



Main Street, West Stockwith
Doncaster, DN10 4HA

Offers In The Region



HUNTERS[®]
EXCLUSIVE

Main Street, West Stockwith

DESCRIPTION

Kiln View is an outstanding four bedroom period property situated in the riverside village of West Stockwith, built in 1741, the property has many original features including fireplaces and beamed ceilings and an annex accessed via a passage to the side on the ground floor and linked on the first floor via Bedrooms. Briefly the main property comprises three bedrooms, one with en suite, two reception rooms, kitchen, garden room, bathroom and separate w.c., whilst the annex has a further bedroom, lounge, kitchen and bathroom. Externally there is a secluded long landscaped garden to the rear with brick outbuilding and utility room and workshop. West Stockwith is a village lying on the west bank of the River Trent, three miles north west of Gainsborough and one and a half miles east of Misterton. The village has its own marina and two riverside public houses. The market town of Gainsborough has a wealth of amenities including Marshalls yard retail park.



ROOMS

ACCOMMODATION

The property is accessed from the front on Main Street via a composite door leading into:

RECEPTION HALL

13'6" x 12'9"

Decorative fireplace with wood burning stove inset and herringbone style back, beamed ceiling, parquet flooring, built in cupboard, two windows to the front elevation and further door leading into:

LOUNGE

14'9" x 10'0"

Inglenook fireplace housing a log burning stove, beamed ceiling, tv point, window to the rear elevation, radiator and access to Kitchen and Sitting Room.

SITTING ROOM

12'5" x 10'7"

Decorative fireplace with a marble surround and recess for log effect electric fire, dado rail, beamed ceiling, window to the front elevation and radiator.

KITCHEN

24'3" to maximum dimensions x 13'8"

Fitted with a range of bespoke traditional style units with complementary wood work tops, one and a half porcelain sink and drainer, integrated gas hob and electric oven, space for fridge freezer and dishwasher, central feature fireplace with wood burning stove and stone lintel above, terracotta tiled flooring, beamed ceiling, two windows to the side elevation and radiator. Space leading into:

GARDEN ROOM

10'4" x 12'7"

Overlooking the rear garden with French doors leading to a circular seating area and rear gardens, terracotta tiled flooring and further door opening onto the courtyard.

FIRST FLOOR LANDING

Providing access to Bedrooms and w.c., having a domed ceiling with arched window to the front elevation.

BEDROOM ONE

13'6" x 13'10"

Decorative feature fireplace with marble hearth, beamed

ceiling, radiator, two windows to the front elevation and door leading into En Suite and further door connecting to the annex first floor landing.

EN SUITE SHOWER

Fitted with a corner shower cubicle, wash hand basin, low level w.c., tiled flooring, spotlights to ceiling and extractor fan.

BEDROOM TWO

13'3" x 11'8"

Having original cast iron fireplace, beamed ceiling, window to the front elevation and radiator.

W.C.

Fitted with wash hand basin and low level flush w.c. with half tiled walls and tiled flooring, spotlights to ceiling.

BEDROOM THREE

14'7" x 9'11"

Decorative fireplace surround, beamed ceiling, two windows to the rear elevation and side, radiator and door leading into:

EN SUITE BATHROOM/DRESSING ROOM

Victorian roll top slipper bath with skylight above, wash hand basin, corner shower cubicle and low level flush w.c., built in wardrobes, airing cupboard housing the boiler, window to the rear elevation and radiator.

ANNEXE

Can be used flexibly as a self contained one bedroom facility or as part of the main house.

ANNEXE DINING KITCHEN

12'4" x 12'5"

Accessed via its own entrance from the rear Courtyard. Fitted with base units with stainless steel sink and drainer with mixer tap, integrated gas hob and electric oven, space for fridge freezer, cupboard and shelf. Beamed ceiling, quarry tiled flooring, brick fireplace with log burning stove, window to the rear elevation and skylight above. Stairs rising to first floor.

ANNEXE LOUNGE

12'3" x 12'9"

Central fireplace with log burning stove, beamed ceiling, dado rail, quarry tiled flooring, window to the front elevation and arched window to the side.

FIRST FLOOR ANNEXE LANDING

Beamed ceiling and doors leading to Bedroom and Bathroom. Further door leading to Bedroom one.

ANNEXE BEDROOM

9'10" x 13'5"

Storage cupboard, beamed ceiling, window to the front elevation and radiator.

ANNEXE BATHROOM

15'5" x 7'4"

Benefits from a matching white three piece suite comprising panelled bath, pedestal wash hand basin, low level flush w.c. and corner shower cubicle. Heated towel rail, feature arched window, velux skylight and spotlights to ceiling.

EXTERNALLY

To the rear of the property there is a west facing mature landscaped garden which is private and secluded, York stone paved courtyard with original well, circular seating area, brick pathway with lawn and shrubs either side, steps down to a further generous lawn with an abundance of mature trees including Apple and Plum, a grape vine, shrubs and plants. There is a garden shed and log store close to the house and

DETACHED BRICK BUILT OUTBUILDING

19'3" x 7'1"

Comprising of Utility room with lighting, plumbing and power with space for washing machine and dryer with worktop over and separate cloakroom with wash hand basin and low level flush w.c. Workshop with power and lighting and windows overlooking the garden to the rear and side.

AGENTS NOTE

There are off road parking facilities opposite the property on Main Street.

COUNCIL TAX

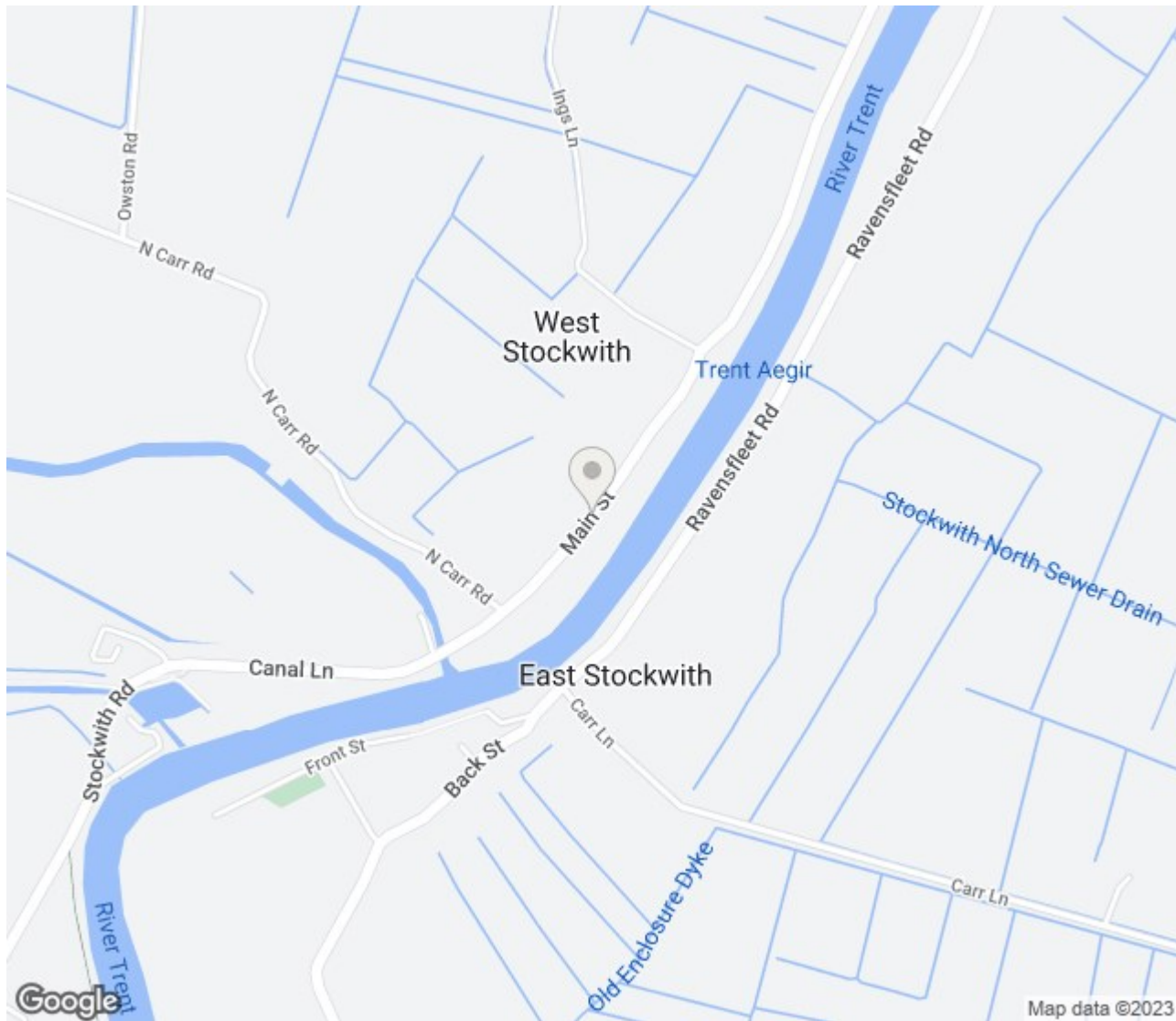
Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'A'

TENURE - FREEHOLD










ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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 	

Thinking of Selling?

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.

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