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The Windmill, South Street, Owston Ferry, DN9 1RP

Price Guide: £1,150,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP

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# The Windmill, South Street, Owston Ferry, DN9 1RP

A rare opportunity to acquire this truly beautiful, restored Windmill on the outskirts of Owston Ferry to include a detached two bedroom lodge ideal for Air B&B or relatives. The Windmill has been extended into a dwelling offering outstanding panoramic views over farmland and river. The 3-bedroom property with a mix of traditional and modern interior offers versatile family living accommodation all set on a large plot to include 3.5 acres. Also included are two separate paddocks and orchard. The electric gates lead to the entrance driveway with a feature central island. The property is surrounded by a range of patio areas. There is a detached garage with additional storage and greenhouse. The separate 2-bedroom lodge has recently been completely refurbished. This would make a great Air B&B. Properties like this do not come up very often. Viewing comes highly recommended on this outstanding property with all its extras on offer! NO CHAIN! Contact Agents to arrange a viewing!

## THE MAIN PROPERTY

**ENTRANCE PORCH:** Entrance door and window. Exposed brickwork. Tiled floor. Personal door leading into: -

**DINING LIVING ROOM: 23' 1" x 22' 5" (7.036m x 6.848m)**  
Front facing window and side bow windows. Two sets of rear facing patio doors. Wooden floor and wooden staircase. Television points. Radiator with covers.

**LIVING KITCHEN: 23' 6" x 22' 4" (7.183m x 6.823m)** Double aspect windows. Rear patio door to the garden. Wooden floor in living area. The layout is all open plan and leads to the kitchen area where there is a range of fitted base and wall cupboards with drawers and corner display shelving. Granite worktop with Belfast sink and integral dishwasher. Classic electric double oven Range and American fridge freezer. Pantry with fitted base cupboards and display shelving. Down lights. Tiled floor. Radiator.

**INNER HALLWAY:** Side door. Half panelled walls. Stone tiled floor. Down lights. Radiator with cover. Additional staircase leading to the first floor.

**ADDITIONAL PORCH:** Brick base and walls. Vaulted ceiling. Entrance door. Radiator.

**CLOAKROOM** Side facing window. Vanity sink unit and WC. Half tiled walls and tiled floor. Radiator.

**UTILITY ROOM / BOILER ROOM:** Side facing window. Fitted base and wall units. Worktop incorporating a one and half bowl single drainer sink with mixer taps. Provision for white goods. Oil fired central heating boiler. Laminate floor.

**STUDY / HALLWAY:** Side facing entrance door with glass panels overlooking garden. Radiators.

**BEDROOM 1: 18' 0" x 14' 1" (5.490m x 4.294m)** Side facing bow window overlooking courtyard. Extensive fitted wardrobes with corner shelving and matching drawers and dressing table. Television point. Radiator.

**ENSUITE: 11' 0" x 10' 4" (3.359m x 3.152m)** Side facing window. Corner bath with hand shower. WC and vanity sink with cupboards and display top. Newly fitted steam shower cubicle. Tiled walls and wooden floor. Heated towel radiator and additional radiator.

**FAMILY BATHROOM: 10' 9" x 8' 4" (3.299m x 2.565m)**  
Window. Fitted suite comprising of a low-level WC, pedestal wash basin with vanity mirror above, bidet, panelled bath with hand shower over and tiled shower cubicle. Tiled walls. Shaving point. Radiator.

**HALLWAY:** Personal door and step leading into 'The Windmill'.

**BEDROOM 2: 17' 10" x 9' 9" (5.456m x 2.991m)** Double aspect windows. High wooden ceiling. Vanity sink unit. Radiators.

**WALK-IN DRESSING ROOM:** Wooden staircase leading up to: -

**BEDROOM 3: 15' 3" x 14' 11" (4.650m x 4.550m)** Triple aspect windows with panoramic views. Wooden floor. Radiator. Additional staircase leading up to: -

**TOP OF THE MILL: 13' 8" x 13' 4" (4.169m x 4.069m)** Double aspect windows. Wooden floor. Vanity sink unit. Radiator

## MAIN HOUSE

**LANDING:** Front facing windows

**CLOAKROOM:** Low level WC and hand basin. Radiator. Loft access.

**KITCHENETTE:** Fitted base units and glass fronted wall cupboards. Worktop incorporating a one and half bowl single drainer sink. Parquet flooring.

**LIVING ROOM: 22' 11" x 22' 1" (6.999m x 6.749m)** Double aspect windows with panoramic views. Brick open grate fireplace with brick hearth. Feature beam ceiling. Television point. Radiators.

Side facing patio doors leading into: -



**DRAWING / LIVING ROOM: 23' 4" x 22' 4" (7.113m x 6.828m)** Double aspect windows with panoramic views. Two sets of French doors leading out on to the balcony with steps down to the garden. Television point. Impressive fireplace surround with electric fire. Radiators.

## OUTBUILDINGS

**GARAGE: 19' 3" x 18' 3" (5.886m x 5.570m)** Side facing window. Personal door and up and over door. Power points. Passageway leading into greenhouse and double doors into: -

**ADDITIONAL STORE / GARAGE: 16' 11" x 14' 7" (5.169m x 4.450m)** Front facing window and personal door. Hand basin and WC. Power point.

**THE LODGE:** Windows and personal door into hallway.

**OPEN PLAN LIVING KITCHEN: 26' 6" x 11' 9" (8.078m x 3.588m)** Front facing windows and doors. Pine fireplace with marble insert and hearth with electric fire. Fitted base and wall units. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Induction hob with extractor fan above. Built in dishwasher and provision for whitegoods. Television point. Radiators.

**SHOWER ROOM:** Window. Low level WC, vanity sink unit with cupboards and display top and shower cubicle. Tiled floor. Heated towel rail. Down lights.

**BEDROOM 2: 14' 10" x 7' 6" (4.546m x 2.305m)** Window. Radiator.

**BEDROOM 1: 14' 3" x 11' 2" (4.348m x 3.418m)** Double aspect windows. Radiator.

**DOVECOTE / SUNROOM: 16' 0" x 8' 10" (4.899m x 2.716m)** Brick base double aspect windows and side facing French door. Tiled floor. Open plan leading to: -

**DOVECOTE: 34' 7" x 12' 7" (10.549m x 3.847m)** Entrance door and windows. Loft access.

**OUTSIDE:** The property is set in stunning private grounds approx. 3.5 acres in a splendid location with far reaching views overlooking fields, farmland, and river. There is a brick wall boundary to the front with electric wrought iron gates that opens onto the extensive gardens and grounds. The gravelled driveway has a raised brick central island with a lawned garden area in the centre. To either side there are secured and gated paddocks/orchards with numerous mature trees and bushes. All around the property there are a range of lawned gardens, patio areas, low feature walls surrounding the property, gated archway, pergola, hedges sectioning areas off and several wonderful features making the grounds to this property full of design and character. Positioned on the grounds are fenced off sections which enclose the lodge and Dovecote. There are several outbuilding and a detached garage with additional storage and greenhouse. The grounds can easily offer storage for large vehicles to include camper/caravan or equestrian type vehicles. There is outside lighting and water supply.







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 buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

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