



Station Road, Doncaster DN9 3AA

HUNTERS[®]
EXCLUSIVE



Station Road, Doncaster DN9 3AA

OPEN HOUSE EVENT SATURDAY 1ST AUGUST 12 TIL 1PM (SEE DETAILS BELOW)

GUIDE PRICE £800000 TO £850000

Formerly the original Station House on the Doncaster to Lincoln train line this unusual and substantial property has been refurbished by the current owner and will appeal to LARGER EXTENDED FAMILIES and INVESTORS given the scope to use the facilities for business use (with appropriate planning approval) or as an Air BNB given the numerous separate access points in the building and self contained living accommodation. Being sold with NO CHAIN complications viewing is HIGHLY recommended for proceedable buyers.

OPEN HOUSE - TURN UP AT THE ALLOTTED TIME AND DATE OR PRE BOOK A SLOT WITH THE AGENT.





DESCRIPTION

The property was formerly the Station Masters house which served the public on the Doncaster to Lincoln line and sits on a substantial plot. Briefly the property comprises two entrance halls, five reception rooms, one bedroom with en suite facilities, and a large kitchen diner to the ground floor whilst upstairs has four further bedrooms, one with an en suite and lounge area plus a separate family bathroom. Outside there is a drive allowing off street parking for several vehicles leading to a garage and lawned garden to the front with raised beds and wooden fencing. The property also benefits from gas central heating and double glazing throughout. There are several entry points to the property which lends it to multiple uses including Air BNB, possible office use or as a residential dwelling for a large or extended family.

Blaxton is a small village located on the A614 north of Finningley and close to the M18 and M180 motorways. It lies seven miles east of the city of Doncaster and local amenities include a Post Office and village Shop, primary schools and Doctors surgeries in nearby Finningley and Auckley, with parks, recreation areas and two public houses.

MAIN ENTRANCE HALL

12'7" x 6'3" to its maximum dimensions

Two outside wall lights and overhead security light, white uPVC door with glass panels leading into the hallway with wood panel flooring and provides access to two reception rooms and kitchen diner, stairs to the first floor accommodation at the west end of the building. Understairs cupboard.

SITTING ROOM

10'0" x 15'11"

TV aerial, smoke alarm, windows to the front and rear elevations, radiator, solid wood door into:

BEDROOM FIVE

10'3" x 10'8"

Windows to the rear and side elevations, radiator, and solid wood door leading into:

EN SUITE

8'0" x 5'8"

White uPVC door with glass panel to the side elevation. Shower cubicle, and wall sink with mixer tap and splash back. Solid door into wc area with low level flush wc and two windows to the front elevation.

LOUNGE

12'8"x 12'8"

Wood door with glass panels, TV point, spotlights to ceiling, wood panel flooring, dimmer light switch, two window to the rear elevation and radiator.

KITCHEN DINER (BREAKFAST KITCHEN)

24'7" x 12'2"

Accessed from the main entrance hallway via a wood door with glass panels and originally the Ticket Office.



Fitted kitchen comprising wall and base units with floor lights, complementary worktops, space for range cooker with overhead extractor fan, space for American style fridge freezer, central breakfasting bar with six overhead light fittings and integrated dishwasher, two roses to ceiling and smoke alarm, wall mounted TV point on the original chimney breast, wood panel flooring, two windows to the front elevation with blinds, double doors accessing the front garden, two radiators and wood door with glass panels into:

DINING ROOM

White uPVC door to rear, window to front and door into second Entrance Hall.

SECOND ENTRANCE HALL

This leads to the east wing of the property and is accessed via a white uPVC door with glass panel.

DOWNSTAIRS CLOAKROOM

3'10" x 5'9"

Low level flush wc, wall wash hand basin with mixer tap and cupboard under, extractor fan, radiator.

FAMILY ROOM

19'5" x 11'1" to its maximum dimensions

TV point, wood panel flooring, windows to the front and rear elevations, radiator and solid door into the utility room and games room



UTILITY ROOM

4'11" x 7'10"

Worktop with space and provision under for washing machine and dryer, vinyl flooring, wall mounted Ideal boiler, cylinder water tank.

GAMES ROOM

14'2" x 18'4"

TV point, window to the front elevation and double doors leading out to the front garden. Further wooden door with glass panels leading to the inner hall.

HALL

Door into integral garage and stairs to further self contained accommodation, window to rear.

INTEGRAL GARAGE

16'7" x 17'5"

Up and over door with power and lighting plus shelving.

FIRST FLOOR LANDING (WEST END)

28'1" x 6'5"

Providing access to three more bedrooms, family bathroom via solid wood doors, built in cupboard, three windows to the front elevation and radiator.

BEDROOM TWO

12'8" x 12'7"

Built in wardrobe, TV point, two windows to the rear elevation and radiator.



BEDROOM THREE

12'5" x 9'10"

Windows to the front, rear and side elevations and radiator.

BEDROOM FOUR

9'5" x 9'5"

Window to the rear elevation and radiator

FAMILY BATHROOM

4'9" x 9'6"

Matching white suite with panel bath, shower unit with rainfall head and hand held unit, wall wash hand basin with mixer tap and cupboard under, low level flush wc, spotlights to ceiling, extractor fan, window to the rear elevation and radiator.

FIRST FLOOR ACCOMMODATION (EAST SIDE)

The stairs from the hall lead up to a self contained living space with lounge and bedroom area measuring 7.82m x 4.56m. TV point, two radiators and three Velux windows plus door into shower room measuring 1.93m x 2.32m and comprising shower unit with rainfall head shower, hand held unit, wall wash hand basin with splashback and cupboard under, low level flush wc, plus Velux window.

There is also a concealed store room behind the wall panel measuring 3.21m x 5.99m with radiator.

EXTERNALLY

The front of the property has been seeded with grass and has raised wooden beds with fencing. Two wrought iron gates leading to the stone chip drive facilitating parking for several vehicles and leading to the Garage. To the rear is a block paved area and secure metal fencing.

TENURE - Freehold

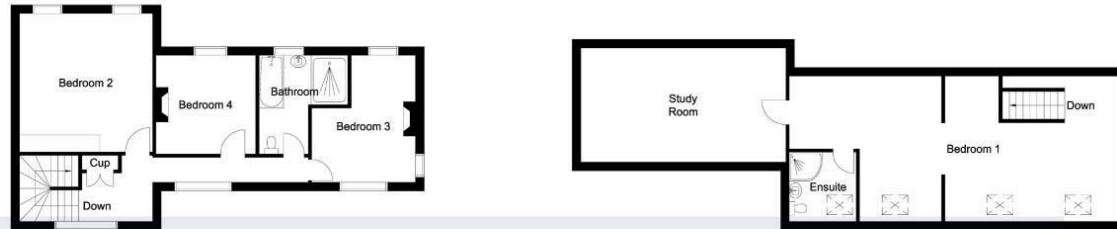
COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'B'

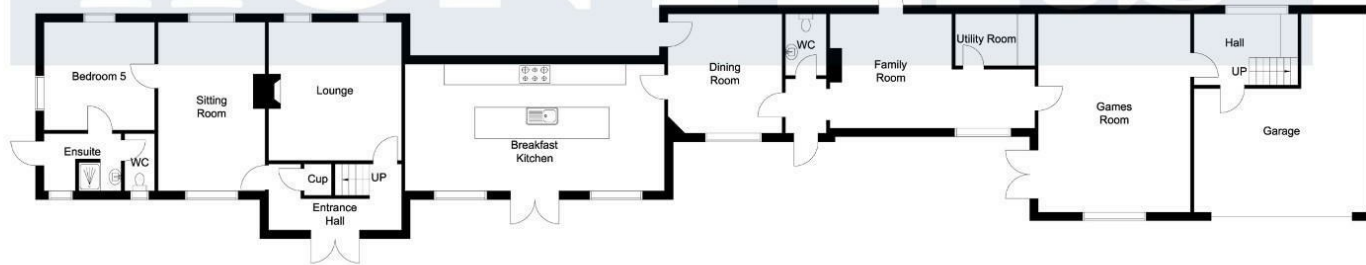
Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

First Floor
111 sq m/1194.79 sq ft
Approx.



Ground Floor
174 sq m/1872.92 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bawtry -
01302 710773 <http://www.hunters.com>

HUNTERS
EXCLUSIVE



HUNTERS®
EXCLUSIVE