



Campsall Balk, Norton Doncaster

welcome to

Campsall Balk, Norton Doncaster

GUIDE PRICE £300,000 to £325,000. An outstanding detached stone-built barn conversion offering original character features with ideal space for family living and entertaining. Positioned on a corner plot in the sought after village of Norton and offered with no onward chain.



Dining Kitchen

The dining kitchen is a superb open plan space designed to suit modern lifestyles. Fitted with a stylish range of wall and base units complimented by work surfaces and an inset sink, along with an integrated hob, oven and space for additional appliances. A central island enhances both functionality and sociability, providing additional preparation space and a natural gathering point. Natural light flows through a side and two further double glazed windows and French doors, which also provide direct access to the garden. There is a central heating radiator with stairs rising to the first floor.

Master Bedroom

Located on the ground floor, the master bedroom is both spacious and well-positioned, offering flexibility for a range of buyers. The room provides ample space for freestanding furniture and benefits from French doors opening directly out onto the garden and a side facing double glazed window, creating a bright and welcoming feel. Its layout offers a degree of privacy from the main living areas and is complemented by a private en-suite.

En-Suite Shower Room

The en-suite is fitted with a modern three piece suite comprising of a shower cubicle, wash hand basin and low level WC. There is partial tiling to the walls, tiled flooring and downlights to the ceiling.

Lounge Dining Area

The lounge and dining area is a truly impressive space and forms the centre piece of the home. With its vaulted ceiling, exposed beams and stone walls, it showcases the character and heritage of the barn conversion beautifully. The room is generously proportioned, allowing for clearly defined seating and dining areas while still feeling open and airy. A feature fireplace provides a focal point, with double glazed windows to both the front and side elevations and two central heating radiators.

Inner Hall / Landing

The inner hallway links key areas of the first floor and adds further character with exposed stone detailing. A glazed door opens out to a Juliet style balcony, bringing in additional light and offering an attractive feature point and a central heating radiator. From here, there is access to further accommodation including the study and family bathroom.

Study

The study is a practical and flexible room which could easily adapt to suit a variety of needs. Ideal for home working, it could also serve as a snug, reading room or hobby space depending on requirements with a double glazed window, feature stone walls and a central heating radiator.

Bathroom

The family bathroom is finished to a high standard and offers a spacious four piece suite. A freestanding roll-top bath provides a touch of luxury, complimented by a separate shower enclosure, vanity wash hand basin and low level WC. The room is fully tiled with a heated towel rail and downlights to the ceiling.

Bedroom Two (Mezzanine)

Accessed via a spiral staircase, the mezzanine bedroom is one of the standout features of the property. Elevated above part of the home, it offers a unique and characterful space with exposed beams, timber flooring and a circular feature window.

Bedroom Three

Bedroom three is a comfortable and well-sized room, offering a combination of practicality and charm. Exposed stonework and a rear facing double glazed window provide both character and natural light, making it suitable office or guest bedroom with a central heating radiator.

Bedroom Four

This room continues the theme of character throughout the home, with exposed stone detailing and good proportions. It offers flexibility to be used as a bedroom, home office or dressing room, depending on the needs of the buyer with a rear facing double glazed window and a central heating radiator.

Outside

Externally, the property sits on a well-positioned corner plot and benefits from manageable, low-maintenance outdoor areas. A courtyard style garden provides a private and practical space for outdoor seating, dining or entertaining. The garden is enclosed, offering a good level of privacy, and includes raised borders which soften the space. A shared allocated driveway space to the rear provides off road parking.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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

Tythe Barn Campsall Balk, Norton Doncaster

- GUIDE PRICE £300,000 to £325,000
- FOUR BEDROOMS WITH STUDY AND MEZZANINE LEVEL
- CORNER PLOT WITH DRIVEWAY PROVIDING OFF ROAD PARKING
- IMPRESSIVE LOUNGE DINER WITH VAULTED CEILING
- MODERN OPEN PLAN DINING KITCHEN WITH ISLAND

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

£300,000-£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126691 - 0003

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william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk