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Doncaster Road, High Melton, Doncaster, DN5 7SY  
Guide Price £355,000 - £365,000

**This beautiful contemporary style stone built cottage circa. 300 years old, sits well set back from the main road through High Melton in Doncaster.**

With its thick walls and scattering of original feature throughout, it is a well proportioned property with lovely grounds and a view towards the historic St. James' Church of High Melton.

The accommodation benefits from gas fired central heating, double glazing and comprises; Entrance hall, lounge, immaculate fitted kitchen with a central island and a range of integrated appliances, utility room, large 'L' shaped conservatory, ground floor luxury bathroom, first floor landing, 3 double bedrooms and an additional first floor contemporary style shower room. Outside the property is equally well served, having access via a shared drive, it then has his own private parking area with a detached garage and attractive well proportioned gardens ideal for entertainment particularly in the summer months. Situated where the property is gives it a wonderful semi rural feel once inside the property and it also offers good access to the A1 and other surrounding villages and the amenities on offer. A good look at the photographs will hopefully be enough to entice anyone who has a preference for cottages and we really do recommend an early internal inspection to appreciate all this particular property has to offer.

**ACCOMMODATION**

A double glazed entrance door gives access to the property's entrance hall.

**ENTRANCE HALL**

With wood style flooring, a central heating radiator and doors leading off to the remaining ground floor accommodation.

**LOUNGE**

**17'10" x 14'6" (5.44m x 4.42m)**

The lounge is an excellent size and has stairs rising to the first floor accommodation, double glazed french style doors giving access into the garden, wood style laminated flooring continuing through from the entrance hall, a central heating radiator and an attractive log burner which is set into a large chimney breast and has a original style beam traversing the ceiling.

**FITTED BREAKFAST KITCHEN**

**19'7" x 11'8" (5.97m x 3.56m)**

The kitchen has been superbly finished by the current owners and a nice contemporary style whilst retaining some original style cottage features. The cupboards are finished with a modern matte grey colour with a mixture of quartz and wood style work surfaces on the central island. There is a Belfast style sink with a mixer tap and splashbacks matching the work surface, whilst on the central island there is an integrated induction style hob and a breakfast bar suitable for stool seating. There is also an electric double oven, larder style units and displays showing on the opposite side of the kitchen again creating a nice feature and that overall fitted feel. The wood style laminated flooring continues on through from the entrance hall, there is also an integrated fridge freezer with two sets of double glazed french style doors, one giving access to the garden and one giving access to the large 'L' shaped conservatory, plus a PVC double glazed window to the rear. Additionally there are beautiful smoked light shades providing atmospheric lighting and again the wood burner is visible as it is a double sided chimney breast; all in all this is a lovely room and is the heart of the home.

**UTILITY ROOM**

The utility room is finished with units matching those in the kitchen having wall mounted cupboards and base units with a wood style work surface incorporating a single bowl sink and matching wood style splashbacks. There is plumbing for a washing machine with an appliance recess, a further cupboard housing the gas central heating boiler and the wood flooring continued through from the kitchen area.

**'L' SHAPED CONSERVATORY**

**18'6" max x 17'6" max (5.64m max x 5.33m max )**

This is a large and welcoming addition to the ground floor of the property, it is constructed of a brick built dwarf wall with PVC double glazed windows to the side and rear elevations, it offers plenty of room for both dining and potentially further seating, giving its excellent size. It also has PVC double glazed french style doors giving access into the rear garden again providing plenty of access if entertaining.

**GROUND FLOOR BATHROOM**

This luxury style bathroom is beautifully fitted with a white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. The suite is all nicely finished with chrome style fittings including a wall mounted heated chrome towel rail, full tiling to the walls, matching tiling to the floor and a PVC double glazed window to the front.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the lounge to the first floor landing, This opens up into a nice space having double glazed windows to the side again with nice deep window sills, a central heating radiator and doors leading off to the remaining first floor accommodation.

**BEDROOM 1**

**18'5" x 11'6" (5.61m x 3.51m)**

The main bedroom is a lovely size and offers space for a double bed, it has double glazed windows to two elevations overlooking the gardens and a central heating radiator.

**BEDROOM 2**

**13'8" x 8'4" (4.17m x 2.54m)**

Another good sized double room with a double glazed window overlooking the rear garden once more and a central heating radiator.

**BEDROOM 3**

**14'2" x 10'6" max (4.32m x 3.20m max)**

Bedroom 3 itself again would take a double bed and has a double glazed window and a central heating radiator.

**SHOWER ROOM**

Given the ground floor bathroom, this is an excellent addition to the first floor, again this room is finished in a nice contemporary style with a wash hand basin, a low flush W/C and a double width shower cubicle housing a mains plumbed shower. There is a heated towel rail, contemporary style grey tiling to the walls, matching tiling to the floor and an extractor fan.

**OUTSIDE**

Set back from the main road through High Melton, this property is accessed via a right of way over a shared drive. Beyond the shared drive, the property itself still offers ample off street parking for several vehicles with a large driveway finished with paving and concrete.

**DETACHED GARAGE**

This is of a stone construction with a roller shutter door.

**REAR GARDEN**

The garden is set into two almost distinct areas, the first area is situated off the lounge and kitchen and has a large patio leading to a shaped lawn with decorative flower borders stocked with a variety of shrubs, bushes and small trees, there are concrete posts and timber fencing to this particular boundary. Set off the conservatory there is another good sized area of lawn again with concrete posts and timber fencing and stone walls to the boundary, with this particular section of garden having a view towards the historic St. James' Church of High Melton.

**AGENTS NOTES:**

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

**MAINS SERVICES -** All mains services are connected.

**DOUBLE GLAZING -** The property is fitted with PVC double glazing, where stated.

**HEATING -** The property has a gas radiator central heating system fitted, via an Ideal Esprit Eco boiler installed in 2018.

**COUNCIL TAX -** This property is Band C.

**BROADBAND -** Superfast broadband is available, with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

**MOBILE COVERAGE -** Coverage is available with 02, EE and

Vodafone.

**EXTRA INFORMATION -** Rewiring works were completed in 2022 and the kitchen is newly fitted.

**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.

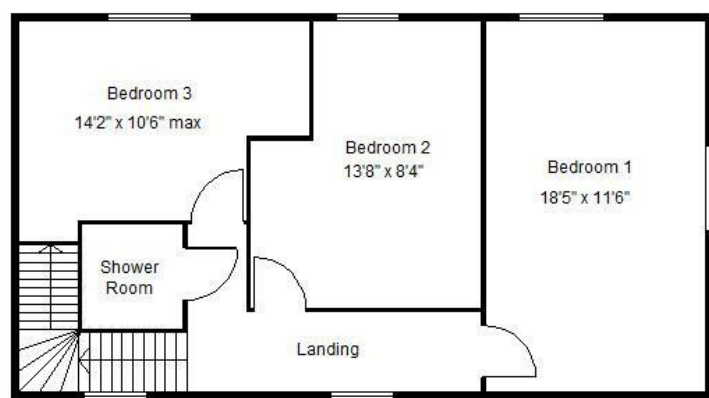
**PROPERTY PARTICULARS -** We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

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.

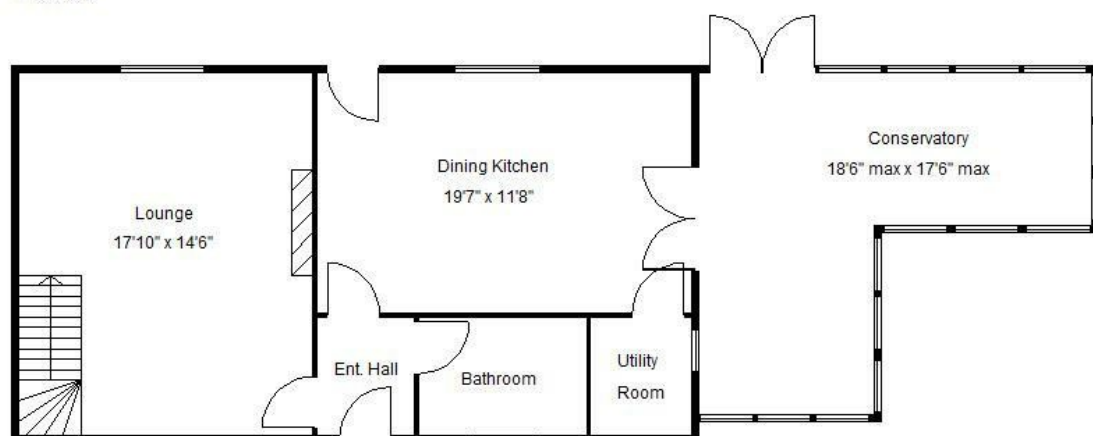
**OPENING HOURS -** Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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First Floor



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	