

Honeysuckle Cottage , 77 New Road, Firbeck



Offers In Region Of £450,000

We are delighted to offer Honeysuckle Cottage, a truly stunning four bedroom detached property set in large well groomed gardens on the fringe of Firbeck.

This beautiful rural village is surrounded by woodland and rolling countryside, with just a few minutes drive from neighbouring towns and villages.

The property resides along New Road, sitting way back from the road behind a stone built wall. A white farm gate leads down a long gravel driveway to a detached double garage and turning area.

The cottage is immaculately presented and offers stylish and spacious living accommodation with decorative upvc double glazed windows offering an abundance of natural light. Most rooms have bespoke fitted cupboard space, and all four bedrooms have built-in wardrobes.

The property also benefits from a large sitting room, separate dining room, recent kitchen, conservatory, 4 spacious bedrooms (master with ensuite) and stunning landscaped gardens, with a large driveway and detached double garage.

Honeysuckle Cottage must be viewed to appreciate the bright, spacious and immaculate presentation that this property has to offer, and briefly comprises of: entrance hall, study, lounge, dining room, kitchen, conservatory, four double bedrooms (master with ensuite), family bathroom, detached double garage, large landscaped gardens, and plenty of parking.

VIEWING RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

The highly sought after rural village of Firbeck is approximately 12 miles from Doncaster town centre, and just a short drive from Tickhill and Bawtrys shops and amenities. School buses run from Firbeck to local primary and secondary schools. Firbeck is surrounded by beautiful countryside, and has its own church, village hall and public house.

Travelling from our Tickhill office head south on the A60 to Oldcotes. At Oldcotes go straight over the roundabout staying on the A60, and after approximately a third of a mile turn right onto the B6463 (Lamb Lane). Just after a mile and at the crossroads turn right onto Kid Lane, dropping down into Firbeck. At the T junction turn right onto New Road, and the property is on the right hand side before the bend.

ACCOMMODATION

ENTRANCE HALL

A nice bright hallway with built-in closet space. There is a floor mounted oil boiler and doors to the kitchen and walk through study.



ENTRANCE HALL



SITTING ROOM

25' 0" x 15' 11" (7.62m x 4.85m) A very impressive spacious sitting room with an abundance of light from the attractive upvc double glazed windows and French doors. Large radiators with thermostat control, various power sockets, t.v. aerial, and decorative coving complements the ceiling. A wooden door with glazed panels to an inner hallway study area.



SITTING ROOM



STUDY AREA



DINING ROOM

26' 9" x 12' 0" (8.15m x 3.66m) (Reducing to 8'04)

A large and bright rear facing dining room, with upvc double glazed windows allowing plenty of natural light to flood through, exposed beams to the ceiling, various wall lights and power sockets, cupboard space at one end with upvc double glazed French doors leading through to the conservatory. Stairs rise to the first floor and a door leads to the kitchen.



DINING ROOM



BREAKFAST KITCHEN

13' 02" x 12' 07" (4.01m x 3.84m) A rear facing contemporary kitchen boasting a good selection of wall and base units finished in off white with contrasting light grey worktops, integrated Belling electric oven and hob, extractor hood, fridge and washing machine point. Coving and inset spot lights complement the ceiling, upvc double glazed French doors open out to patio seating area and stunning rear garden. Space for a breakfast table.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



CONSERVATORY

15' 02" x 10' 10" (4.62m x 3.3m) This stunning conservatory makes a great addition to the property offering lovely views to either side of the garden, upvc construction with double glazed windows and French doors, on a dwarf wall. There are wall lights and various power sockets.



CONSERVATORY



FIRST FLOOR LANDING

Having gloss white spindles and newel posts with natural wooden handrails leading up the turning staircase. Solid wood handmade doors give access to all four bedrooms and the family bathroom. There are built-in cupboards, loft access and a radiator with thermostat control.

MASTER BEDROOM

14' 10" x 13' 6" (4.52m x 4.11m) A rear facing bedroom with upvc double glazed windows, fitted wardrobe closets with hanging rails, exposed beam posts look beautiful against the clean white décor, with radiator, various power sockets, inset spot lights and coving complements the ceiling. A door leads to the ensuite.



MASTER BEDROOM



ENSUITE

Having a upvc double glazed obscure window, mains shower cubicle, low flush wc., hand wash basin, radiator and spot lights to the ceiling.



BEDROOM 2

13' 2" x 9' 6" (4.01m x 2.9m) A front facing double bedroom with upvc double glazed window, full length fitted wardrobes with sliding mirror doors, extra storage cupboard space, radiator and various power sockets.

BEDROOM 3

9' 10" x 9' 6" (3m x 2.9m) A rear facing room with a upvc double glazed window offering lovely views over the rear garden. There are built-in wardrobes with sliding mirror doors, radiator with thermostat control, various power sockets and coving complements the ceiling.

BEDROOM 4

11' 7" x 7' 10" (3.53m x 2.39m) A front facing bedroom having a upvc double glazed window, fitted wardrobes with sliding mirror doors, radiator, various power sockets and coving to the ceiling.

BATHROOM

A white 3 piece suite incorporating a bath with chrome mixer tap and shower head, low flush w.c., hand wash basin with chrome mixer tap fitted within gloss white wall and base units offering plenty of storage. There is a upvc double glazed obscure window, chrome heated towel rail, and inset spot lights to the ceiling.



BATHROOM



OUTSIDE

The cottage sits well back from the main road behind a stone built wall with gated access for the path and for the driveway.

There is a large shaped lawn to the front with a mixture of mature trees and shrubs to the borders, giving a good amount of privacy.

To the side is a long gravel driveway providing access to the detached double garage.



FRONT GARDEN



DOUBLE GARAGE

This detached double garage is situated at the bottom of the garden with a remote control electric door. It also features a side door and window. Power sockets and lighting with storage above.



REAR GARDEN

The landscaping carries on into the rear garden, with a stone built patio seating area with steps leading up onto an impressive lawn with mature trees and shrubs to the borders.

Mature hedging screens the lawn from the driveway and garage.



REAR GARDEN



REAR GARDEN



DATED - 17/07/2018

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

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.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

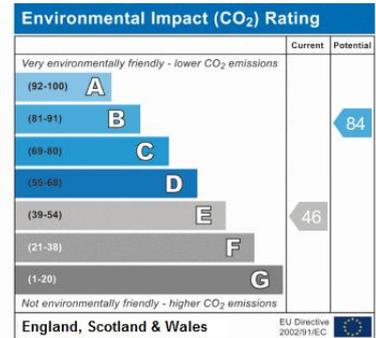
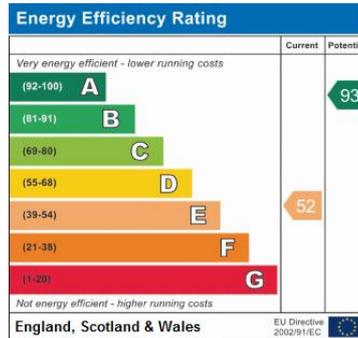
Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

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.

LOCATION MAP

ENERGY PERFORMANCE GRAPHS



Address:
Honeysuckle Cottage, 77 New Road, Firbeck

FLOOR PLAN

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.