



FIR TREE
Cottage



A heritage forever home

This smart and picturesque property set among rolling field views exudes forever family home vibes – as demonstrated by the current owner's 30-year tenure. Originally built two centuries ago for the farm workers, this cottage has had a modern facelift in recent decades, but the original footprint remains with many stories to tell from within its four walls. The village of Marr is steeped in history – most notably featured in the Domesday Book and legend has it that Dick Turpin stopped off here on his journey to York. In this particular residence, you'll be pleased with the space on offer, both in the main house with extensive living areas and the additional annexe which serves as a self-contained two-bedroom property. The sweeping block paved driveway from the main road offers an abundance of off-street parking, wrapped around a front lawn and leading to the main entrance porch where you'll find a downstairs W/C and cloakroom space.



Bursting with character

The lounge on your left sits within the original external walls of the property characterised by the deep chimney breast and fully working open fireplace with a peek of the red brick inside. You'll notice the structural beam in the centre where the room has been opened up providing a spacious retreat for the whole family to relax. Wooden oak flooring finishes the room to a high standard and bright neutral decor emphasises the natural light from the south facing window.



The kitchen has been gradually extended in two phases and now runs the full length of the house from the front porch right to the rear patio doors leading out to the garden. Double breakfast bars feature at either end – perfect for casual dining and gathering round the main hub of the home at the start or end of the day. The central space for cooking and preparation is formed in a galley style, with granite worktops either side and ample storage within the walnut wall and base units that epitomise a country cottage aesthetic. An additional store tucked away in the corner means you'll never run out of space. Appliances include a large range oven with electric hob, integrated microwave and Neff coffee machine to serve your morning caffeine kick. With a small sitting area beneath the stairs, the space overall is the perfect layout for entertaining and hosting.

Reimagined for modern living






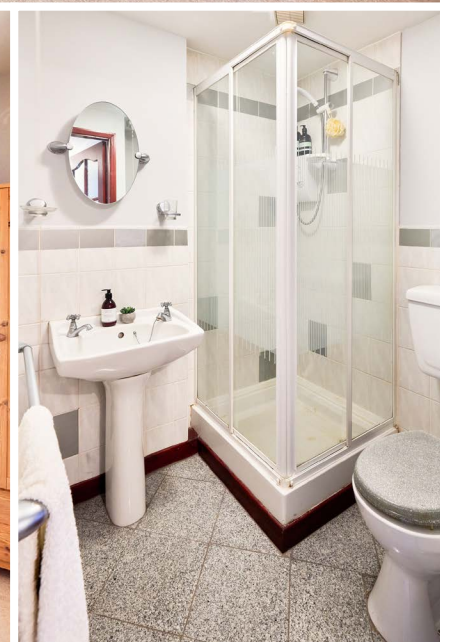
Classic finish

Through the arched doorway is a formal dining room for a more intimate setting, which is finished with the same rustic oak flooring as the lounge. In here you'll find the second staircase leading up to the guest bedroom, which is inaccessible from the rest of the first floor – making it your own private quarters with a studio feel.





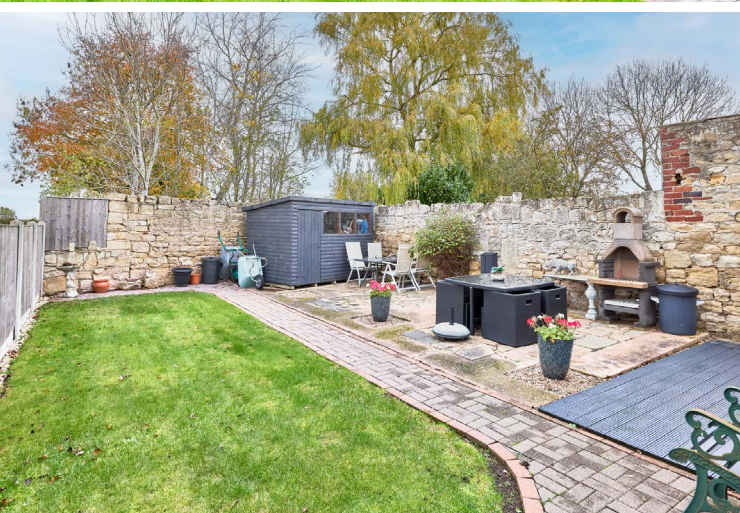
The open staircase spindles open up in the bedroom almost like a mezzanine design which gives the space an open, airy feeling along with adding character to build your decor around. A white three-piece en-suite complete with electric shower and raised cubicle can be found behind the internal door.



The upstairs quarters



To access the rest of the first floor, head back through the kitchen and ascend the bespoke oak open staircase. You'll arrive to an L-shaped landing wrapped around the central family bathroom which consists of a neutral tiled white three-piece suite featuring a shower over the bathtub, W/C and wash basin. The master bedroom is equally proportioned to the guest suite – giving you versatility and flexibility on your desired occupancy. Complete with two walls of fitted cupboards and wardrobes, incorporating a dressing table and large mirror, this room also comes with the luxury of a three piece en-suite shower room. The third and fourth bedrooms within the main house sit at opposite ends of the landing and are both comfortable doubles, neutrally decorated like the rest of the home. Completing the tour is a bonus attic room, set within the eaves and accessed by a central staircase from the landing. This fabulous conversion is bursting with character and would make a lovely games room, office or study that is set away from the hustle and bustle of family life.



Living space aplenty

A huge appeal of this gorgeous home is the detached annexe. Built 20 years ago to allow for hosting extended family and friends, this amazing space could be considered as an Airbnb venture thanks to the split garden and central patio. Planning permission exists to be able to sell or occupy the annexe as a separate dwelling. You'll enter the annexe from the courtyard via the contemporary kitchen. Complete with white glossy units topped with traditional oak worktops and all the modern appliances you could wish for, plus a breakfast bar seating area for four people. A separate utility room benefits from a W/C.



The cosy lounge is at the rear, complete with patio doors leading out to the garden where you'll catch a peek of the rustic stone boundary walls encasing a lawn, stone patio featuring a BBQ area and decking for outdoor seating. Two well-proportioned double bedrooms – one with a modern shower wet room and the other boasting a dressing room complete the space to a luxury standard.



Area to Explore

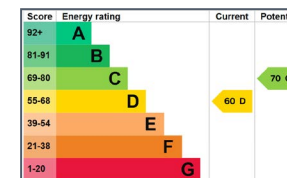
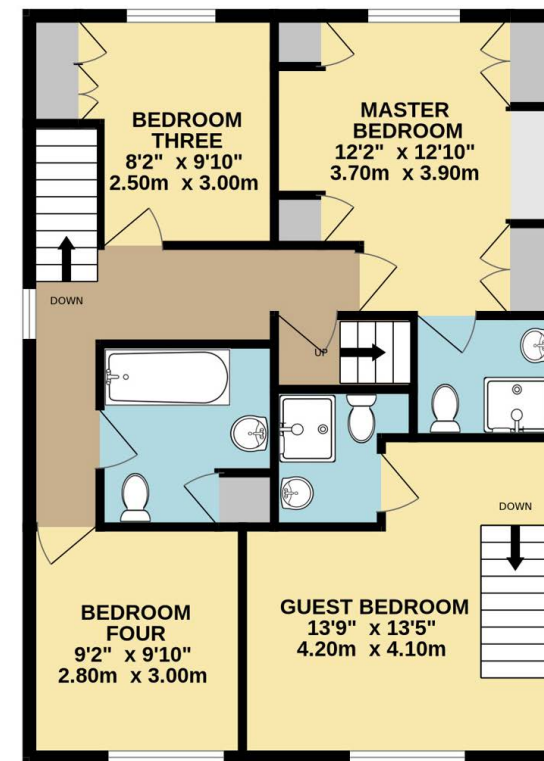
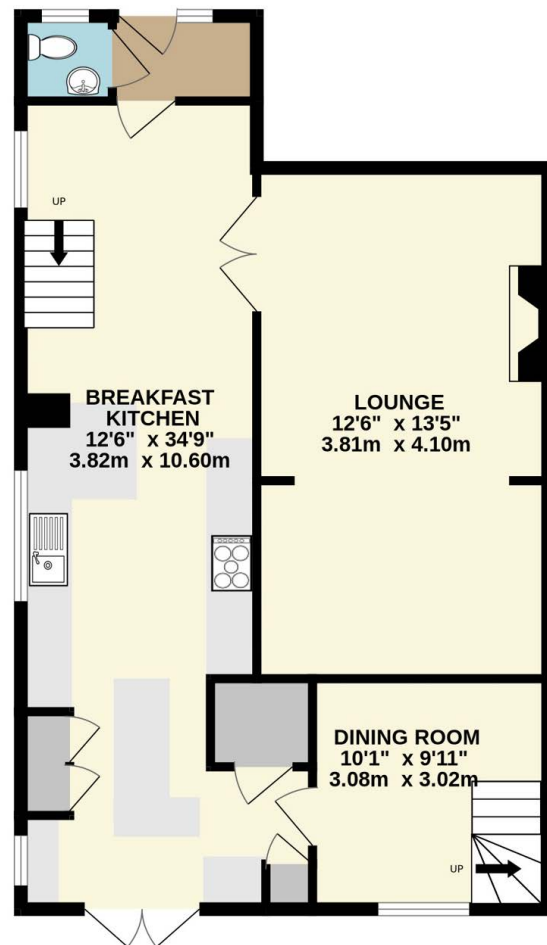
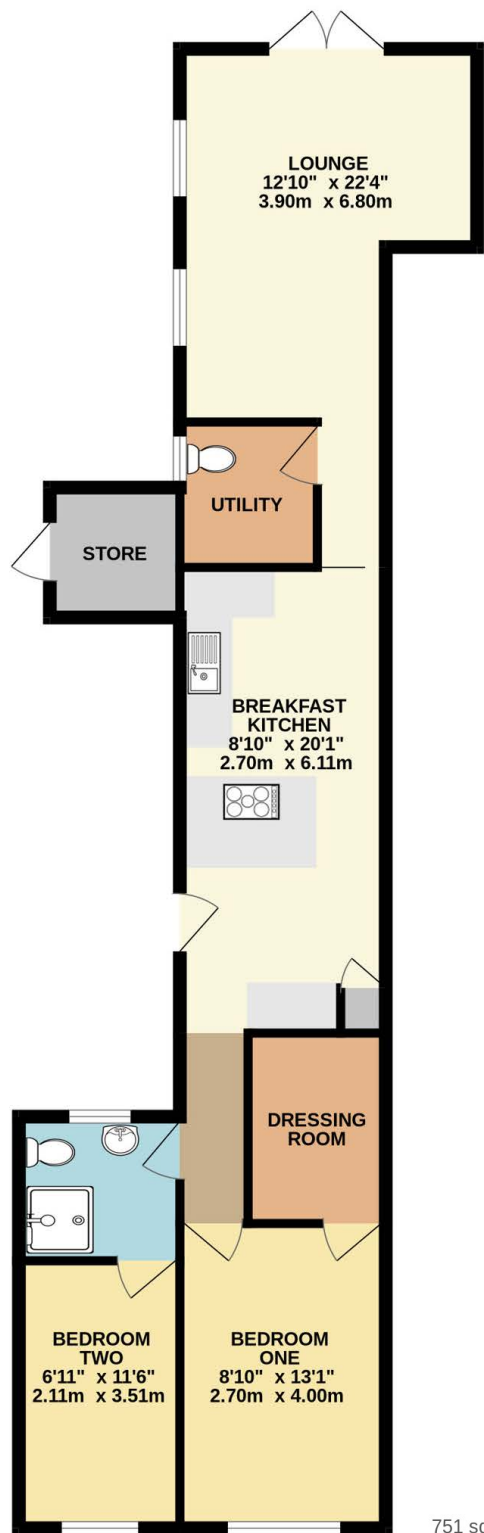
Nestled amidst open countryside just a few miles west of Doncaster, the small rural village of Marr offers an idyllic taste of traditional South Yorkshire village life. With a population of fewer than 200 residents, Marr is a place where peace and privacy reign, and yet its convenient position near the A1 makes it exceptionally well connected to other nearby towns and cities including Barnsley, Leeds and Sheffield. The village itself has a rich heritage, with roots dating back to the Domesday Book and several charming period properties still standing as a testament to its long history. The focal point of the community is St. Helen's Church, a beautiful Grade II listed building that continues to play an active role in village life. Surrounding the church are open fields that create an unspoilt backdrop. Despite its rural feel, Marr offers easy access to a range of amenities in nearby Sprotbrough and Scawsby including shops, pubs, cafés and schools. Ridgewood School and Saltersgate Infant School are within two miles and both highly regarded. For those who enjoy the outdoors, the surrounding countryside provides endless opportunities for walking, cycling and exploring. Brodsworth Hall and Gardens – an English Heritage site only a short drive away - offers beautifully landscaped grounds and cultural interest throughout the year. The recently re-opened Marr Lodge is a hidden local gem serving up traditional pub fayre and Sunday lunches when you don't fancy cooking.





Key Features

- Charming Four Bedroom Semi-Detached Period Cottage
- Picturesque Setting with Sweeping Driveway and Extensive Parking
- Characterful Lounge with Open Fireplace
- Extended Country Kitchen with Two Breakfast Bars
- Formal Dining Room and Private Guest Suite Above
- Spacious Master Bedroom with Fitted Storage and En-Suite Shower Room
- Additional Double Bedrooms Plus Converted Attic Room for Flexible Living
- Detached Annexe with Contemporary Kitchen, Lounge and Two Double Bedrooms
- Beautiful Split Gardens with Stone Boundary Walls, Patio and Decking Areas
- Historic Village Location with Excellent Transport Links and Rural Views
- Freehold Property and Council Tax Band D



TOTAL FLOOR AREA : 2252 sq.ft. (209.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIR TREE *Cottage*

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