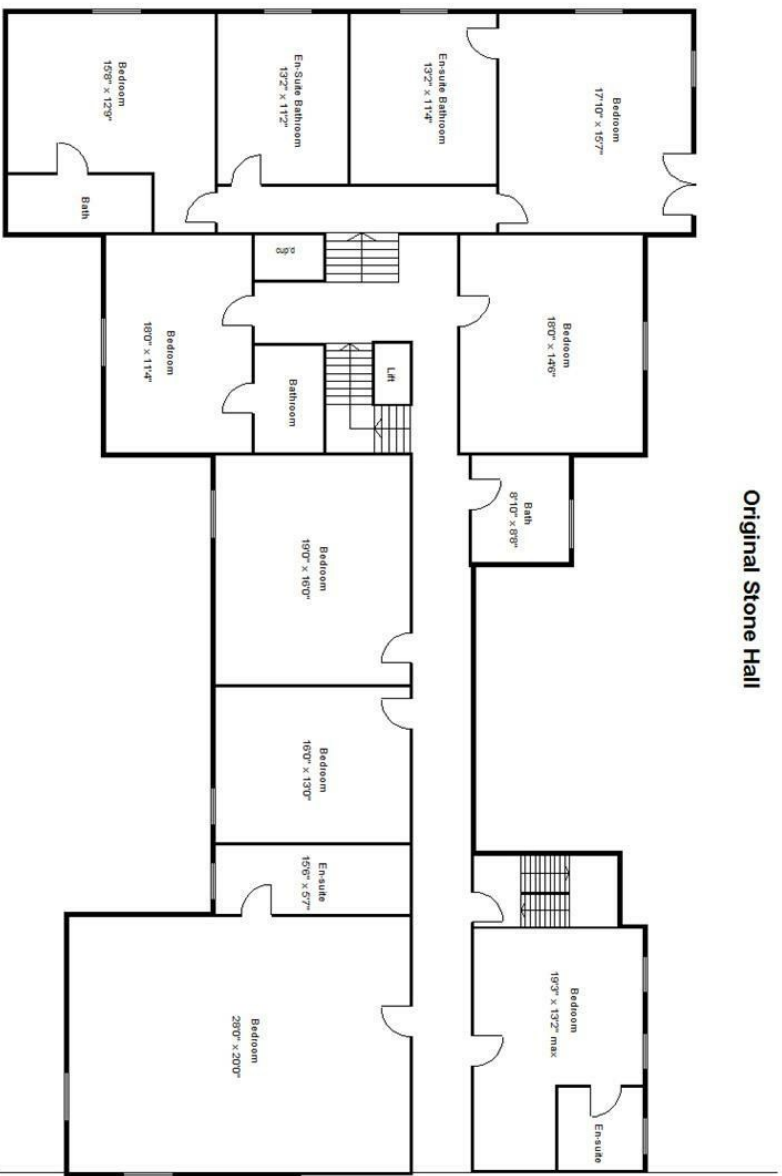
**FREE VALUATIONS -** If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



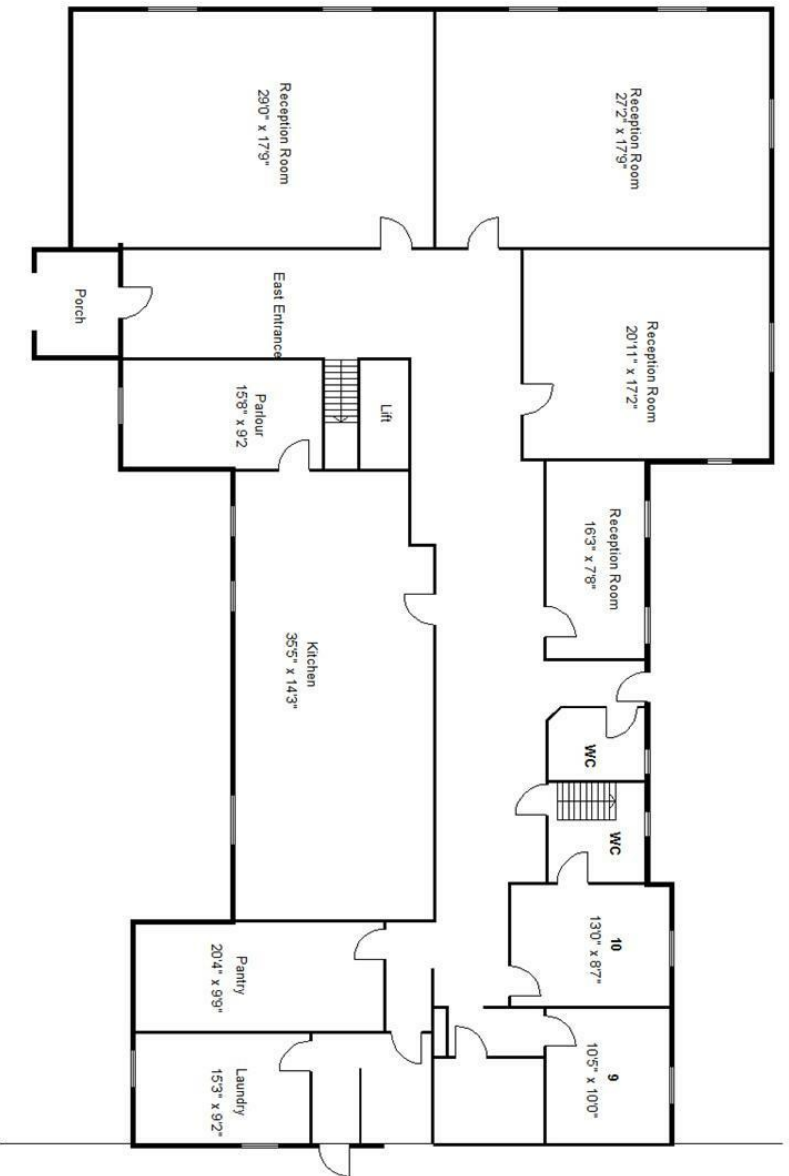




Original Stone Hall



First Floor



Ground Floor

Later Additions

