



29 High Street, Doncaster, DN5 0SF
£200,000 Freehold


MARTIN&CO

High Street, Arksey

3 Bedrooms, 1 Bathroom

£200,000

- GRADE 2 Listed Cottage
- Beautiful Village Location
- Substantial Gardens
- Out Building
- Close To Good Schools
- Close to Good Local Amenities
- Close to Good Transport Links

Charming Grade II Listed Cottage Set in Generous Gardens

Nestled within expansive gardens, this delightful Grade II listed cottage offers a rare opportunity to own a piece of history. Brimming with character and original features, the property is ready for sympathetic refurbishment to restore its full charm and potential.

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The cottage comprises two well-proportioned bedrooms, a single bedroom, bathroom, two reception rooms, and a kitchen. With its classic layout and picturesque setting, it provides a perfect canvas for those looking to create their ideal country retreat.

Steeped in heritage and surrounded by nature with wonderful views of the local church, this unique home promises both peace and potential - ideal for buyers seeking a renovation project in a beautiful setting.

GROUND FLOOR ROOM 1 12' 7" x 12' 11" (3.84m x 3.95m) With feature fireplace

GROUND FLOOR ROOM 2 4' 9" x 15' 7" (1.46m x 4.76m) With sink and running water

GROUND FLOOR ROOM 3 11' 2" x 19' 5" (3.42m x 5.92m) A large reception room

PORCH 6' 5" x 7' 0" (1.98m x 2.14m) A generous

entrance porch with electric fuse board

FIRST FLOOR ROOM 1 12' 5" x 16' 2" (3.81m x 4.95m) A double bedroom with a staircase leading down to the first reception room

FIRST FLOOR ROOM 2 7' 1" x 16' 1" (2.17m x 4.92m) A possible third bedroom

FIRST FLOOR ROOM 3 11' 7" x 15' 7" (3.55m x 4.76m) A generous bedroom

BATHROOM 6' 10" x 6' 5" (2.10m x 1.96m) With WC and hand basin

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant

data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.









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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.