



**Semperingham House Abbey Road, Mattersey
DONCASTER DN10 5HN**

welcome to

Semperingham House Abbey Road, Mattersey DONCASTER

A truly unique four bedroom barn conversion, beautifully blending character and contemporary living, featuring a stunning galleried landing, spacious and versatile accommodation throughout, and enjoying open views across the surrounding countryside beyond, creating an idyllic rural setting.



Entrance Hall

Inviting entrance hall with timber flooring, under stairs storage and two traditional central heating radiators.

Cloakroom

Fitted with wc, wash hand basin, complementary flooring, traditional central heating radiator and extractor.

Snug/Bedroom Five

Could be used as a fifth bedroom with traditional decor, beamed ceiling, double glazed window and traditional central heating radiator.

Dining Room

Light and airy room with double glazed dual aspect french doors, solid wood flooring and traditional central heating radiator.

Lounge

This charming lounge provides a cosy and inviting setting, beautifully presented to create a real sense of home. Feature inglenook style fireplace with multi fuel stove inset, stone mantle and stone hearth reclaimed from the Priory. Beamed ceiling, stone tiled flooring and dual aspect double glazed french doors giving ample natural light to the room.

Kitchen

A traditional kitchen full of character and charm fitted with a range of shaker style wall and base units, wooden work surfaces, splash back tiling and under mounted double Belfast sink. Integrated extractor with space for 1000 mm range cooker, fridge freezer and concealed space for washing machine and dryer. Good quality laminate flooring, beamed ceiling, radiational central heating radiator and double glazed window and door.

Landing

Oak staircase leading to the landing with double glazed window and two traditional central heating radiators.

Bedroom One

Lovely light bedroom with vaulted and beamed ceiling, vertical central heating radiator and two arched double glazed windows with views out onto the fields beyond.

En Suite

Fitted with wc, wash hand basin and shower cubicle. Fitted storage, tiled flooring and traditional central heating radiator.

Bedroom Two

Double room with feature wall, built in wardrobe and loft access via a ladder. Double glazed window and traditional central heating radiator.

Galleried Landing

Galleried landing area on the first floor above the dining room with beamed and vaulted ceiling, solid wooden flooring, traditional central heating radiator and two arched double glazed windows. This area is a perfect seating area to be able to look across to the open views beyond.

Bathroom

Fitted with wc, wash hand basin, panel bath with shower attachment and shower cubicle. Water tank in storage cupboard, splash back tiling and tiled flooring.

Bedroom Three

Further double room with feature wall, double glazed window and traditional central heating radiator.

Bedroom Four

Double room with traditional decor, double glazed window and tractional central heating radiator.

Parking

Three parking spaces.

Rear Garden

Landscaped rear gardens ideal for entertaining or relaxing with lawned garden areas with topiary hedges and 13th century stone borders reclaimed from the Priory. Gravel pathways leading around the garden and to the house with a seating area. Stone patio area, composite decking and fencing to the farmers field beyond. Fenced area housing the oil tank.

Agent Note

Digester system fitted in 2024 which is under the composite decking area.

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Semperingham House Abbey Road, Mattersey DONCASTER

- Unique four bedroom barn conversion
- Stunning galleried landing taking advantage of the open views across the countryside
- Spacious and versatile living accommodation
- Bedroom one with en suite with a further family bathroom
- Landscaped gardens and outdoor entertaining space

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RFD111003 - 0003

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