



The Watermill, Lindrick, Tickhill, Doncaster, DN11 9QY

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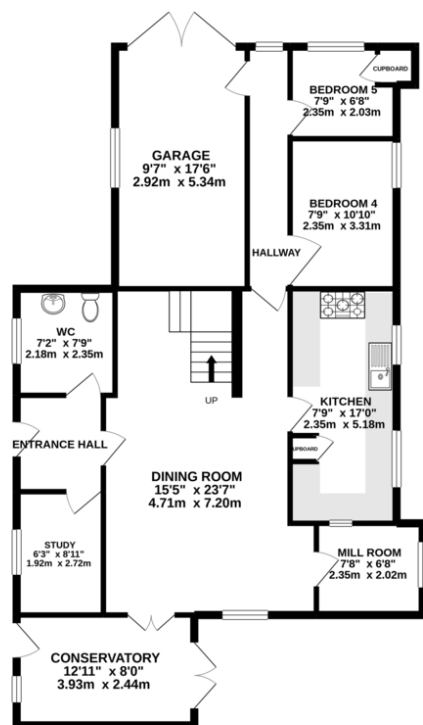
Enjoying a picturesque setting, adjacent to 'The Mill Dam' and a short walk to the excellent facilities within Tickhill, a 5 bedroom detached character cottage offering accommodation of great character and versatility. The property has recently been used as both a family home and a 'holiday let' generating a substantial annual income. Internally, many superb original features have been retained, including parts of the former Watermill. Briefly comprises: Ground floor - hall, study, Cloaks / WC, family / dining room, fitted kitchen, conservatory, 2 bedrooms. 1st floor; superb lounge enjoying fine surrounding views. Master bedroom suite, 2 further bedrooms. Bathroom. Outside; private decked sitting out area, garage and parking.

- stunning Grade 2 listed property
- strong investment potential
- 3 reception rooms
- 5 bedrooms
- 2 bath / shower rooms plus WC
- easy walk to central Tickhill
- great charm and character
- excellent communication links
- superb local facilities
- garage and private outside seating

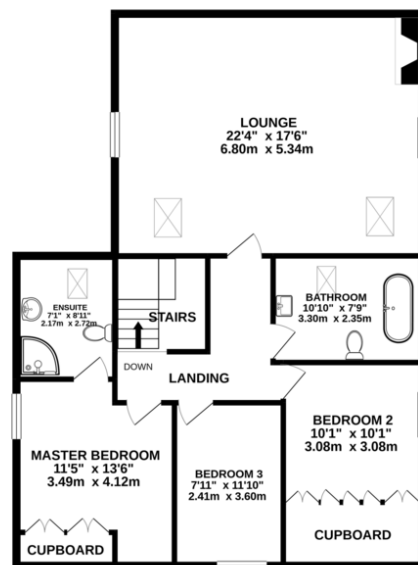




GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 2165 sq.ft. (201.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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