



The Mistal Cusworth Village, DN5 7TR
£475,000 OffersInRegionOf
Tenure Freehold

- **CUSWORTH VILLAGE LOCATION**
- **HANDCRAFTED KITCHEN**
- **SPACIOUS HOTEL STYLE LOUNGE**
- **APPROVED PLANNING PERMISSION 23/02371/LBC**
- **PRIME LOCATION**
- **GRADE II LISTED PERIOD COTTAGE**

CHAIN FREE | A Rare Gem in History

Welcome Homes is delighted to present this exceptional Grade II Listed period cottage, nestled in the heart of Cusworth Village. Steeped in history and originally built in 1835 as the old Milking Shed, this charming property offers a rare opportunity to own your own piece of history.

Set in a prime elevated position, The Mistal enjoys both discretion and a commanding presence. A private driveway and beautifully landscaped rockery gardens lead to its entrance gate, with a staircase from Cusworth Lane offering privacy and ease of access. The landscaped parking area is both practical and visually appealing, offering ample parking space. At the rear, a tranquil private courtyard provides an idyllic outdoor sanctuary — perfect for relaxation.

Inside, the cottage seamlessly blends its original character with modern convenience. Distinctive arch windows and the protected lintel above the main door highlight the property's historical significance, while the bespoke period details throughout create an atmosphere of charm and warmth. The handcrafted kitchen stands out, with stunning granite countertops, NEFF integrated appliances, and a seamless connection to the private rear courtyard. The spacious lounge, with its grand hotel-like atmosphere, is ideal for both entertaining guests and unwinding in style.

The property benefits from approved planning for the conversion of the loft space into two double rooms with en-suites. This offers excellent potential for further development. The plans also include the installation of four roof lights and the removal of an internal wall. Planning Reference: 23/02371/LBC (Listed Building Consent, Amended). This is an exciting opportunity to increase living space and enhance the property's versatility. The property includes off-road parking and a spacious garage offering additional storage space. From the front, enjoy breathtaking views over Cusworth Village and beyond to Doncaster.



Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	85
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC