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ELDER GATES FARM, CROWTREE BANK
OFF SANDTOFT ROAD, THORNE
DN8 5TD

Price Guide: £849,950

32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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ELDER GATES FARM, CROWTREE BANK OFF SANDTOFT ROAD, THORNE, DN8 5TD

This property is a must see to appreciate the land, outbuildings and the size of property on offer. This extended and modernised detached bungalow benefits from an attached two-bedroom self-contained annex. The main residence comprises briefly of reception hall, lounge, breakfast kitchen, bedroom with dressing room and en-suite bathroom and further two bedrooms and family bathroom. Ideal for the family looking for an individual home with approximately five acres of grassland and 0.75-acre paddock positioned down a private lane, accessible to the motorway network M180 for commuting towns, Doncaster, Sheffield, Scunthorpe and Leeds. Also 20 minutes from Doncaster Sheffield Airport! Driveway with double iron gates and double garage. Lawned gardens to all aspects. Well, maintained throughout with quality fixture and fittings. Contact agents for internal inspection.

RECEPTION LOBBY: 13' 5" x 7' 11" (4.09m x 2.41m) Side upvc entrance door leads into reception lobby with ceramic tiled floor. Coved ceiling. Loft access. Personal door into the annex and entrance into the main residence. Radiator.

UTILITY ROOM: 8' 0" x 7' 8" (2.44m x 2.34m) Rear facing window. Ceramic tiled floor. Provisions for white goods. Larder storage cupboard. Worcester oil fired central heating boiler.

DINING KITCHEN: 19' 2" x 14' 1" (5.84m x 4.29m) Double aspect windows. An exclusive range of fitted base, wall, drawer, pan storage and glass fronted display units. Worktop incorporating a granite one and half bowl single drainer sink with mixer taps. Tiled splashbacks. Ceramic hob with extractor over. Built in oven and grill. Integrated dishwasher and fridge freezer. Tiled floor. Raised dining area with fitted base cupboards with worktops. Television and telephone points. Coved ceiling. Radiator.



INNER HALLWAY: Side facing windows. Wall mouldings. Coved ceiling. Decorative ceiling rose and built-in airing/cylinder cupboard. Radiators.

LOUNGE: 28' 2" x 16' 7" (8.59m x 5.05m) Side and rear facing patio doors. Rear facing picture window. Fireplace surround with electric remote-control fire with marble inset and hearth. Decorative ceiling rose and coving. Television point. Wall niches. Radiator.



STUDY/RECEPTION: Front facing patio doors with glass side screen. Television point. Coved ceiling. Radiator.

BEDROOM 1: 15' 11" x 10' 11" (4.85m x 3.33m) Side facing window. Built in wardrobe. Additional fitted wardrobes with overhead storage, corner display and matching bedside display shelving. Coved ceiling. Radiator.



ENSUITE: 9' 0" x 8' 6" (2.74m x 2.59m) Side facing window. Fitted white suite with chrome accessories comprising of a vanity sink unit, panelled bath with tiled display and WC. Walk in shower cubicle with power shower. Fully tiled walls and floor. Ceiling spotlights. Heated towel rail.



DRESSING ROOM: 8' 9" x 6' 2" (2.67m x 1.88m) Side facing window. Extensive fitted dressing table and drawers. Power point. Ceiling spotlights and loft access. Radiator.

BEDROOM 2: 11' 11" x 9' 11" (3.63m x 3.02m) Side facing window. Built in wardrobe. Coved ceiling. Radiator.

BEDROOM 3: 11' 11" x 9' 11" (3.63m x 3.02m) Side facing window. Built in storage. Fitted overhead storage incorporating corner display shelving and bedside drawers. Coved ceiling. Radiator.

BATHROOM: 10' 8" x 8' 6" (3.25m x 2.59m): Side facing window. Fitted white suite comprising of a low-level WC, tiled panelled bath with shower over and side screen. Positioned in a recess with down lights there is a double vanity sink unit with drawer, storage, display top and tiled splashbacks. Shaving point. Tiled floor. Coved ceiling and ceiling and ceiling spotlights. Heated towel rail.

PERSONAL DOOR INTO ANNEX HALL: L shaped hallway. Upvc rear facing entrance porch with door leading to enclosed garden. Radiator.

CLOAKROOM: Low level WC and vanity hand basin unit. Tiled walls. Ceiling spotlights.

BEDROOM 1: 19' 3" x 13' 9" (5.880m x 4.210m) Front facing window with views over farmland. Fitted overhead storage, corner display shelving and bedside drawers. Matching extensive drawers and dressing table. Electric heater. Walk-in dressing room with ample hanging space.



ENSUITE: 8' 0" x 9' 5" (2.459m x 2.893m) Side facing window. White vanity unit with vanity mirror above, lights, drawers and cupboard below, low level WC, bidet and P-shaped bath with side screen and shower over. Tiled floor and walls. Ceiling spotlights. Shaving point. Heated towel rail.



BEDROOM 2: 11' 9" x 19' 9" (3.587m x 6.022m) Dual aspect windows with views over farmland. Radiator. Personal door gives access if required into the main residence.

ENSUITE: 7' 3" x 7' 1" (2.221m x 2.160m) White vanity sink and low-level WC. Double power shower. Fully tiled walls. Shaving point. Towel rail.

LIVING ROOM: 18' 11" x 12' 1" (5.789m x 3.684m) Side facing window. Stone fireplace surround and hearth with electric fire. Laminate floor. Satellite point. Radiator. Rear patio doors into living kitchen.



LIVING KITCHEN: 20' 5" x 15' 8" (6.240m x 4.797m) Rear and side facing windows. French doors leading to lawned garden and patio area with views over the land. A range of fitted high gloss base and wall units and pan drawers. Pantry/larder cupboard. Integrated fridge freezer and dish washer. Worktop incorporating a single bowl drainer sink with mixer tap. Indesit hob with extractor fan over. Built in oven. Ceiling spotlights. Laminate flooring.



UTILITY ROOM/PANTRY: Rear facing window. Fitted base and wall units with drawers and wine rack. Integrated fridge. Ceiling spotlights. Laminate floor. Radiator.

THE GROUNDS: This impressive, detached bungalow with sizable annex benefits from a concrete driveway with parking for several vehicles, which leads to a detached larger than average double garage with two up and over doors, personal door. Within the garage there is a cloakroom with shower, WC and wash basin and office/ multi use room. Staircase leading to an extensive boarded out storage/work area. There is a walled patio area to the front extending to a lawned garden with well stocked plants, shrubs and mature trees. The garden extends to both the side and the rear, and they all benefit from views over farmland. The rear extends to an impressive five acres of grassland. To the annex side there is a separate approximately 0.75-acre paddock area with two breezeblock stables approximately 3.66m x 3.66m and a hay store of 6.86m x 5.49m. A wooden summerhouse/office. The paddock area is all enclosed by fencing. External tap and lights.

note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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