



# PRESTIGIOUS HOMES

merryweathers  
Est. 1832

Station Road, Conisbrough, Doncaster, DN12 3DB

Asking Price £625,000

Viewing is thoroughly recommended to appreciate the size and character of this prestigious Five Bedroom detached family home situated in this highly desirable location. Within walking distance to the the village, train station and English Heritage site Conisbrough Castle. Standing within grounds of good extent, in excess of 1/4 acre, with annexe currently hosting a bar / workshop. With many period features intact, the property hosts plantation shuttering throughout the property including replication stained glass glazing, traditional column radiators and is offered with exemplary standards.

#### **Merryweathers**

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

#### **Conisbrough**

The name Conisbrough comes from the Old English Cyningesburh (first recorded c. 1000) meaning "king's stronghold" or "king's fortified place. Conisbrough contains what is believed to be the oldest building in South Yorkshire: the probably 8th-century Anglo-Saxon St Peter's Church. The church was enlarged in the twelfth century, and David Hey claims that it was a Minster church, forming the centre of a large, early parish covering all or much of the eleventh century Fee of Conisbrough.[5]

#### **Material Information**

Broadband Speed current 1Gb provided by Virgin Media.  
Council Tax Band - D  
Tenure - Freehold  
Property Type - Detached  
Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.  
<https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.  
<https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a conveyancing solicitor.

#### **Reception Hallway**

12'4" x 12'0"

Hosting a superb Amtico period style floor covering, with turned staircase rising to the first floor accommodation. Access can be gained to the cellar area also.

#### **Snug / Library**

16'3" x 18'5" (into bay)

With a front facing upvc square bay window and further upvc glazing, the main feature of the room being the double sided log burner set into the fireplace.

#### **Kitchen**

29'4" x 10'2"

This impressive kitchen is fitted with a

modern range of wall base and draw units, complete quartz worktops and complimentary flooring. There are integrated items to include a larder fridge and freezer, and bosch dishwasher. With cooking facilities to include 3 x Neff self cleaning ovens, with induction hob and extractor above. There is also a wine cooler and ample under plinth and floor lighting. In the dining area there are bi-fold doors overlooking the impressive gardens and double sided log burner.

#### **Lounge**

21'6" x 16'8"

Stunning dual aspect reception room, with front facing upvc square window and the focal point of the room being the decorative fireplace with log burner fire inset.

#### **Ground Floor Shower Room**

With low flush WC, wash hand basin and shower cubicle hosting a thermostatic shower with rainfall shower head.

#### **Utility Room**

The utility room is fitted with a comprehensive range of wall, base and drawer units with drainer sink and with space and plumbing for an automatic washing machine and side facing entrance door.

#### **Sun Room / Gym**

8'2" x 12'4"

Built upon a brick base, with timber glazing hosting additional power sockets if office use is required.

#### **First Floor**

Grand landing are with ornate features, fitted storage and stained glass glazing. Offering loft access which is ample storage and could be further utilised.

#### **Principal Bedroom**

14'11" x 18'11"

Stunning master bedroom, offering natural light and fitted storage. With original fireplace

#### **Bedroom Two**

12'10" x 15'6"

Large double bedroom, original fireplace and front facing upvc window and fitted storage.

#### **Bedroom Three**

11'10" x 12'10"

This larger double bedroom hosts a rear facing upvc window overlooking the garden.

#### **Bedroom Four**

11'11" x 10'8"

With a front facing upvc window and fitted storage. With original fireplace.

#### **Bedroom Five**

9'5" x 9'8"

Offering single bedroom or office space.

#### **Family Bathroom**

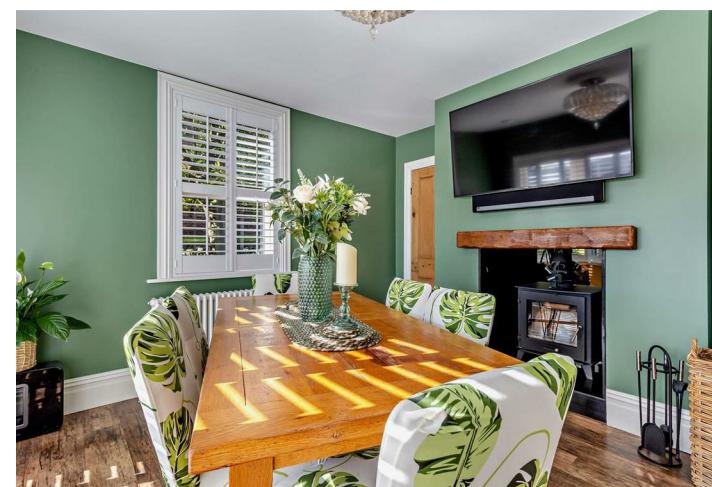
Hosting a four piece suite comprising of a freestanding bath with separate thermostatic shower cubicle with rainfall head, pedestal hand wash basin and low flush WC. With central heating radiator and opaque stained glass double glazed window.

#### **Annexe**

Offering a variety of uses, currently occupying a Bar and Workshop area, with first floor storage areas and separate WC.

#### **External**

The property stands in impressive grounds, with mature gardens to the rear with a number of patio areas to enjoying the sunshine. To the front is a private driveway which in turn leads to parking areas and turning circle. There is an impressive 8 persons hot tub to the rear for those summer evenings including awning and extras to include an electric car charging point. The grounds are nearly as impressive as the property and deserves an early inspection.

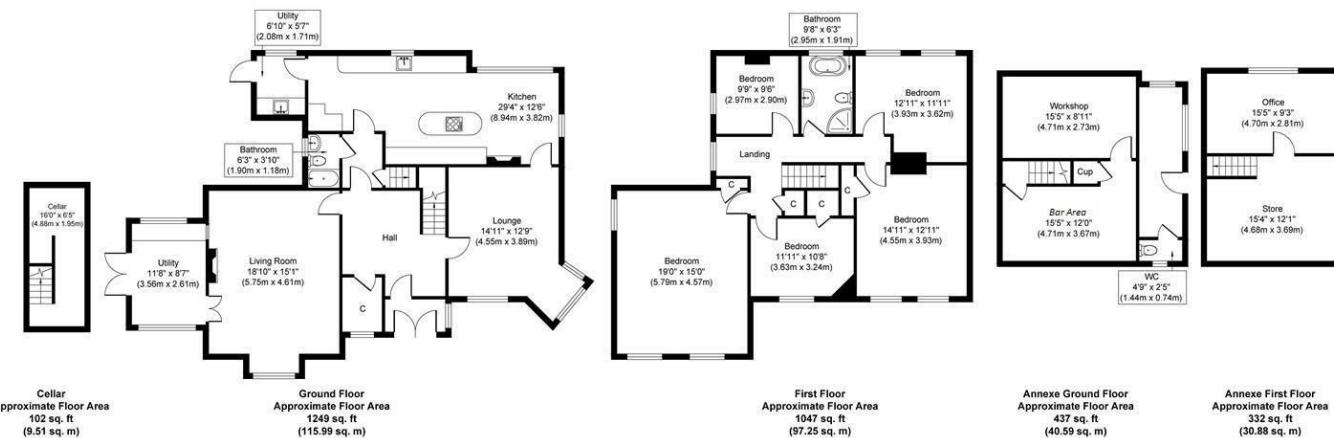


## Floor Plan

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## Area Map



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Energy Efficiency Graph

