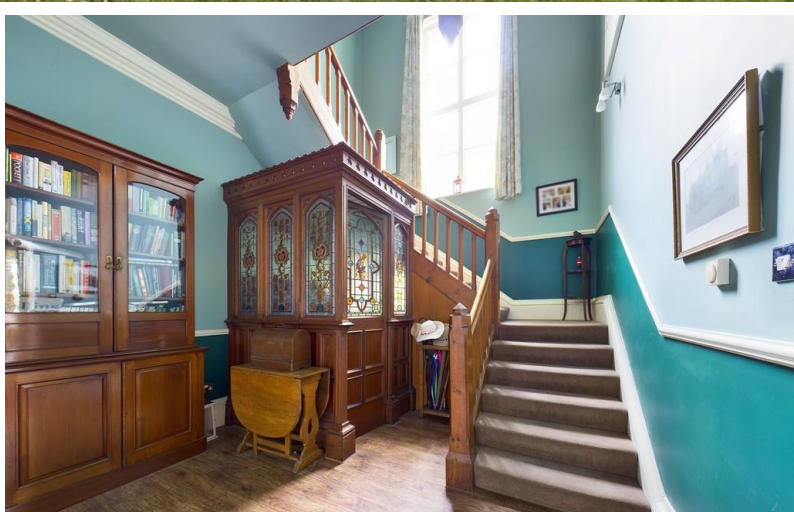
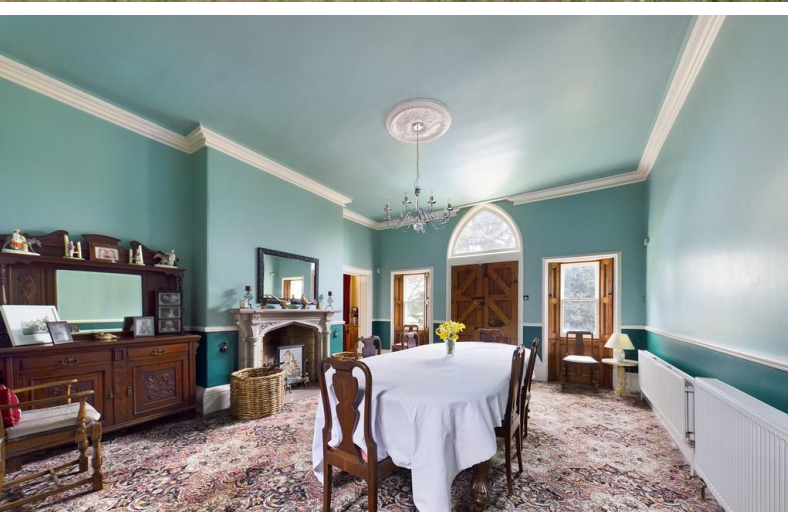


**FOR SALE**



**Park Hill Hall, Armthorpe Lane, Barnby Dun**

**3 Bedrooms, 2 Bathroom, Semi Detached**

**Asking Price Of £550,000**

  
**MARTIN&CO**



**Park Hill Hall, Armthorpe Lane,  
Barnby Dun, Doncaster**  
3 Bedrooms, 2 Bathrooms  
Asking Price Of £550,000

- Victorian Shooting Lodge
- Standing In 1.5 Acres Of Gardens
- Courtyard Driveway
- Ample Parking

Forming the majority portion of a late victorian shooting lodge, Park Hill Hall is a substantial and impressive property, which must be viewed to appreciate the space and potential on offer. Retaining many of the original features and room proportions you would expect in a victorian property and benefitting from stunning views over the 1.5 acre garden. The property is light and airy yet retains a homely feeling. A private drive leads to a substantial courtyard with parking space for several cars. Located in the highly regarded village of Barnby Dun, which is well served with local amenities and is within easy access of good transport links.

The imposing property, with many traditional features, is very well-proportioned, and briefly comprises of beautiful dining hall, downstairs cloakroom, large dual aspect drawing room with open fire, garden room, kitchen/breakfast room with multi-fuel stove on the ground floor. The property also benefits from a large storage cellar. Located on the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. The property also benefits from gas central heating and double glazing.

Outside there is a generous courtyard to the front of the property offering ample parking for several cars. To the side and rear there are well-manicured mature gardens, which extend to approximately 1.5 acres including many mature trees and stunning views over the Yorkshire countryside.

Viewing is highly recommended to appreciate this substantial family home.

**DINING HALL 20' 0" x 16' 0" (6.1m x 4.88m)** Entering this impressive property through the original double doors, into a spacious dining hall. This room oozes character, from the solid wood window shutters, an





open fire with stone fireplace, decorative coving, and not forgetting the impressive solid wood staircase leading to the second floor.

**DRAWING ROOM 20' 0" x 16' 0"** (6.10m x 4.90m) Another impressive room with many of the original features. Enjoy cosy evenings with the large open fireplace, as well benefitting from plenty of natural light from the dual aspect windows.

**KITCHEN BREAKFAST ROOM 14' 11" x 20' 4"** (4.57m x 6.22m) A large breakfast kitchen room with a range of cream wall and base units. A large window and a log burning stove enhance the ambiance of this attractive room.

**GARDEN ROOM 12' 4" x 17' 7"** (3.77m x 5.36m) An attractive addition to the house benefitting from views over the large gardens and sky lights for additional light.

**CELLAR** A useful storage/workshop area.

**MASTER BEDROOM 20' 0" x 16' 0"** (6.1m x 4.88m) A large dual aspect double bedroom with views over the gardens and Yorkshire countryside beyond with an ensuite shower room.

**ENSUITE 10' 11" x 4' 11"** (3.35m x 1.52m) An ensuite shower room with large walk-in-shower.

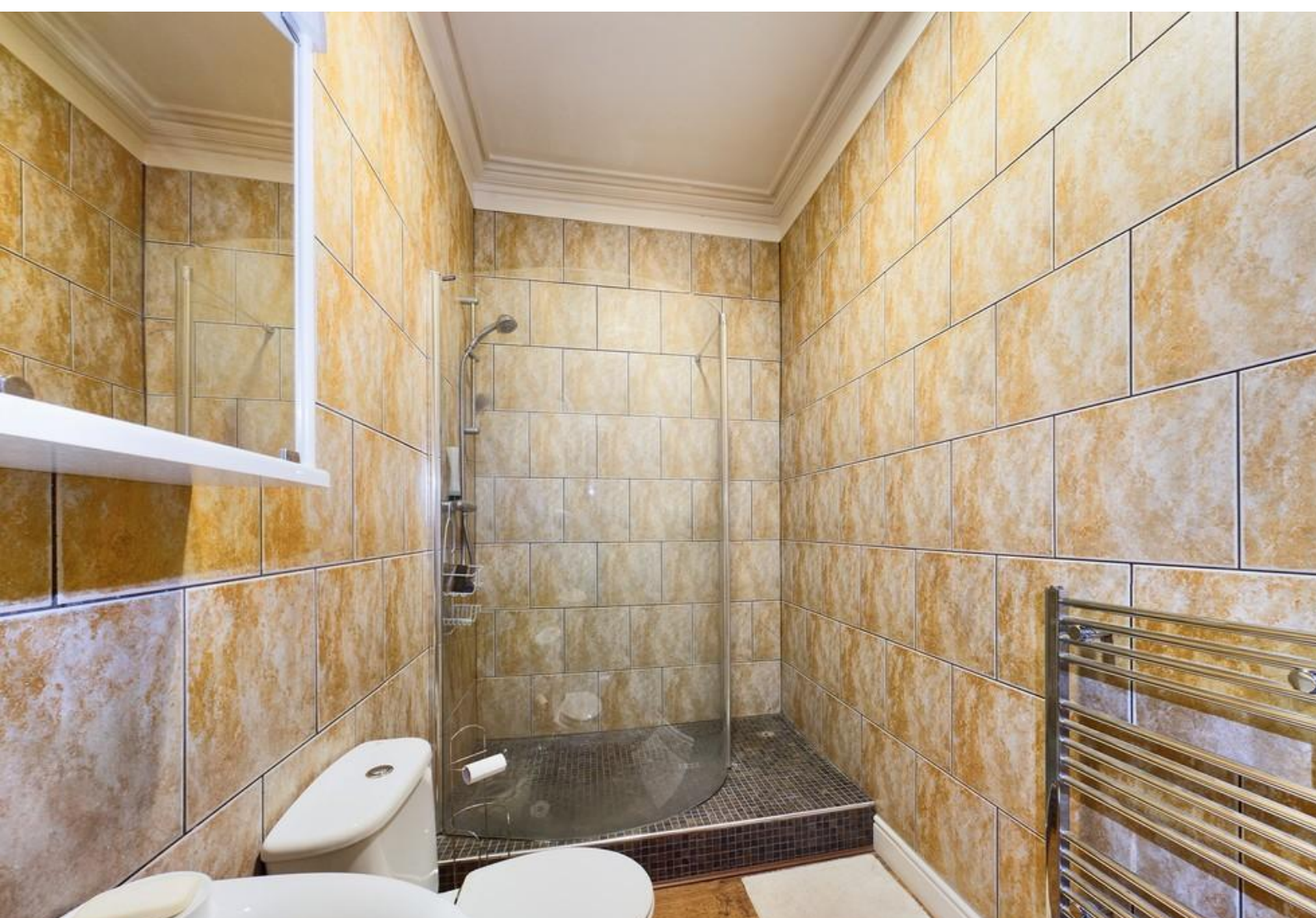
**BEDROOM 2 15' 0" x 16' 0"** (4.57m x 4.88m) A second double bedroom.

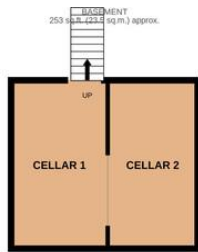
**BEDROOM 3 14' 8" x 12' 6"** (4.49m x 3.82m) A third double bedroom with stunning views.

**BATHROOM 12' 0" x 8' 0"** (3.66m x 2.44m) A well-proportioned family bathroom with a large walk in shower and roll top bath.









TOTAL FLOOR AREA : 2760 sq.ft. (256.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Martin & Co Doncaster

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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 for 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.