



## Back Lane

Clayton, Doncaster, DN5 7DG

Price Guide £770,000

Located within this idyllic rural village, amidst open countryside, an outstanding detached character home, offering extensive family accommodation amounting to around 3,000 sq ft. Enjoying formal grounds, approaching a third of an acre, the property features a welcoming reception hall, 4 reception rooms, ground floor WC, and 'L' shaped dining kitchen with access to utility room. To the first floor are two main bedroom suites with bathrooms, bedroom with en suite shower room, 2 further bedrooms and 'house' bathroom.

The charming hamlet of Clayton enjoys a tranquil setting, whilst giving easy access to local towns and cities within South and West Yorkshire. (Doncaster - 10 miles. Barnsley - 10 miles. Wakefield - 14 miles)

Outside; an extensive plot including twin driveways, providing ample off road parking, substantial double garage, to the rear of which is a large workshop / store. Private seating areas with formal lawns which abut open countryside. Easy access to a variety of beautiful country walks and well located for travelling to the towns of South and West Yorkshire.

- superb family home in stunning location
- 5 bedrooms, 4 bath / shower rooms
- 4 reception rooms / dining kitchen with utility room and 'AGA'
- panoramic surrounding views
- 0.31 acre site, with attractive grounds adjacent to countryside
- double garage and two driveways providing ample parking
- A1 (Junc 37) 6 miles. : Doncaster - 10 miles :Barnsley - 10 miles
- Sheffield - 18 miles : Leeds - 34 miles
- an exceptionally well presented family home with great character
- viewing very strongly advised

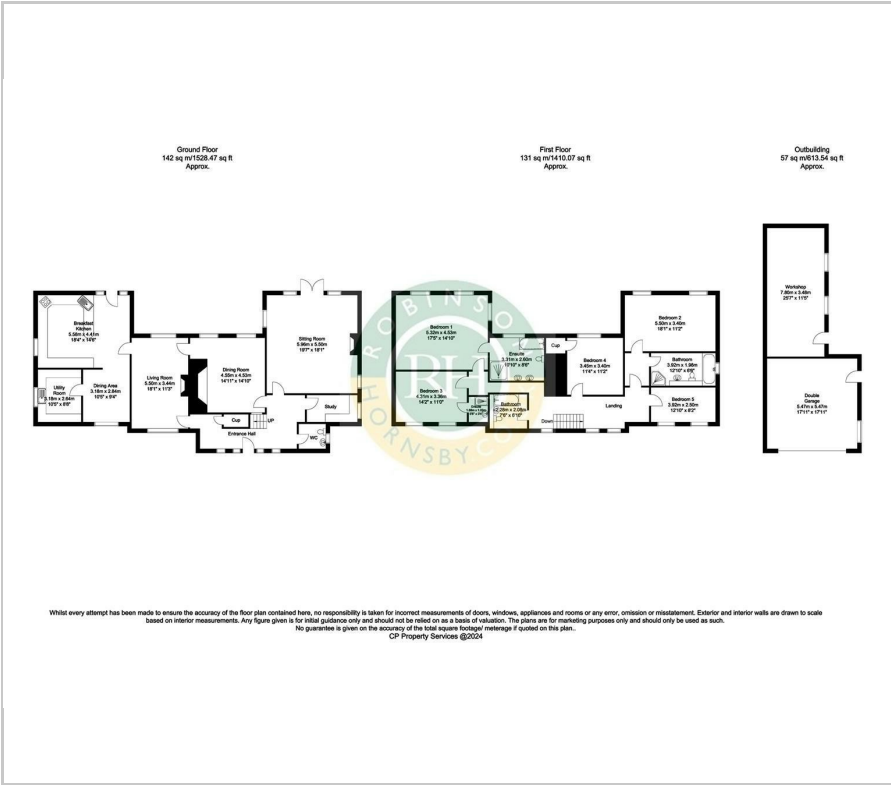
### Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.





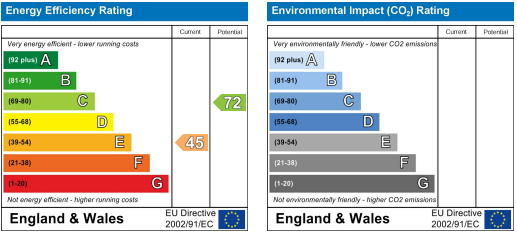
Floor Plan



Area Map



Energy Efficiency Graph



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