

GRICE &  
HUNTER

Chartered Surveyors  
Estate Agents & Valuers Est 1924



**'THE CEDARS', 10 HAXEY ROAD,  
MISTERTON DN10 4AA**

An imposing Grade Two Listed Detached Period Property offering spacious accommodation, which is arranged over three floors, and standing in grounds extending to a total of approximately **1.5 ACRES (0.6 h.a.)** and which includes formal gardens, walled garden and paddock land



**Offers In The Region of £550,000**

- **To the ground floor there are four separate Reception Rooms, a Dining Kitchen, Utility Room, Cloakroom (w.c.) and a high quality oak framed Orangery.**
- **To the first floor there are 4 Bedrooms, an En-suite Dressing Room and Shower Room and a family Bathroom.**
- **To the second floor there are two further Bedrooms.**
- **Formal surrounding gardens, substantial walled garden and separate paddock.**
- **Gas fired central heating system and substantial Double Garage building.**
- **Pleasant location on the outskirts of the village and, to the rear (east) adjoining open countryside.**
- **Access to the A1(M), via Bawtry, approximately 14 miles drive.**

## ACCOMMODATION

All measurements are approx. only

### Ground floor

**COMBINED RECEPTION HALL, CORRIDOR AND REAR HALL** with oak flooring, 2 radiators, beamed ceiling and dado rail.

**FRONT RECEPTION ROOM ONE** (about 4.3m x 4.2m) with original metal and marble fireplace feature, 1 radiator, parquet flooring and dado rail.

**FRONT RECEPTION ROOM TWO** (about 4.5m x 4.3m) with open fireplace feature, 1 radiator and dado rail.

**ORANGERY** (about 6m x 4.3m) oak framed and double glazed and featuring an open King Post truss roof feature, tiled floor, electric underfloor heating and doors leading to the rear garden.

**OFFICE** (about 3.3m x 3.1m) with oak flooring, 1 double radiator, French doors and gas boiler (for the overhead first floor bathroom).

**MORNING ROOM** (about 4.5m x 3.4m) with metal fireplace with inset coal effect gas fire, 1 radiator and beamed ceiling.

**DINING KITCHEN** (about 4.8m x 4.5m) including extensive range of oak base and wall mounted cupboards and including base cupboards and drawers, central island feature, wine rack, working surfaces, 1 ½ bowl sink unit, built-in dish washer, fridge and freezer. Beamed ceiling and tiled floor, 1 radiator and Inglenook recess.

**UTILITY ROOM** (about 2.6m x 2m) with base cupboard and 1 ½ bowl sink unit, 1 radiator, gas central heating boiler, tiled floor and beamed ceiling.

**CLOAKROOM** with high flush w.c., and wash basin. Tiled floor and beamed ceiling.

**TWO CELLARS** (approximately 4.3m square).

### First floor

#### LANDING

**MAIN BEDROOM SUITE (TO THE REAR OF THE BUILDING)**

**BEDROOM ONE** (about 4.5m x 3.67m) with 1 radiator.

**EN-SUITE DRESSING ROOM** with fitted wardrobes and leading

to the:

**SHOWER ROOM** (about 2.6m x 1.8m) with large shower cubicle/shower, wash basin and toilet. Fully tiled walls, tiled floor, heated ladder radiator.

**BEDROOM TWO** (to the front of the building) (about 4.3m x 4.5m) with 1 radiator and Dressing Room off.

**BEDROOM THREE** (to the front of the building) (about 4.3m x 4.5m) with 1 radiator.

**BEDROOM FOUR** (about 4.53m x 3.42m) with 1 radiator.

**BATHROOM** (about 3.2m x 3.1m) with free standing roll top bath (tap shower), shower cubicle with shower, wash basin and toilet. Fully tiled walls, tiled floor, combined radiator/heated towel rail and built in cupboard.

### Second floor

#### LANDING

**BEDROOM 5** (about 4.3m x 3.3m) with 1 radiator.

**BEDROOM 6** (about 4.3m x 3.3m) with 1 radiator.

### EXTERNAL

**The whole site extends to approximately 1.5 ACRES and includes the following:**

Surrounding formal gardens including lawns and a large selection of mature bushes, shrubs and trees including two Yew and an imposing Cedar.

Vehicular access to the site is controlled via electronically operated gates and a driveway, plus extensive vehicular car parking space, leads to the:

**SUBSTANTIAL DOUBLE GARAGE** (about 7.1m x 6.2m) with concrete blockwork (externally rendered) walls and dual pitched and concrete tiled roof.

To the rear of the property there are further lawned and an attractive substantial walled garden feature.

Beyond the rear garden there is a paddock.

### SERVICES

Mains water, electricity, drainage and gas. Gas central heating to radiators.

### VIEWING

By appointment through Grice and Hunter.

### COUNCIL TAX

Band F.

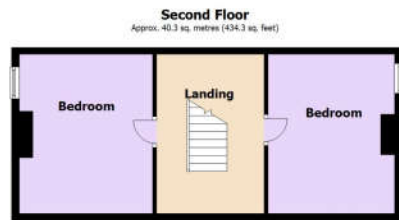
### SPECIAL NOTE

An overage clause, in relation to any future alternative re-development, will apply to this sale.

### ENERGY PERFORMANCE RATING

Band D.





Total area: approx. 283.1 sq. metres (3047.6 sq. feet)

All measurements are approximate.  
UK Property Services & Floor Plans Ltd  
Plan produced using PlanUp.

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**Consumer Protection Regulations**

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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