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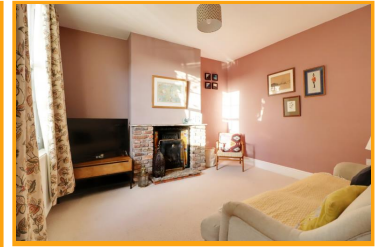
Offers in excess of
£395,000

EPC Rating: E

Hydrangea Cottage, 18 Commonside

Westwoodside, Doncaster, North Lincolnshire, DN9 2AP

5 Bedroom Detached House



- ✓ **A STUNNING PERIOD DETACHED HOUSE & STYLISH CONVERTED BARN**
 - ✓ **4 RECEPTION ROOMS IN TOTAL**
 - ✓ **FITTED KITCHEN & UTILITY ROOM**
 - ✓ **5 EXCELLENT BEDROOMS IN TOTAL**
 - ✓ **2 BATHROOMS**
- ✓ **PRIVATE GARDENS WITH A PEBBLED DRIVEWAY**



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'Hydrangea Cottage' is a charming double fronted, detached cottage having being sympathetically updated benefitting from a fully refurbished detached brick barn offering further stylish accommodation that has the ability to be linked to the main house should a purchaser require. The accommodation to the cottage comprises, front living room, formal dining room, fitted kitchen with a useful utility room and a central hallway allowing access to the first floor. The first floor provides 3 generous bedrooms and a quality family bathroom. The barn is entered through bi-folding doors to the study area with open access to a large living space and a luxury shower room, two further bedrooms are found to the first floor. there are two pleasant private lawned gardens that can be assigned to each dwelling if needed with a generous pebbled driveway allowing extensive parking.



FRONT DINING ROOM

Measures approx. 4.32m x 3.67m (14' 2" x 12' 0"). With hardwood front entrance door with leaded top light, front vertical sliding uPVC double sash window, high gloss laminate flooring, feature inset multi-fuel cast iron stove within a brick chamber with raised quarry tiled style heart and a wooden beamed mantel with adjoining original storage cabinet, picture railing, a door to the inner hallway and a further door to;



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FRONT LIVING ROOM

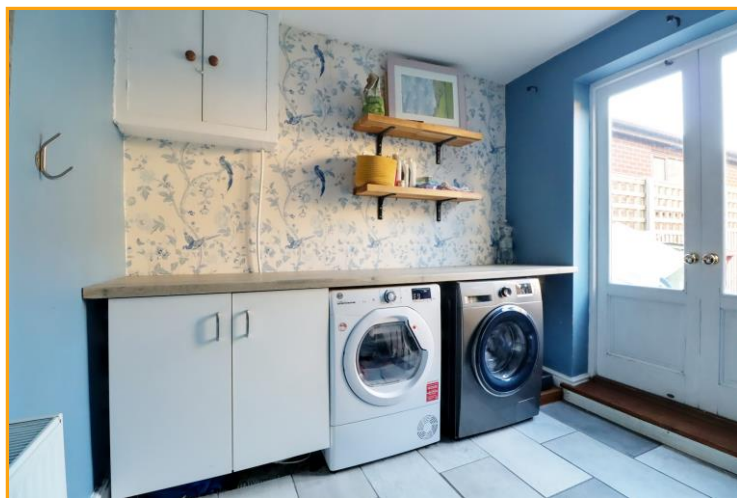
Measures approx. 3.32m x 3.67m (10' 11" x 12' 0"). Enjoying a front uPVC vertical sliding double glazed sash window, feature Victorian cast iron open fire with tiled inserts, a marbled hearth and matching mantel with rustic brick sides.

INNER HALLWAY

With return staircase allowing access to the first floor with understairs storage, slate tiled flooring and doors to the kitchen and utility.

FITTED KITCHEN

Measures approx. 3.32m x 2.57m (10' 11" x 8' 5"). Enjoying a rear hardwood double glazed window which onlooks the barn and rear entrance door. The kitchen enjoys a range of shaker style matching low level units, drawer units and wall units with a complementary butcher block style rolled edge working top surface with tiled splash back incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built in electric hob with oven beneath and overhead canopied extractor, slate tiled flooring, concealed wall mounted gas central heating boiler and inset ceiling spotlights.





UTILITY ROOM

Measures approx. 2.36m x 2.57m (7' 9" x 8' 5"). With rear hardwood panelled and double glazed French doors allowing access to the garden, cream fronted base storage cupboard with above wooden style worktop, plumbing beneath for an automatic washing machine and dryer, tiled flooring and meter box cupboard.

FIRST FLOOR LANDING

Enjoys a rear hardwood single glazed vertical sliding sash window that onlooks the garden and barn, open spell balustrading, beamed ceiling and doors off to three bedrooms and the bathroom.

FRONT DOUBLE BEDROOM 1

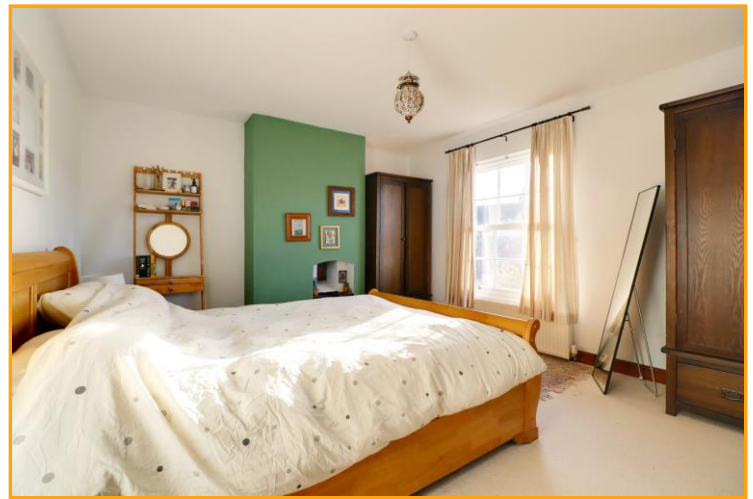
Measures approx. 4.31m x 3.64m (14' 2" x 11' 11"). With front vertical sliding uPVC double glazed sash window and a feature cast iron fireplace with projecting stone flagged hearth.

FRONT DOUBLE BEDROOM 2

Measures approx. 3.32m x 3.63m (10' 11" x 11' 11"). Enjoying a front vertical sliding uPVC double glazed sash window, attractive cast iron fireplace with stone flagged hearth and loft access.

REAR BEDROOM 3

Measures approx. 3.37m x 2.57m (11' 1" x 8' 5"). Enjoying a rear hardwood double glazed window with slate sill, inset ceiling spotlights and exposed beams.





FAMILY BATHROOM

Measures approx. 2.35m x 2.57m (7' 9" x 8' 5"). With a rear hardwood double glazed window with frosted patterned glazing and a slate sill, an attractive four piece suite in white comprising a low flush WC, pedestal wash hand basin, free standing rolled top his and hers bath with wall mounted chrome block mixer tap and a walk-in shower cubicle with overhead main shower, tiling to walls and glazed screens, slate tiled flooring, tiling to walls, large chrome towel rail, inset ceiling spotlights and exposed beams.

OUTBUILDINGS

The property enjoys the benefit of an impressive converted detached barn that provides an option to be linked from the house if required and creates a beautiful annex or home office and is entered via;

STUDY

Measuring approx. 2.94m x 2m (9' 8" x 6' 7"). With front aluminum framed 3 panelled bi-folding doors, side uPVC double glazed window, attractive laminate flooring, inset ceiling spotlights and open access through to;

PLEASANT LIVING ROOM

Measuring approx. 4.51m x 4.04m (14' 10" x 13' 3"). Enjoying a dual aspect with front uPVC double glazed window, rear three panelled aluminum framed doors leading to the rear garden, continuation of wooden flooring, inset ceiling spotlights, return staircase leading to the first floor with understairs storage and doors through to;





IMPRESSIVE SHOWER ROOM

Measuring approx. 2.95m x 1.85m (9' 8" x 6' 1").
Enjoying a rear uPVC double glazed window with frosted glazing and a three piece modern suite in white comprising a low flush WC, pedestal wash hand basin and large walk in shower cubicle with tiled walls and glazed screen, overhead electric shower, tiled finished flooring and fitted towel rail.

FIRST FLOOR LANDING

Grants access to two double bedrooms.

DOUBLE BEDROOM 4

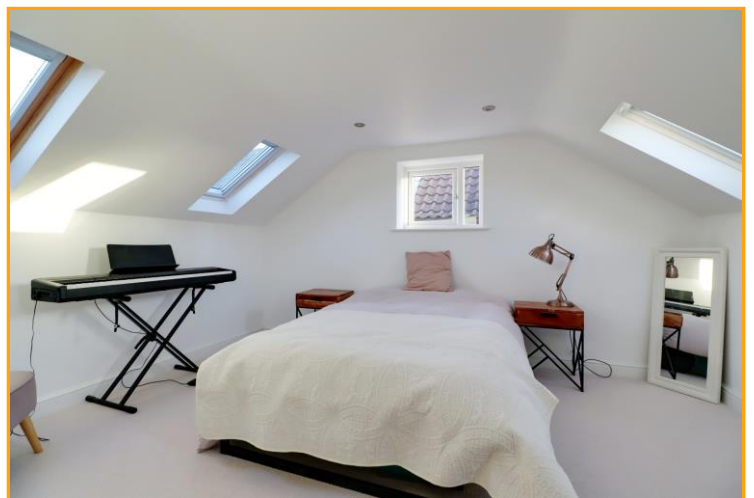
Measuring approx. 3.7m x 4.04m (12' 2" x 13' 3").
Enjoying a multi aspect with twin front and rear uPVC double glazed roof lights and a side uPVC double glazed window.

DOUBLE BEDROOM 5

Measuring approx. 3.04m x 4.07m (10' 0" x 13' 4").
Enjoying dual aspect with front and rear uPVC double glazed roof lights.

GROUNDS

To the front of the property has an enclosed traditional style garden behind a walled boundary, a picket gate allows access to a pathway leading to the front entrance door, and a driveway to the side through a traditional five bar timber gate leads to a further pebbled garden going beyond the barn with two garden areas both being principally laid to lawn and the garden between the house and barn having a pleasant flagged seating area.



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SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

There is a modern central heating system to the main house and with the main having electric panelled radiators.

DOUBLE GLAZING

The property benefits from fully double glazed windows except for the rear landing.

IMPORTANT

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please get in touch with our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home; appointments can usually be made within 24 to 48 hours.



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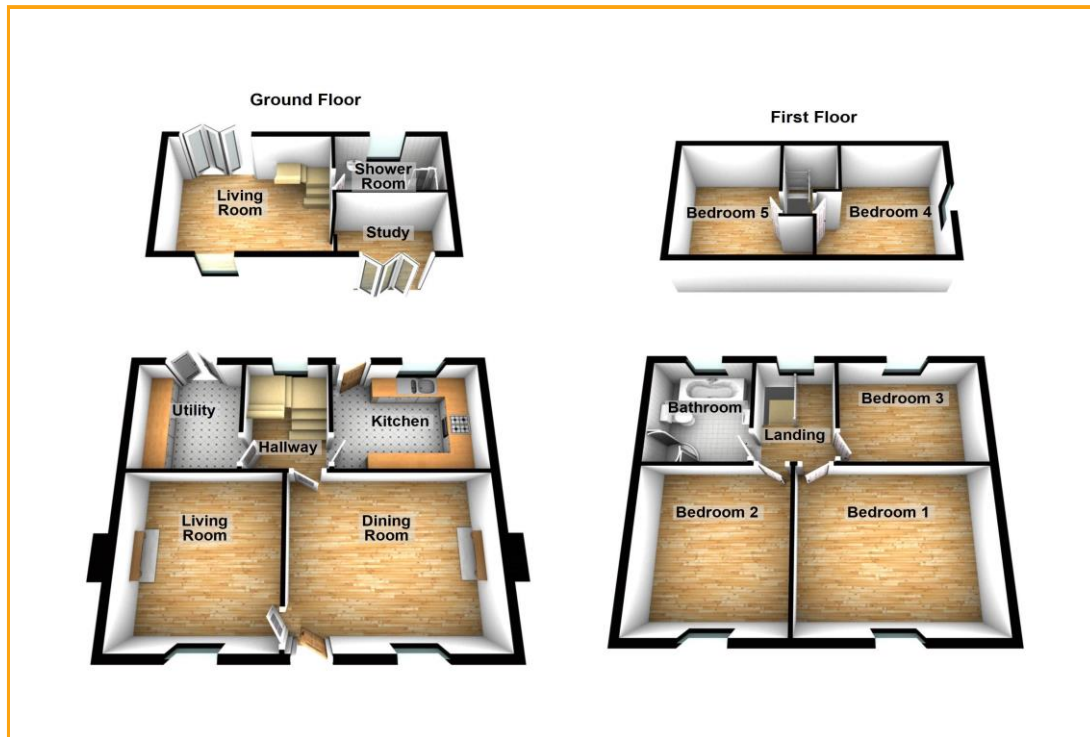


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