



Skelbrooke
Nr Doncaster

Carter Jonas

PARK NOOK, BANNISTER LANE, SKELBROOKE, DONCASTER DN6 8LT

Renovation opportunity

Two detached cottages & two garages

Woodland

In all around 2.64 acres

DESCRIPTION

A detached stone cottage, standing in around 2.64 acres, with a separate stone cottage with secondary accommodation, two garages, and a smaller stone building.

In need of renovation, the property sides directly onto the A1 dual carriageway.

Understood to have been part of the land that was the former Parknook Quarry, which is mainly wooded, the property is accessed through a five bar gate. The cottage has overgrown former gardens and to the rear, running along the A1, is a large wooded area. In all around 2.64 acres.

MAIN HOUSE

The main house has two reception rooms, one with exposed beams and the other with a fireplace. There is a conservatory and kitchen with a range of cabinets and a utility room. The principle bedroom has some exposed stone walls, an ensuite bathroom comprising bath and separate shower enclosure. A further double bedroom, box room and shared shower room. The house has some double glazed windows and radiator heating.

COTTAGE

The cottage building has an open plan sitting room with fireplace and basic kitchenette. On the first floor is a bedroom and shower room. Also part of the building are two garages. To the side of the cottage is a useful stone store building.

A SUPERB RENOVATION OPPORTUNITY - A DETACHED STONE COTTAGE, WITH AN ADJOINING SEPARATE DETACHED COTTAGE, BOTH IN NEED OF MODERNISATION, OCCUPYING A LARGE PLOT EXTENDING TO AROUND 2.64 ACRES WITH GARDENS AND WOODLAND. NO ONWARD CHAIN.



FURTHER INFORMATION

- Oil fired heating to main house (not tested).
- A private drainage system (not tested).
- Buyers are advised to make their own enquiries regarding the condition and functionality of all services.
- The property is sold subject to an overage agreement whereby the seller shall be entitled to receive 30% of any uplift in value resulting from the grant of planning permission for any use other than its existing use as a single residential dwelling. The overage obligation shall remain in effect for a period of 30 years from the date of completion. For further information, please contact our office.
- According to Ofcom, Superfast broadband is available. Mobile is good in house and outdoors.
- Council Tax Band E
- EPC TBC

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: DN6 8LT

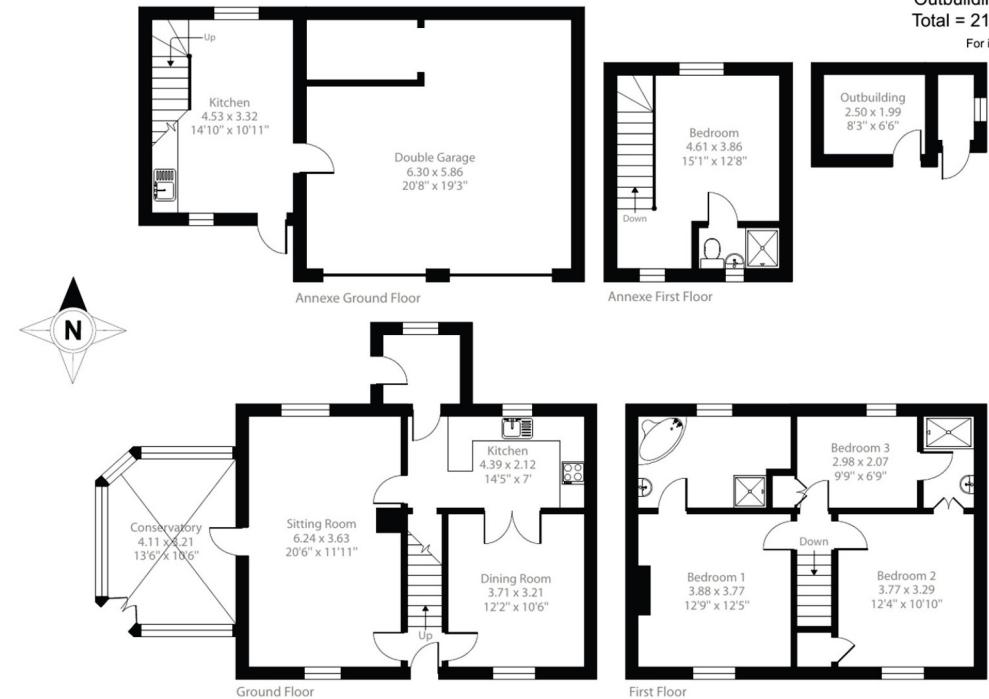
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Bannister Lane, Skelbrooke, Doncaster, DN6

Approximate Area = 1318 sq ft / 122.4 sq m
Annexe = 769 sq ft / 71.4 sq m (includes garage)
Outbuilding = 75 sq ft / 7 sq m
Total = 2162 sq ft / 200.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Carter Jonas. REF: 1384325



The figure shows a horizontal energy rating scale from A to G. Each letter is preceded by a color-coded box representing a score range: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), and G (1-20). To the right of the scale, there are two boxes: a green one labeled '83 B' and an orange one labeled '49 E'.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F		
1-20	G		

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