

Details as provided by the vendor



Basil House, Low Lane, Braithwaite

An imposing extremely SPACIOUS and unique five bedroom detached property offering VERSATILE LIVING ACCOMMODATION with excellent quality fixture and fittings. This stunning property boasts around 4000 sq ft of internal living space and is presented to a very high standard benefiting from an impressive entrance hall with oak staircase, spacious lounge with Inglebrook fireplace, stunning BREAKFAST KITCHEN, dining family room, separate UTILITY ROOM, ground floor cloakroom, galleried landing, 4 first floor double bedrooms (2 with walk in wardrobes and ENSUITES) second floor is self contained with a large living area, kitchen, double bedroom with walk in wardrobe and ensuite.

Offers In Region Of £490,000

An attractive and very impressive five double bedroom family home offering extremely spacious and versatile accommodation with high quality fixtures and fittings.

Situated in this picturesque rural village of Braithwaite, this imposing property must be seen to appreciate the scale of living accommodation and benefits from oil fired central heating, Oak effect upvc double glazing, ground level under floor heating, built in Hoover points, stunning breakfast kitchen dining family room, spacious sitting room with Inglenook fireplace, utility room, and cloakroom, four first floor double bedrooms (two with ensembles and dressing rooms), galleried landing, and a self contained third floor suite with a large living area, kitchen, double bedroom, walk in wardrobe and ensuite shower room.

This stunning property may suit a large family wanting a spacious and versatile family home which briefly comprises of: grand entrance hall, sitting room, breakfast kitchen dining family room, utility room, rear lobby, ground floor cloakroom, first floor galleried landing, four double bedrooms (two with ensembles and walk-in wardrobes), family shower room; second floor landing, large living area, kitchen, bedroom, ensuite and walk -in wardrobe.

This impressive property sits slightly elevated from the road, having a block paved frontage offering plenty of parking space and access to the rear garden. To the side is a private driveway leading to four individual houses and offers accesses to the double garage.

The rear garden is fully enclosed with mature trees and shrubs to the borders offering a good level of privacy. There is a new resin stone bonded seating area, fake grass lawn for low maintenance and gates lead to either side of the property.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

This impressive family home sits in a great position of this picturesque rural village of Braithwaite near Kirk Bramwith, with just a short commute to Doncaster Town Centre and surrounding villages. Basil is one of four exclusive properties situated on this private road and benefits from just a short walk to some stunning scenery and canal side path walkways.

Driving from Doncaster Town Centre along Thorne Road, proceed straight on at the Doncaster Royal Infirmary traffic lights and take the left hand fork at the Wheatley Hotel roundabout onto Barnby Dun Road, proceed straight over the next roundabout which will turn into Doncaster Road, continue through the lights at Kirk Sandall and through to Barnby Dun, leave Barnby Dun on Stainforth Road, carry on across the railway line and take the next turning left, follow Hall down Hall Lane and bare left onto Bramwith Lane, take the next right onto Low Lane, and continue over the bridges, stay on Low Lane until entering Braithwaite, in Braithwaite take a turning right onto Braithwaite Lane and the property is situated on the right.

ACCOMMODATION

An attractive grey door with two Oak effect double glazed side windows lead to:

ENTRANCE HALL

13' 11" x 12' 6" (4.24m x 3.81m) A superb entrance hall with beautiful Oak staircase leading to the galleried landing, solid Oak internal doors lead to the sitting room, ground floor w.c. and the breakfast kitchen family room, with various power sockets and stunning high gloss floor tiles, with under floor heating and vacuum point.



ENTRANCE HALL



SITTING ROOM

25' 10" x 12' 09" (7.87m x 3.89m) A fabulous sitting room offering plenty of space for furniture with Oak effect upvc double glazed windows to the front and side elevation, with sandstone sills. The main feature is the gorgeous sandstone inglenook fireplace with a decorative log burner style electric fire. There are various power sockets, t.v. aerial point, a wall mounted thermostat for the under floor heating, and an air conditioning unit.



SITTING ROOM



CLOAKROOM

Having stylish wall and floor tiles, low flush w.c., hand wash basin with chrome fittings, inset spot lights, and extractor fan, and cupboard housing the under floor heating system.

BREAKFAST KITCHEN FAMILY ROOM

31' 01" x 11' 10" (9.47m x 3.61m) A stunning open plan kitchen dining sitting room with dual aspect upvc double glazed French doors leading to a patio seating area. Having a range of units fitted with gloss grey doors and soft close pan drawers, complemented with quartz worktops and breakfast bar with stunning mosaic feature wall tiles. Integrated Siemens double ovens, with plate warmer, Neff five ring electric hob, stylish Neff extractor fan hood with inset spot lights, Siemens dishwasher, Siemens American style fridge freezer with cold water dispenser, various power sockets and provisions for a wall mounted television. Large gloss tiles to the floor follow through to the open plan lounge having a decorative sandstone fire place and hearth with marble inset, various power sockets, t.v. aerial point and a feature ceiling with inset spot lights.



BREAKFAST KITCHEN



DINING ROOM

13' 0" x 10' 11" (3.96m x 3.33m) Open plan to the breakfast kitchen lounge with a raised solid wood floor, various power sockets, vacuum point, and wall lights. Perfect for open plan living and entertaining. A door leads to the utility room.



UTILITY ROOM

10' 6" x 7' 3" (3.2m x 2.21m) Having an excellent range of wall and base units finished in gloss grey offering cupboard space, pull out ladders and display cabinets with contrasting roll top working surfaces and decorative wall tiles. There is space and provisions for a washing machine and spin drier. Stainless steel sink with draining board and chrome mixer tap, various power sockets and slot lights to the ceiling. A door lead to the rear lobby.

REAR LOBBY

Perfect for leaving coats and boots, with an Oak effect upvc door with glazed panel and side window leading to the rear garden. An inner door leads to the garage, with a floor mounted oil fired boiler, various power sockets, provisions for a washing machine, and decorative floor tiles.

GALLERIED LANDING

21' 0" x 12' 7" (6.4m x 3.84m) A wonderful galleried landing with an Oak staircase leading off in two directions, Oak handrails and spindles with marble newel cappings. Two front facing Oak effect upvc double glazed windows, doors lead to four bedrooms, family shower room and staircase leading to the second floor. There is plenty of space for furniture on this landing area and has two radiators, various power sockets and a useful storage cupboard.



MASTER BEDROOM

17' 3" x 15' 9" (5.26m x 4.8m) A stunning and spacious master bedroom with plenty of features such as a raised floor for the bed area, sunken feature wall with inset spot lights, an alcove with various power sockets for a dressing table, provisions for a wall mounted television, two Oak effect upvc double glazed windows, various power sockets, two radiators and doors lead to the ensuite and dressing room.



MASTER BEDROOM



ENSUITE

11' 07" x 9' 09" (3.53m x 2.97m) A spacious 4 piece bathroom with attractive wall and floor tiles incorporating a free standing roll top bath with chrome fittings, corner shower, his and hers wash basins, low flush w.c., feature radiators, extractor fan and wall mirror with lighting.

DRESSING ROOM

9' 11" x 6' 6" (3.02m x 1.98m) A walk-in wardrobe dressing room with hanging rails, radiator with thermostat control and inset spot lighting to the ceiling.

BEDROOM 2

18' 9" x 12' 8" (5.72m x 3.86m) A spacious double bedroom with three Oak effect double glazed windows allowing plenty of natural light, with various power sockets. Provisions for a wall mounted television, radiator with thermostat control, Oak effect laminate flooring, inset spot lights to the ceiling and doors lead to a walk in wardrobe with inset spot lights and the ensuite.



ENSUITE

6' 8" x 6' 7" (2.03m x 2.01m) A stylish ensuite having a corner shower pod with music and massage jets, hand wash basin with pedestal and chrome mixer tap, low flush w.c., chrome heated towel rail, upvc Oak effect obscure window, extractor fan, inset spot lights to the ceiling, and complemented with attractive wall and floor tiles.

BEDROOM 3

12' 08" x 12' 11" (3.86m x 3.94m) (Reducing to 9'11)

A generous front facing double bedroom with two Oak effect upvc double glazed windows, large radiator with thermostat control, various power sockets, and provisions for a wall mounted television.



BEDROOM 4

12' 11" x 10' 9" (3.94m x 3.28m) A rear facing double bedroom with an Oak effect upvc double glazed window, Oak flooring, fitted wardrobes with high gloss cream doors offer hanging rails and shelving space, with various power sockets and a radiator.

FAMILY SHOWER ROOM

8' 8" x 6' 5" (2.64m x 1.96m) Having a large walk in shower, low flush w.c., hand wash basin with pedestal and chrome fittings, chrome heated towel rail, Oak effect upvc double glazed obscure window, inset spot lights, and stylish Travertine wall and floor tiles.



SECOND FLOOR LANDING

Stairs rise to the second floor with solid wood handrails and ceiling tunnel light. A door leads to a cupboard housing the central heating water tank and pump.

SECOND FLOOR LIVING AREA

33' 07" x 16' 11" (10.24m x 5.16m) A large open plan living area with inset spot lights and roof windows to the vaulted ceiling, Oak effect flooring, various power sockets, t.v. aerial point, three radiators with thermostat control, doors lead to the kitchen and bedroom. This versatile second floor self contained living area would be perfect for a family member wanting their own space.



LIVING AREA



LIVING AREA



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LIVING AREA



KITCHEN

16' 11" x 4' 11" (5.16m x 1.5m) Having a range of stylish base units finished in silver with contrasting roll top working surfaces and splash back wall tiles, one and a half bowl stainless steel sink with chrome mixer tap, integrated Diplomat oven and four ring electric hob, extractor fan, fridge, various power sockets, chrome heated towel rail, radiator with thermostat control, inset spot lights and roof window to the ceiling.



BEDROOM 5

16' 11" x 12' 04" (5.16m x 3.76m) A spacious second floor double bedroom having a vaulted ceiling with roof window, and inset spot lights, various power sockets, alcove and provisions for a television, feature alcove shelving, floating dressing table and doors lead to a walk in wardrobe (with built in drawers and hanging rails), and ensuite.



ENSUITE

8' 11" x 5' 9" (2.72m x 1.75m) Having a large walk-in mains fed shower with chrome fittings and glass screen, low flush w.c., hand wash bowl with vanity cupboard, chrome heated towel rail, extractor fan, roof window and inset spot lights, and attractive floor and wall tiles.

OUTSIDE

To the front of this imposing property is a large block paved area offering plenty of parking spaces and access to the rear gardens via wooden double gates and side gate. Steps rise up to the front door with black wrought iron railings.

There are an attractive arrangement of mature shrubs and flowers adding colour, with outdoor lighting.

Block paving leads around to the side with a private driveway giving access to the garage.



GARAGE

An integral double garage with an electric roll up Oak effect door, personalised rear access from the lobby, with various power sockets and lighting.

REAR GARDENS

This is a fully enclosed rear garden with gated access to either side of the property.

There is an excellent range of mature trees, shrubs and flowers adding plenty of colour and screening which gives a good level of privacy.

A new resin bonded stone patio has just been laid, perfect for entertaining, which leads to a fake grass lawn area, making this attractive garden low maintenance.



REAR GARDENS



REAR GARDENS



REAR GARDENS



REAR GARDENS



REAR



OUTSIDE



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DISCLAIMER

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Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.