



**High House Doncaster Road, DN5 7EG**

**£529,000 OffersInRegionOf  
Tenure Freehold**

- **Breathtaking countryside views**
- **Private balcony with elevated outlook**
- **Beautifully maintained garden**
- **Light-filled interiors throughout**
- **Immaculately renovated throughout**
- **Sought-after village location**

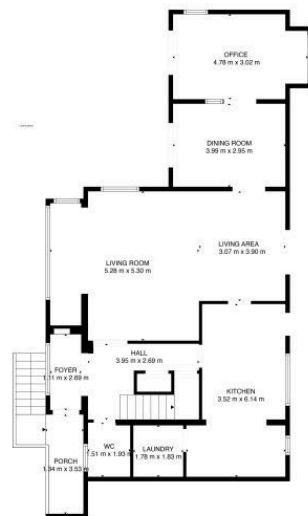
A beautifully curated home where design, light and landscape come together effortlessly. Set within the sought after village of Barnburgh, High House is a home that draws you in from the very first moment. Thoughtfully renovated and immaculately presented, it offers a refined balance of modern luxury and timeless character, all framed by uninterrupted countryside views.

From the moment you arrive, there is an immediate sense of calm. Clean architectural lines, natural materials and a soft, neutral palette create a home that feels both elevated and welcoming, a space designed not just to live in, but to truly enjoy. At its heart, the main living space is simply breathtaking. Expansive picture windows stretch across the lounge, flooding the room with natural light and framing ever changing views across open fields. The connection to the outdoors is constant, creating a space that feels open, tranquil and deeply restorative.

The kitchen continues this sense of effortless living, beautifully designed with solid cashmere cabinetry, quartz worktops and a statement Belling range. A central island anchors the room, offering the perfect place for slow mornings, relaxed entertaining or everyday family life. Just off the kitchen, a separate utility room provides a practical and discreet space for laundry and additional storage, keeping the main living areas calm and uncluttered. Every detail has been carefully considered, from the warmth of the herringbone flooring to the soft glow of feature lighting, allowing the space to transition seamlessly from day to evening.

Living at High House extends far beyond its interiors. A private balcony, accessed via twin French doors, offers an elevated position from which to take in the surrounding countryside, ideal for morning coffee as the day begins or quiet evenings as the sun sets. To the rear, the landscaped garden flows effortlessly from the home, creating a private retreat designed for both relaxation and entertaining, with thoughtful additions including outdoor power and water.

Upstairs, the sense of calm continues, four beautifully appointed bedrooms echo the feel of a boutique retreat, each space



TOTAL: 178 m<sup>2</sup>  
 LOWER GROUND: 0 m<sup>2</sup>, GROUND FLOOR: 107 m<sup>2</sup>, FIRST FLOOR: 71 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 43 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>

FLOOR PLAN CREATED BY WELSH HOME PACKAGES. MEASUREMENTS OBTAINED VISUALLY. RELIABLE BUT NOT GUARANTEED.

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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