





BIRCH HOUSE BELL BUTTS LANE

DONCASTER, DN9 3JZ

£675,000

FREEHOLD

Birch House is a truly exceptional five bedroom luxury residence, forming part of an exclusive boutique development by Swan Homes comprising of just 2 individually designed properties. Set within one of the areas most desirable villages, this outstanding home offers a rare combination of refined contemporary living, exceptional craftmanship and an enviable lifestyle close to excellent schools and beautiful open countryside. Designed with elegance and modern family life in mind, Birch House is filled with natural light and finished to an impressive standard throughout. At its heart is a spectacular open-plan kitchen and living space featuring a bespoke contemporary fitted kitchen, integrated appliances and central island. Expansive bi-fold doors open onto the landscaped rear garden, creating a seamless connection between the stylish interiors and outdoor entertaining space.

Please note: Some rooms within this property have been digitally staged using computer-generated imagery for illustrative purposes. The images are intended to demonstrate the potential use of the space and may not accurately represent the current appearance or contents of the rooms.

FINE & COUNTRY

BIRCH HOUSE BELL BUTTS

• Ready to Move into New Build • Part of an exclusive Swann homes development of just 2 bespoke properties • Located in one of the areas most desirable villages • Close to Excellent schools and beautiful open countryside • Bright elegant interiors with high-quality contemporary finishes. • Open-plan kitchen and living space with bespoke fitted kitchen and island • Integrated appliances and large bi-fold doors opening onto the rear garden • Separate lounge, home office, utility room, guest WC and ground-floor underfloor heating • 5 well proportioned bedrooms, including 2 en-suites and a contemporary family bathroom. • Landscaped garden, natural stone patio, garage, solar panels, EV Charging, 10 year Warranty





Downstairs WC

An elegant oak door opens into a beautifully appointed cloakroom, featuring a stylish wash basin, complementary tiled flooring and bespoke feature tiling to the walls, creating a refined and contemporary finish.

Entrance Hallway

A welcoming and beautifully presented entrance begins with an attractive front porch, enhanced by feature lighting, creating an elegant first impression. The impressive front door opens into a spacious entrance hallway, where stylish limestone-effect floor tiling provides a timeless sense of sophistication. Underfloor heating extends throughout the ground floor, ensuring a comfortable and luxurious ambience from the moment you enter.

Lounge

Accessed via elegant solid oak doors with glazed inserts, the lounge provides a beautifully appointed reception space, combining warmth and understated sophistication. A feature window to the front elevation allows natural light to flow into the room, enhancing its welcoming atmosphere. Recessed ceiling spotlights provide stylish illumination, while luxurious fitted carpeting completes the space, creating an inviting setting for both relaxation and entertaining.

Study/Snug

Accessed via an attractive solid oak door, this versatile second reception room offers a beautifully appointed and adaptable space, ideal for use as a private home office, study or comfortable snug. Recessed ceiling spotlights provide a contemporary finish, while fitted carpeting adds warmth and comfort, creating an inviting retreat away from the principal living areas.

Kitchen / Diner

Accessed via an elegant oak door with glazed inserts, this stunning kitchen diner forms the heart of the home, combining timeless styling with exceptional contemporary functionality. The beautifully appointed Shaker-style kitchen features an array of cabinetry, complemented by elegant brushed gold handles and luxurious quartz work surfaces.

A striking central island provides an impressive focal point, offering extensive storage to both sides, an integrated dishwasher and a beautifully appointed sink with brushed gold mixer tap. Above, a statement chandelier creates an elegant centrepiece, adding a touch of sophistication to this exceptional space.

The kitchen is comprehensively equipped with a five-burner induction hob, complemented by a quartz splashback and integrated extractor hood, alongside an integrated fridge freezer and built-in eye-level double oven with grill.

The impressive bi-fold doors open seamlessly onto an outdoor patio and entertaining area, with the beautifully positioned garden beyond enjoying far-reaching views across open countryside. This exceptional space provides the perfect setting for both relaxed family living and sophisticated entertaining, effortlessly bringing the outside in.

Utility Room

Accessed via an attractive oak door with glazed inserts, the well-appointed utility room provides a practical yet stylish addition to the home's accommodation. Thoughtfully designed to accommodate everyday household requirements, the room offers plumbing for a washing machine, with

additional space for a tumble dryer. A dedicated cupboard houses the new gas combination boiler, while a further useful storage cupboard discreetly conceals the underfloor heating controls. A connecting door provides convenient internal access to the integral single garage.

Landing

The spacious first-floor landing is beautifully presented with fitted carpeting, creating a warm and inviting transition between the upper-floor accommodation. Solid oak doors lead off to all bedrooms, providing a cohesive finish and continuing the elegant styling throughout the home.

Bedroom 1

The impressive principal bedroom suite provides a comfortable and inviting retreat, beautifully presented with fitted carpeting and an elegant central ceiling pendant. The room benefits from its own en-suite facilities, comprising a contemporary mains-powered shower with complementary tiled flooring and fully tiled shower area. Further features include a wash basin, WC and heated towel rail, completing this well-appointed private space.

Bedroom 2

A beautifully appointed double bedroom, featuring soft carpeting and an central ceiling pendant. The room further benefits from a private en-suite shower room, finished with tiled flooring and a stylish shower enclosure with mains-fed shower. Complemented by a wash basin, heated towel rail and WC, creating a comfortable and practical private retreat.

Main Bathroom

A beautifully appointed family bathroom, finished with elegant tiling throughout and featuring a stunning freestanding bathtub, complemented by stylish freestanding taps. The suite is further enhanced by a contemporary wash basin, heated towel rail and WC, creating a refined and indulgent space in which to relax and unwind.

Bedroom 3

Another large double bedroom, with luxury carpeting.

Bedroom 4

The fourth double bedroom in this great sized property perfect for family living

Bedroom 5

A large single bedroom, fully carpeted with central ceiling pendant.

External

The property enjoys an attractive external setting, approached via a beautifully block-paved driveway providing ample off-road parking and access to the integral single garage, complete with a convenient electric roller shutter door.

The meticulously landscaped gardens to both the front and rear have been thoughtfully designed to complement the property, with the rear garden offering an inviting patio entertaining area, ideal for al fresco dining and outdoor relaxation. A particularly appealing feature is the stunning outlook across adjoining open countryside, providing a wonderful sense of space, tranquillity and privacy.

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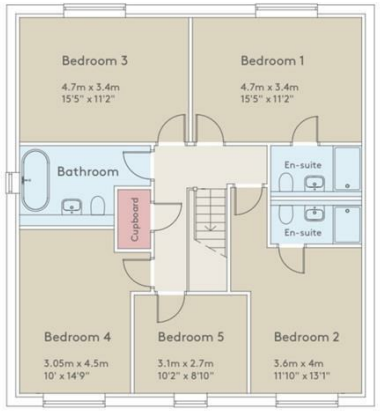




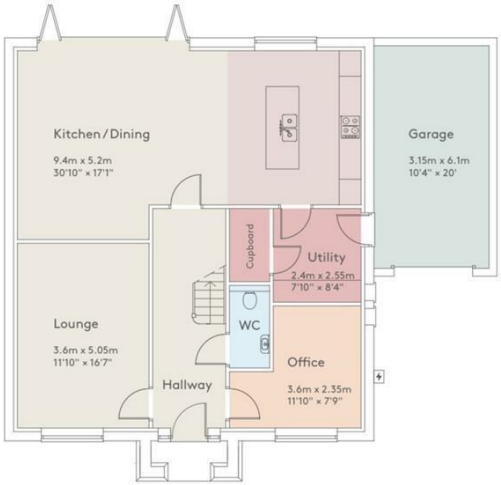
THE Orchard Auckley

Birch House

First floor



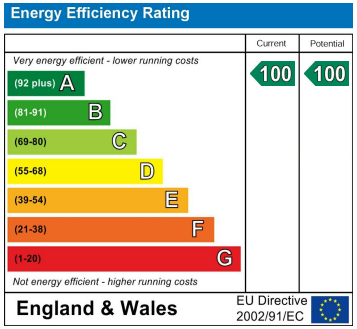
Ground floor



Drawings and plans are not to scale and any dimensions, areas or distances given are approximate and for identification only.
Swan Homes reserve the right to amend property specifications and development details without prior notice.
Correct at time of issue: April 2026.

SWAN HOMES





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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