

Woodhouse Hall
Lime Kiln Lane, Stainton



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& Parker

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7,032 sq ft (653 sq m)
6 reception rooms | 7 bedrooms | 5 bathrooms
Double garage | Approximately 16 acres
Freehold | Rural

Guide price £1,650,000

An exquisite Grade II listed country house with outstanding bespoke styling and fittings, outbuildings and beautiful, far-reaching grounds, in a peaceful position close to the South Yorkshire village of Stainton.

Woodhouse Hall is a substantial period house offering a wealth of stylish accommodation arranged over two generous, light-filled floors. Dating from the 18th century and steeped in history, it retains a number of ornate original features, complemented by elegant interior design and bespoke fittings throughout.

A grand reception hall sets an impressive tone, with marble chequerboard flooring and a sweeping staircase rising to a galleried first-floor landing. Leading off are two exceptional reception rooms, each featuring large floor to ceiling crescent bay windows and feature fireplaces with marble surround and hearth. The ground floor also provides a well-appointed home study with Victorian cast iron style fireplace and bespoke built-in oak cabinetry and a media room with bespoke fitted media storage and surround sound wiring. Of particular note is the impressive 37 ft sitting room, with a mezzanine level above, together with an open-plan, L-shaped kitchen and family lounge. The kitchen is the heart of the home and has been designed and installed by Chiselwoods of Lincoln. It is comprehensively fitted with extensive cabinetry, marble worktops, a central island and integrated appliances, in addition to a walk-in pantry. The breakfast area has French doors that open to the terrace, while the adjoining family lounge provides further versatile space for relaxation and entertaining.

Two staircases lead to the upper level, where there are seven beautifully presented bedrooms, including the luxury air conditioned principal suite with two dressing rooms and en suite bathroom. Four further bedrooms are en suite, two of which have walk-in wardrobes, with each bath and shower room fitted to the highest bespoke specification.

The property is approached via electrically operated gates and a sweeping driveway of approximately a quarter of a mile, leads to a parking area to the front, centred around a pond with fountain. The grounds extend to approximately 16 acres, including partially walled gardens, a ha-ha, formal lawns, meadowland and paved terraces. Additional features include a tennis court, a range of stone outbuildings, a wellness studio, a double garage, and paddocks beyond.

Location

The property enjoys a peaceful setting just outside the rural village of Stainton, while remaining within easy reach of a wide range of amenities. Nearby Tickhill offers a variety of everyday shops, cafés, restaurants and local services, with the historic market town of Bawtry a short drive further, providing an excellent selection of independent shops, dining and leisure options. Meadowhall Shopping Centre is only 20 minutes away. The area is well connected, with access to the A1 at Blyth and Doncaster, and the M18 at Bramley, providing routes across the region. The cities of Sheffield and Doncaster are all within easy reach whilst Doncaster also offers a mainline rail service to London King's Cross.

General

Local Authority: Doncaster Council

Services: Mains electricity and water. Private drainage which we believe is compliant.

Council Tax: Band F

EPC Rating: E

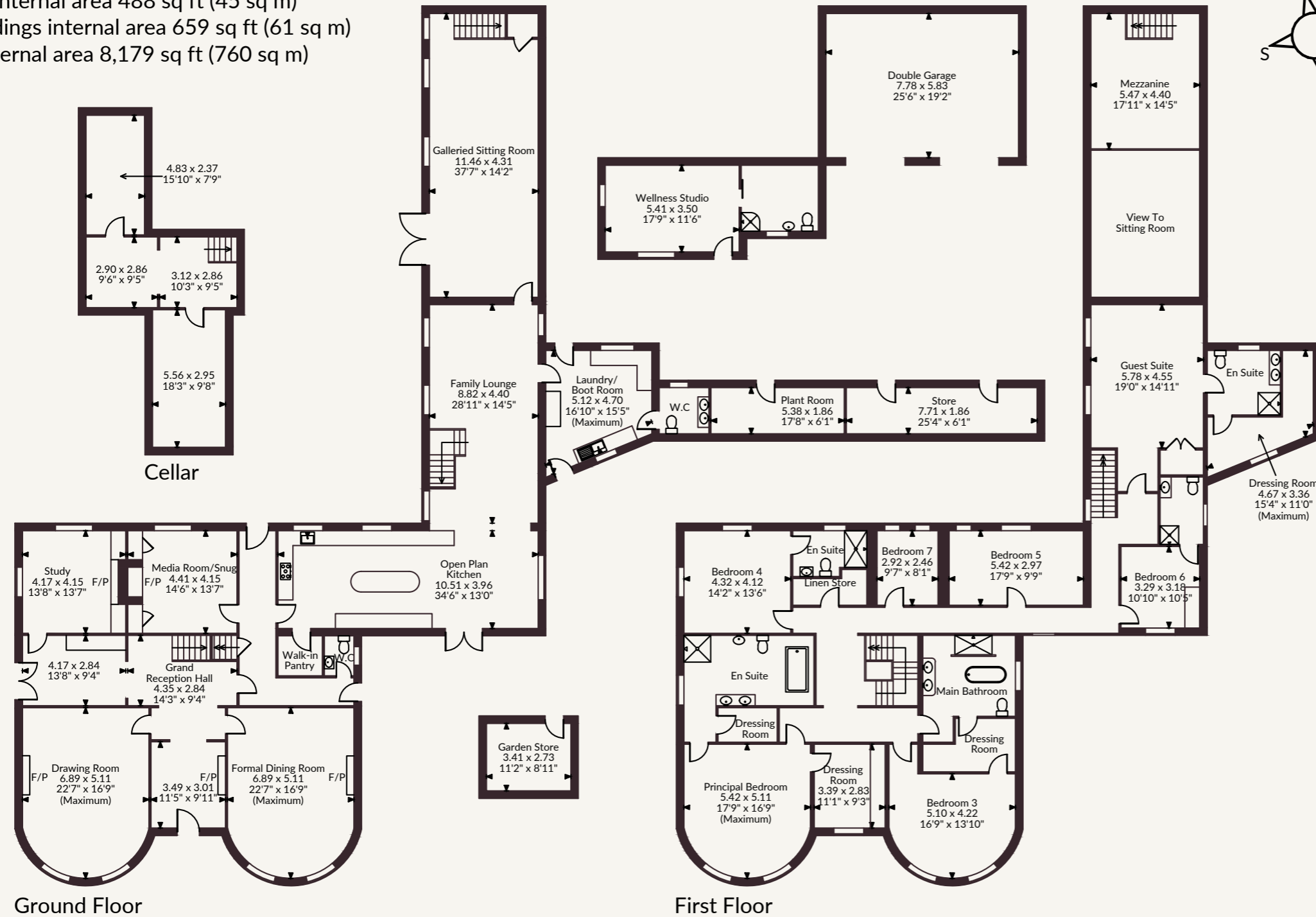
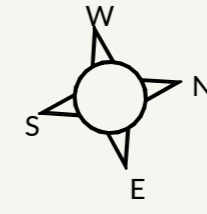
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Woodhouse Hall Lime Kiln Lane, Stainton
 Main House internal area 7,032 sq ft (653 sq m)
 Garage internal area 488 sq ft (45 sq m)
 Outbuildings internal area 659 sq ft (61 sq m)
 Total internal area 8,179 sq ft (760 sq m)



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