



**Manor House Cedric Road,Edenthorpe Doncaster**

**welcome to**

**Manor House Cedric Road, Edenthorpe Doncaster**

Guide price: £450,000-£475,000. Dating back to 1606, this stunning grade II listed manor house is in one of Doncaster's most sought after locations. Brimming with character the property effortlessly blends historic charm with generous living space with a wealth of original features throughout.



### **Entrance Porch**

With a front facing door and a further door giving access to cinema room/lounge.

### **Cinema Room / Lounge**

With front and side facing windows, feature beams to the ceiling, two central heating radiators and a feature fireplace.

### **Inner Hallway**

With two central heating radiators, a storage cupboard, dado rail, feature beams and stairs which rise to the first floor.

### **Lounge**

With two front facing windows, a central heating radiator, dado rail, feature beams to the ceiling, wall lights and a feature fireplace housing the wood burner which sits upon a stone hearth. A door gives access to the rear garden.

### **Sitting Room**

With front, side and rear facing windows, feature beams to the ceiling, wall lights, two central heating radiators, a stone bar, built-in bookcases and a feature stone fireplace.

### **Dining Room**

With a side facing window, a central heating radiator, feature beams to the ceiling and a feature fireplace. There is open access to the kitchen.

### **Kitchen**

Fitted with a range of base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a Range style cooker with cooker hood above and plumbing for white goods. There is splashback tiling, feature beams to the ceiling and a rear facing window.

### **Ground Floor Shower Room**

Fitted with a low flush WC, a wash hand basin and a wet room style shower. There is a central heating radiator and a rear facing window.

### **Cellar**

Ideal for storage space.

### **First Floor Landing**

With two rear facing windows, a side facing window, dado rail, wall lights and a central heating radiator.

### **Bedroom One**

With front and side facing windows, feature beams to the ceiling and a central heating radiator. Access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with twin wash hand basin fitted into a vanity unit with mixer taps and a double shower cubicle with shower. There is tiling to the walls and floor, feature beams to the ceiling, a heated towel rail and two front facing windows.

### **Bedroom Two**

With a rear facing window, feature beams to the ceiling and a central heating radiator.

### **Bedroom Three**

With a front facing window, feature beams to the ceiling and a central heating radiator.

### **Bedroom Four**

With a front facing window, feature beams to the ceiling and a central heating radiator.

### **Bedroom Five**

With rear and side facing windows, feature beams to the ceiling and a central heating radiator.

### **Bedroom Six**

With a side facing window, feature beams to the ceiling and a central heating radiator.

### **Bathroom**

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a bath and separate shower cubicle. There is tiling to the walls and floor, feature beams to the ceiling, a heated towel rail and a rear facing obscure window.

### **Outside**

The front of the property is enclosed with a stone wall, shrubs, plants, trees and gate with pathway to the front entrance porch. To the rear of the property there is an enclosed lawned garden with patio areas, a variety of shrubs, plants and trees and garden sheds. A gate gives access to the side driveway providing off road parking.

### **Agent's Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Manor House Cedric Road, Edenthorpe Doncaster

- GUIDE PRICE £450,000-£475,000.
- IDEAL FOR THOSE SEEKING PERIOD ELEGANCE WITH ROOM TO GROW
- RARE FIND
- RICH IN HISTORY AND CHARACTER
- SPACIOUS AND VERSATILE ACCOMMODATION

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

guide price

**£450,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR126457 - 0003

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