



Sunholme Stonehill, Hatfield Woodhouse Doncaster DN7 6NP

welcome to

Sunholme Stonehill, Hatfield Woodhouse Doncaster

Nestled within a peaceful pocket of countryside, this stunning seven-bedroom residence offers an exceptional blend of space, privacy, and rural charm. Set on approximately four acres of beautifully maintained land, the property provides generous accommodation ideal for family living.



Entrance Hall

Stepping into the light and airy entrance hall, you're immediately greeted by a sense of craftsmanship and luxury. The space is anchored by a bespoke sapele wood staircase, its rich grain and flawless finish creating a striking architectural centrepiece. Polished marble flooring throughout adds elegance to this impressive space. The warm tones of the timber contrast beautifully with the tiled flooring, which is enhanced by underfloor heating that delivers a gentle, even warmth throughout the hall.

Cloakroom

Finished to an excellent standard the space features a contemporary hand wash basin, low flush w/c with underfloor heating running beneath the tiled flooring.

Lounge

A beautifully appointed and generously sized lounge offering both comfort and character. The focal point of the room is the fireline wood burner, set within an attractive brick hearth surround that adds warmth, texture, and a timeless rustic charm. Front-facing and side facing sash windows with wood grain effect allow natural light to pour in throughout the day, creating a bright and inviting atmosphere while offering pleasant views over the front aspect. This is an ideal setting for both relaxed family living and elegant entertaining.

Formal Dining Room

A beautifully dining room that blends period charm with modern comfort. At its heart sits an elegant restored original Georgian fireplace, a refined focal point that adds character and a sense of heritage to the space. The room is further enhanced by front-facing sash windows, allowing natural light to pour in and creating a bright, welcoming atmosphere throughout the day. Beneath the tiled flooring, underfloor heating provides gentle and even warmth, ensuring the room remains comfortable in every season.

Kitchen

A stunning open-plan kitchen-diner designed to combine contemporary style with exceptional functionality. At its centre is a bespoke KüchenHaus kitchen and is equipped with two hide-and-slide ovens complemented by a warming drawer, a high-performance Faber extractor fan, two fridges, freezer and Bosch dishwasher are all integrated tastefully. The room is beautifully enhanced by side and rear-facing sliding doors, inviting an abundance of natural light and creating an effortless connection to the outdoor spaces. These expansive openings make the kitchen-diner perfect for year-round entertaining, offering a bright, airy atmosphere during the day and a warm, inviting setting in the evenings. Thoughtfully designed and impeccably finished, this is a space that elevates everyday living while providing an impressive backdrop for hosting.

Reception Room

A welcoming downstairs reception room offering a bright and comfortable setting. Currently used as a children's media room this extra reception room comprises of a side-facing double-glazed sash window brings in natural light while helping maintain warmth and energy efficiency. The space is finished with practical vinyl flooring, ideal for everyday living, and a radiator provides consistent heating throughout. Well-presented and versatile, it serves as an excellent additional living or entertaining area within the home.

Utility Room

A well-designed and highly practical utility room, finished to an excellent standard. The space features a sink with drainer, offering convenience for everyday tasks, alongside plumbing provisions for both a washing machine and dryer, ensuring the room functions perfectly as a dedicated laundry and service area. Underfloor heating runs beneath the tiled flooring, To the rear of the utility room is the

storage space that houses the battery for 20 Photo Voltic solar panels offering South and East coverage with a GIV Energy 8KW battery and the Megaflo water tank.

Landing

An impressive open landing space that creates a striking focal point at the heart of the home. Front-facing sash windows allow natural light to cascade across the area. Suspended above is an elegant 30-light crystal cut chandelier illuminating the generous space.

Master Suite

A truly impressive master bedroom offering both space and serenity. Dual-aspect sash windows frame uninterrupted open-field views, allowing natural light to pour in throughout the day. A crystal-cut chandelier becomes the room's centrepiece while discreet LED strips provide versatile ambient lighting to suit any mood. Ceiling spotlights add soft, even illumination, enhancing the sense of luxury and highlighting the room's generous proportions. Plush carpet underfoot brings warmth and comfort, completing a beautifully designed retreat that feels both elegant and inviting.

Dressing Room

A beautifully organised dressing room leading directly from the master bedroom, designed to offer both luxury and practicality. Automatic lighting activates as you enter, illuminating the space and highlighting the extensive fitted furniture. The layout includes two separate wardrobes for neatly concealed storage, complemented by three open wardrobes that provide easy access to everyday essentials. Three integrated shoe racks offer dedicated space for footwear,

En Suite To Master Bedroom

The contemporary master bedroom en-suite has been designed to offer a luxurious spa-like experience. The centrepiece is a Jacuzzi bath



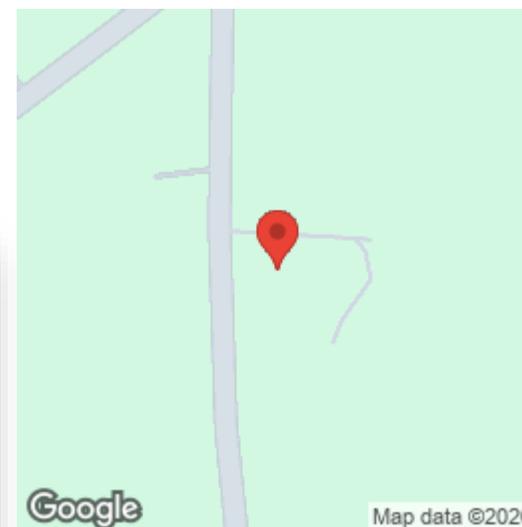
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- Seven beautifully proportioned bedrooms, including master bedroom with dressing area and luxurious ensuite with Jacuzzi bath and TV
- 20 Photovoltaic solar panels offering South and East coverage with a GIV Energy 8KW battery
- A substantial sweeping driveway with turning circle providing extensive parking
- Detached outbuildings offering scope for annexe, studio space, or a dedicated home office
- Polished marble flooring throughout the main living spaces, adding elegance, brightness and a seamless flow



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HTF106395 - 0005

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