



Holme Lane, Holme Doncaster

welcome to

Holme Lane, Holme Doncaster

Holme Lane Farm is an exceptional country estate that exudes grandeur, history and sophistication with origins dating back over two centuries. The property has been meticulously renovated by the current custodians, blending its enchanting heritage with high-end contemporary living.



Entrance Porch

Accessed via double doors. A timber and glazed door.

Reception Hall

24' x 12' (7.32m x 3.66m)

A striking entrance space with timber flooring, exposed beams and courtyard views. An inviting space for formal greeting or entertaining with dual sash windows and radiator.

Lounge

17' 10" x 14' 10" (5.44m x 4.52m)

Elegant and timeless, this room enjoys a West facing sash window with formal garden outlook and features a traditional timber fireplace with slate insert. Period detailing includes picture rail, dado rail and radiator.

Snug

9' 5" x 15' 6" (2.87m x 4.72m)

A flexible reception space, currently used as a sitting area or office with a radiator, filled with natural light from two East and Westerly sash windows.

Garden Room

16' 11" x 12' 3" (5.16m x 3.73m)

A light-filled retreat glazed on two elevations, with South and Westerly facing double glazed bifolding doors to the garden, double glazed side sash windows and skylight windows. There are spotlights to the ceiling and views across the ornamental pond with underfloor heating throughout.

Country Kitchen

19' 3" x 14' 6" (5.87m x 4.42m)

A well-proportioned room benefiting from a bespoke range of painted oak base and eye level units incorporating granite surfaces, basket storage, pan hooks, wine racks, central island and storage cupboards. Doors access the pantry and utility room. Two Westerly facing sash window to the gardens. Delft rack. Exposed beams to the ceiling. Oil fired AGA oven. Belfast sink with mixer tap. Tiled splashbacks. Terracotta tiled floor.

Walk In Pantry

With stone and pine shelf storage and Terracotta floor tiling.

Utility Room

7' 3" x 13' 5" (2.21m x 4.09m)

Base and eye level units with granite work surfaces housing the sink with mixer tap. Plumbed for an automatic washing machine and dryer with sash window to the North and door to the garages and secondary driveway.

Dining Room

15' 8" x 22' 2" (4.78m x 6.76m)

A generous reception with beams, Delft rack, radiator, sash windows and a wood burning stove within a recessed stone fireplace. Its enclosed original cottage staircase offers secondary access to the first floor.

First Floor

The first floor is a showcase of space and elegance with two morning skylight windows and Easterly views with sash windows.

Principal Bedroom Suite One

15' 5" x 15' (4.70m x 4.57m)

A commanding room with Westerly sash window, decorative cast-iron fireplace and a luxury en-suite.

Luxury Ensuite One

Featuring a walk-in shower with body jets, basin and WC with Westerly facing sash window.

Bedroom Two

17' 10" x 11' 9" (5.44m x 3.58m)

A substantial double room with Westerly views, ornate fireplace and its own en-suite bathroom with garden view sash window and radiator.

En-Suite Bathroom Two

En-suite bathroom with Westerly facing sash window, bath, basin and WC.

Bedroom Three

10' 9" x 9' 7" (3.28m x 2.92m)

Double bedroom with a North facing sash window with walk-in wardrobe, radiator and en-suite shower.

En-Suite Shower Room Three

En-suite walk-in shower, basin and WC.

Bedroom Four

13' 3" x 8' 8" (4.04m x 2.64m)

Light-filled with South facing sash window, with courtyard outlook and radiator.

Bedroom Five

9' 1" x 10' 7" (2.77m x 3.23m)

Double bedroom with East facing sash window and radiator.

Bedroom Six / Dressing Room

10' 4" x 7' 9" (3.15m x 2.36m)

Roof Window with beams to the ceiling, eave storage and radiator.

House Bathroom

A magnificent traditional suite with freestanding claw-foot bath, high flush WC and basin with illuminated mirror, feature fireplace and sash window overlooking the North garden.

The Self-Contained Annexe

Designed to offer complete independence whilst remaining part of the estate, the annexe is ideal for multi-generational living, staff accommodation or guest hosting and potential holiday letting. This wing can function as a completely private dwelling or remain seamlessly integrated with the main residence providing access to two further bedrooms and benefiting from skylight windows.

Side Entrance

A solid timber door leads out to the Northern driveway. Door accesses W.C and self-contained annexe with tiled floor.

W.C

A white suite comprising of a wash hand basin and W.C. Window to the courtyard and a Skylight window.

Living Kitchen

16' 5" x 20' 8" (5.00m x 6.30m)

A spacious room with kitchen area, dining area and sitting area. An open doorway leads into the utility area. A stable timber and glazed door to the courtyard. Exposed beams to the ceiling. Windows to the courtyard and South. Ceramic tiled floor. The kitchen area benefits from base, drawer and eye level units incorporating timber surfaces housing the stainless steel sink and drainer unit with mixer tap with a breakfast bar. The integrated appliances include a CDA oven and electric hob with extractor above.

Utility Area

Plumbed for an automatic washing machine and dryer and housing for the central heating boiler. Window to the side and ceramic tiled floor.

Lounge

15' 8" x 22' 3" (4.78m x 6.78m)

A light room with sliding glazed doors leading out to the Southern courtyard. Recessed spotlights to the ceiling. A winding staircase leads to the first floor. Understairs storage cupboard.

Bedroom Seven

12' 7" x 12' 5" (3.84m x 3.78m)

A spacious room with views and doors opening South onto the courtyard and a skylight window. Benefiting from an en-suite bathroom and walk-in wardrobe.

Bedroom Eight

13' 5" x 12' 5" (4.09m x 3.78m)

A double room with a Velux window to the ceiling, open to the eaves with exposed beams and door accesses the en-suite bathroom.

En-Suite Bathroom Five

A white suite comprising of a corner bath with mixer tap and shower attachment, wash hand basin and a W.C. Benefiting from a chrome heated towel rail, roof window and a tile effect floor.

Bedroom Nine

13' 5" x 12' 5" (4.09m x 3.78m)

A further vaulted bedroom with exposed beams, eave storage, skylight window, a cupboard with hanging rail and access to en-suite shower room.

En-Suite Shower Room Six

En-suite with hand wash basin and WC.

Grounds/ Equestrian Facilities

Holme Lane Farm is a haven for equestrian enthusiasts, set within approximately 8 acres of formal gardens, grazing paddocks and equestrian infrastructure. From the moment you approach the estate through its electrically operated gates, the quality of Holme Lane Farm becomes immediately apparent. Double electric gates open onto a sweeping stone courtyard, framed by formal gardens, stone terraces and the architectural beauty of the residence itself. The limestone elevations, sash windows and slate rooflines instantly reflect the home's period pedigree. To the West, a knot garden bordered with box hedging and filled with roses introduces an air of stately refinement, while archways lead through to a manicured lawn and an exquisite well-stocked pond. To the North, a circular driveway and timber-framed car garage provides a grand sense of arrival for both residents and guests.

Stable Yard

Includes three traditional stables, seven Bradmore stables, tack room and further stores.

Two Storey Barn

100' x 20' (30.48m x 6.10m)

A versatile outbuilding with ground floor stabling and first floor storage, offering scope for conversion subject to relevant planning permissions.

All Weather Menage

Fully fenced and ideal for training and year-round riding.

Paddocks & Orchard

Well-drained grass paddocks alongside mature orchards and woodland pockets, creating both beauty and utility. The landscaped grounds are a particular highlight, blending formality and natural beauty. Features include the knot garden, orchard with heritage fruit trees, manicured lawns, and an ornamental duck pond fringed by reeds and lily pads.

Services & Tenure

Leasehold

Services: Mains electricity and water, oil-fired central heating, septic tank drainage, income generating P.V. system and solar thermal water heating

view this property online williamhbrown.co.uk/Property/DCR125079



welcome to

Holme Lane, Holme Doncaster

- MAGNIFICENT DETACHED PERIOD FARMHOUSE WITH SUPERB KERB APPEAL (NOT LISTED)
- APPROXIMATELY 8- ACRES OF LANDSCAPED GROUNDS AND EQUESTRIAN LAND
- NINE BEDROOMS AND SEVEN BATHROOMS (INCLUDING SIX EN-SUITES)
- FARMHOUSE KITCHEN & GARDEN ROOM WITH UNDER FLOOR HEATING
- SELF-CONTAINED THREE BEDROOM ANNEXE WITH INDEPENDENT ACCESS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125079](https://www.williamhbrown.co.uk/Property/DCR125079)



Property Ref:
DCR125079 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)