



**DILICARR HOUSE, 96 CUSWORTH LANE,
CUSWORTH, DONCASTER, SOUTH YORKSHIRE, DN5
8LB**

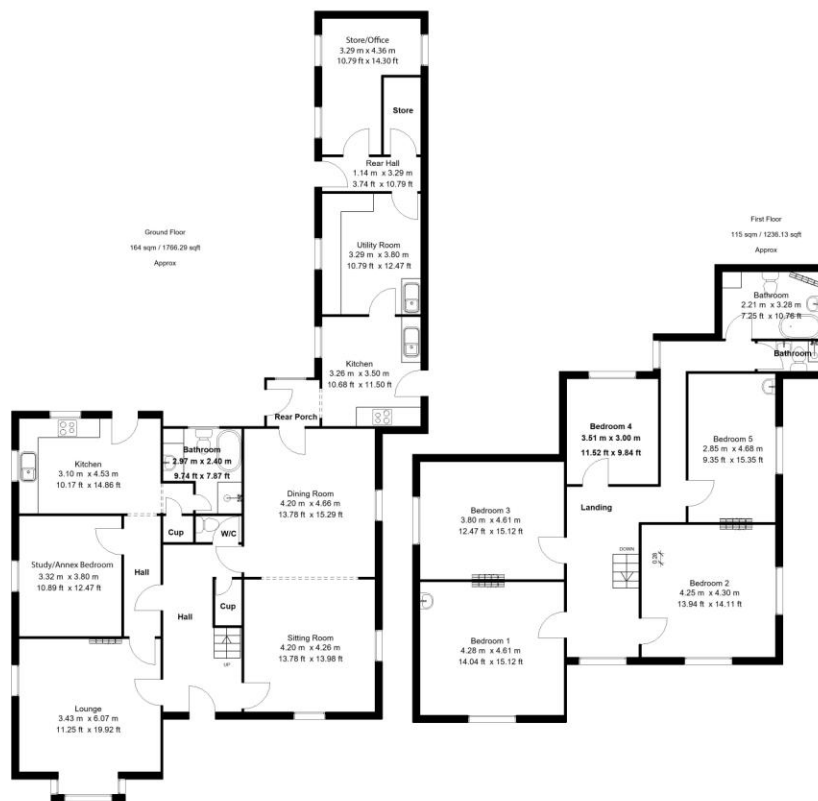
- **Victorian estate house**
- **Part of former Cusworth Hall estate**
- **Annex accommodation**
- **Many original features**
- **Private and sizeable lawned gardens with patio area with sweeping driveway**
- **Outbuilding with potential**
- **5 Generous bedrooms**
- **Sought after location**
- **Pantry, cloaks/wc and office to ground floor**
- **Two kitchen areas**

ASKING PRICE OF: £425,000



An exceptional and very unique Victorian property, the former estate managers quarters and coach house offering vast amount of living space with a versatile floorplan which could include self contained annex accommodation. Lying on the periphery of the nearby Cusworth Hall, the property enjoys proximity to pleasant countryside walks. Comprises: main hall, formal lounge/dining room retaining some original features. Connecting reception room with annex lounge and second kitchen leading off together with a separate bathroom. The main kitchen is in two parts with access to the rear courtyard and useful store with potential for further office of the rear hall. First floor: 5 sizeable bedrooms, 3 with feature fireplace and wash basins. Family bathroom and separate shower room. Outside the substantial plot incorporates a sweeping driveway into a gravel courtyard on which stands the imposing old coach house offering potential for different usage subject to planning.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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