



# Hobbledenhoy Cottage

Moss Road, Doncaster



**Blenheim**  
Park Estates



**Exterior and Gardens**

From Moss Road, a sliding electric gate opens to Hobbledehoy Cottage. To the front of the property, there is a gravelled driveway that provides parking for several vehicles and extends to the right side of the house with exterior lighting and a water tap. Access can be gained to the garage.

**Garage**

**20’4 x 11’10 (6.20m x 3.60m)**

Having double timber doors, light, power and open loft storage that is accessed by a ladder.

Also to the front of the home is a garden that is mainly laid to lawn with a mature apple tree. From the driveway, a stone flagged path leads to the covered entrance porch that allows access to the main entrance door with exterior lighting. The garden and path wrap around to the left side of the property and lead to the rear.



A Charming Three Bedroomed  
Detached Family Home







Hobbledehoy Cottage



## Welcome to Hobbledehoy Cottage

Bordering open countryside and with pleasant views, Hobbledehoy Cottage is a charming three bedroomed detached residence that exudes a wealth of character, whilst having been sympathetically modernised by the current owners.

Offering quaint living spaces over two floors, this beautiful home is well-proportioned and suitable for a family. The ground floor offers the benefit of a country-style dining kitchen with a separate pantry and utility room, along with a generously-sized lounge that features a log burner set within a brick surround. Three double bedrooms are situated on the first floor, including a master bedroom with a modern en-suite shower room. The plot in which Hobbledehoy Cottage sits is sizeable and contains a garden that encompasses two elevations of the property, presenting a wonderful space for enjoying the outdoors within two seating terraces. There is also a versatile detached summer house that is set to one corner of the garden and offers an ideal space for a home office. This lovely home stands behind a sliding electric gate and brick walling, creating superb curb appeal and there is ample space within a gravelled driveway and garage for parking.

Moss is a rural village in Doncaster, which is well placed for access to the M18, M62 and A1 networks, making it an ideal location for commuters that would like to reside in a quieter area. Nearby localities such as Askern and Barnby Dun offer amenities such as public houses, shops and supermarkets. Doncaster city centre, Lakeside Village Outlet and Doncaster Royal Infirmary is accessible within a short drive. Doncaster train station is conveniently reachable for rail journeys to Retford, Leeds and York.

### The property briefly comprises of on the ground floor:

Entrance hall, under-stairs storage cupboard, WC, lounge, dining kitchen, pantry, utility room, rear porch and garage.

**On the first floor:** Galleried landing, master bedroom, master en-suite, family bathroom, bedroom 2 and bedroom 3.

**Outbuildings:** Summer house.

### Ground Floor

A pine door with a leaded glazed panel opens to the:

#### Entrance Hall

A welcoming entrance hall with recessed lighting, a central heating radiator and tiled flooring. Pine doors open to the WC, lounge and dining kitchen. There is also a useful under-stairs storage cupboard.

#### WC

Having a rear facing timber double glazed obscured window with a stone sill, recessed light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. A pine door opens to the utility room.

#### Lounge

12'7 x 21'11 (6.69m x 3.83m)

A bright reception room with a front facing timber double glazed window with a stone sill, exposed timber beams, recessed lighting, central heating radiator and TV/aerial points. The focal point of the room is the log burner with a timber mantel, brick surround and stone hearth. Double timber doors with double glazed panels open to the rear of the property.

#### Dining Kitchen

16'1 x 15'9 (4.89m x 4.80m)

A country-style dining kitchen with ample space for a dining table. Having front and side facing timber double glazed windows with stone sills, exposed timber beams, recessed lighting, TV/aerial point, telephone point and stone flagged flooring. There is a range of fitted base units, incorporating matching granite work surfaces, tiled splash backs and an Armitage Shanks Belfast sink with a brushed chrome mixer tap. Set beneath a brick surround and timber mantel is the range cooker with a four-ring hob, hot plate, induction hot plate, two ovens, grill and storage drawer. There is an integrated Bosch dishwasher and space/provision for a freestanding fridge/freezer. Pine doors open to the pantry and utility room.

#### Pantry

5'3 x 4'6 (1.60m x 1.37m)

Providing useful storage with a recessed light point and stone flagged flooring.



### Dining Kitchen

16'1 x 15'9 (4.89m x 4.80m)

A country-style dining kitchen with ample space for a dining table. Having front and side facing timber double glazed windows with stone sills, exposed timber beams, recessed lighting, TV/aerial point, telephone point and stone flagged flooring. There is a range of fitted base units, incorporating matching granite work surfaces, tiled splash backs and an Armitage Shanks Belfast sink with a brushed chrome mixer tap. Set beneath a brick surround and timber mantel is the range cooker with a four-ring hob, hot plate, induction hot plate, two ovens, grill and storage drawer. There is an integrated Bosch dishwasher and space/provision for a freestanding fridge/freezer. Pine doors open to the pantry and utility room.

A Country-Style  
Dining Kitchen







### Lounge

12'7 x 21'11 (6.69m x 3.83m)

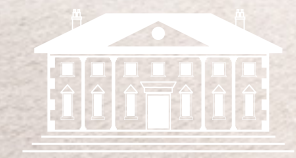
A bright reception room with a front facing timber double glazed window with a stone sill, exposed timber beams, recessed lighting, central heating radiator and TV/aerial points. The focal point of the room is the log burner with a timber mantel, brick surround and stone hearth. Double timber doors with double glazed panels open to the rear of the property.



A Generously-Sized Reception  
Room with Feature Fireplace...







## WC

Having a rear facing timber double glazed obscured window with a stone sill, recessed light point, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises of low-level WC and a pedestal wash hand basin with traditional chrome taps. A pine door opens to the utility room.



## Utility Room

Having a rear facing timber double glazed window with a stone sill, pendant light point, central heating radiator and tiled flooring. There is a fitted work surface with space/provision for a washing machine and housing the Worcester oil boiler. A pine door opens to the WC and an opening gives access to the rear porch.







Galleried Landing

Having front and rear facing timber double glazed windows, recessed lighting, central heating radiator and pine flooring. Pine doors open to the master bedroom, family bathroom, bedroom 2 and bedroom 3. Access can also be gained to a large loft space.



Hobbledehoy Cottage

Exuding a Wealth of Character Throughout and Positioned on the Border of Countryside with Pleasant Views

Utility Room

Having a rear facing timber double glazed window with a stone sill, pendant light point, central heating radiator and tiled flooring. There is a fitted work surface with space/provision for a washing machine and housing the Worcester oil boiler. A pine door opens to the WC and an opening gives access to the rear porch.

Rear Porch

Having a rear facing timber double glazed window with a stone sill, exposed brick wall and tiled flooring. A pine door opens to the rear of the property.

From the entrance hall, a staircase with a pine hand rail and balustrading rises to the:

First Floor

Galleried Landing

Having front and rear facing timber double glazed windows, recessed lighting, central heating radiator and pine flooring. Pine doors open to the master bedroom, family bathroom, bedroom 2 and bedroom 3. Access can also be gained to a large loft space.

Master Bedroom

15’10 x 13’9 (4.83m x 4.19m)  
A generously sized master bedroom suite with a front facing timber double glazed window, recessed lighting, central heating radiator, TV/aerial point and pine flooring. A pine door opens to the master en-suite.

Master En-Suite

A modern en-suite shower room with a recessed light point, extractor fan, chrome heated towel rail and a fitted vanity mirror with a light point. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

Family Bathroom

Having a rear facing timber double glazed window with a stone sill, pendant light point, partially tiled walls, heated towel rail, shaver point and pine flooring. There is a suite, which comprises of a low-level WC and a pedestal wash hand basin with Beaumont traditional taps. Also having a roll top bath with claw feet bath, chrome mixer tap and an additional hand shower facility. To one corner, there is a separate shower enclosure

with an extractor fan, a fitted shower and a glazed screen/door.

Bedroom 2

12’6 x 10’6 (3.82m x 3.20m)  
A double bedroom with a rear facing timber double glazed window, recessed lighting, central heating radiator and pine flooring.

Bedroom 3

12’6 x 11’0 (3.82m x 3.35m)  
Another well-proportioned bedroom with a front facing timber double glazed window, recessed lighting, central heating radiator, TV/aerial point and pine flooring.

Exterior and Gardens

From Moss Road, a sliding electric gate opens to Hobbledehoy Cottage. To the front of the property, there is a gravelled driveway that provides parking for several vehicles and extends to the right side of the house with exterior lighting and a water tap. Access can be gained to the garage.

Garage

20’4 x 11’10 (6.20m x 3.60m)  
Having double timber doors, light, power and open loft storage that is accessed by a ladder.

Also to the front of the home is a garden that is mainly laid to lawn with a mature apple tree. From the driveway, a stone flagged path leads to the covered entrance porch that allows access to the main entrance door with exterior lighting. The garden and path wrap around to the left side of the property and lead to the rear.

To the rear, there is a sizeable garden that is mainly laid to lawn with a mature shrub and housing the oil tank. There is also a pleasant stone flagged seating terrace and a path with exterior lighting that provides access to the rear porch and lounge. To one corner of the garden, there is a further stone flagged patio with exterior lighting, external power points and access can be gained to the summer house.

Summer House

20’10 x 7’8 (6.35m x 2.34m)  
A versatile space with a front facing timber double glazed panel, recessed lighting, data point and stone flagged flooring with electric under floor heating. Timber bi-folding doors with double glazed panels open to the rear of the property.





**Master Bedroom**  
**15'10 x 13'9 (4.83m x 4.19m)**

A generously sized master bedroom suite with a front facing timber double glazed window, recessed lighting, central heating radiator, TV/aerial point and pine flooring. A pine door opens to the master en-suite.

A Spacious Master  
Bedroom Suite







**Bedroom 2**  
12'6 x 10'6 (3.82m x 3.20m)

A double bedroom with a rear facing timber double glazed window, recessed lighting, central heating radiator and pine flooring.





### Master En-Suite

A modern en-suite shower room with a recessed light point, extractor fan, chrome heated towel rail and a fitted vanity mirror with a light point. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door.



### Family Bathroom

Having a rear facing timber double glazed window with a stone sill, pendant light point, partially tiled walls, heated towel rail, shaver point and pine flooring. There is a suite, which comprises of a low-level WC and a pedestal wash hand basin with Beaumont traditional taps. Also having a roll top bath with claw feet bath, chrome mixer tap and an additional hand shower facility. To one corner, there is a separate shower enclosure with an extractor fan, a fitted shower and a glazed screen/door.



### Bedroom 3

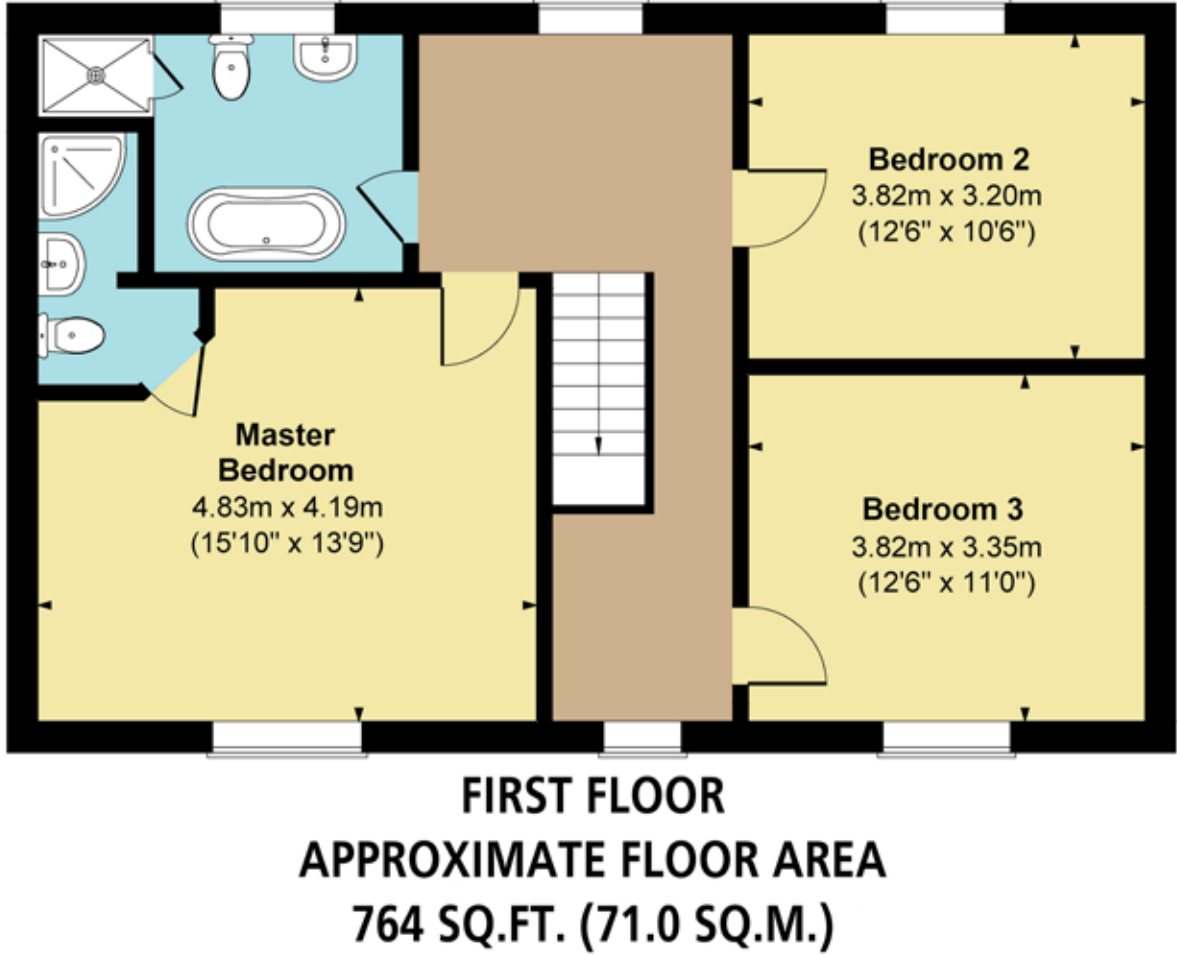
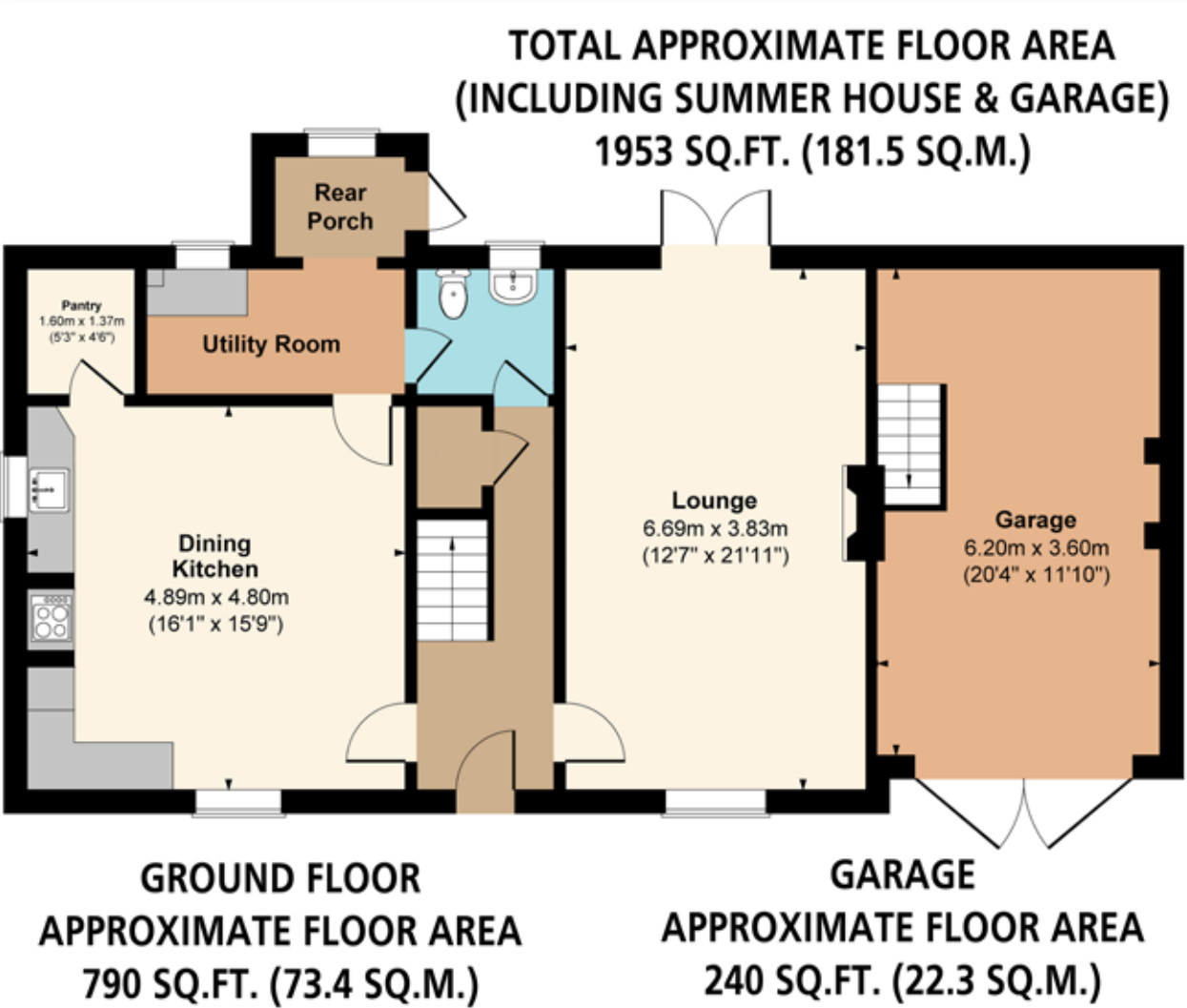
12'6 x 11'0 (3.82m x 3.35m)

Another well-proportioned bedroom with a front facing timber double glazed window, recessed lighting, central heating radiator, TV/aerial point and pine flooring.

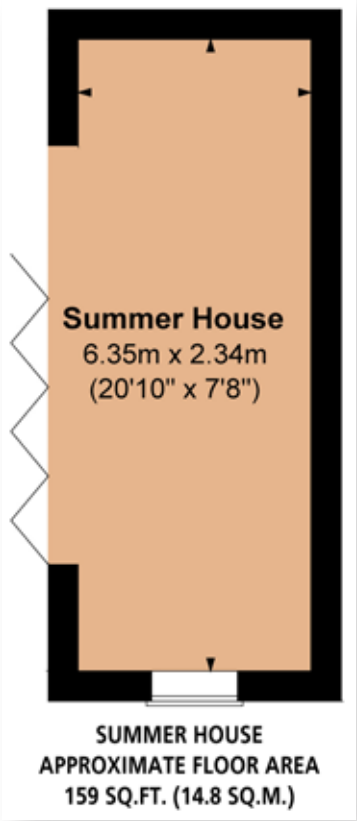


View from Family Bathroom





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Exterior and Gardens Continued

To the rear, there is a sizeable garden that is mainly laid to lawn with a mature shrub and housing the oil tank. There is also a pleasant stone flagged seating terrace and a path with exterior lighting that provides access to the rear porch and lounge. To one corner of the garden, there is a further stone flagged patio with exterior lighting, external power points and access can be gained to the summer house.

Summer House  
20'10 x 7'8 (6.35m x 2.34m)

A versatile space with a front facing timber double glazed panel, recessed lighting, data point and stone flagged flooring with electric under floor heating. Timber bi-folding doors with double glazed panels open to the rear of the property.







A Sizeable Rear Garden  
& Versatile Summer House









---

Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

---

**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains electric and mains water. There is an oil tank and the drainage is connected to a cesspit that is accessed by a grate within the driveway.

**Shared Access/Rights of Access:** None.

**Covenants/Easements/Wayleaves and Flood Risk:** None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Hobbledehoy Cottage

Moss Road, Moss, Doncaster DN6 0HL

**Offers in the Region of £399,950**