

# Keith Clough

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**CLOUDS LANE FARM, BELTOFT, DN9 1NF**

**Price Guide: £699,950**  
**Now Reduced To: £665,000**



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
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# Clouds Lane Farm, Beltoft, DN9 1NF

Keith Clough Estate Agents are pleased to present this charming Farmhouse set in large grounds with open views, not overlooked located on the outskirts of Beltoft. A versatile property offering ample facilities for outdoor pursuits. The home briefly comprises hallway, cloakroom, living room, dining room, sunroom, kitchen, a large walk-in pantry & utility room. Upstairs landing 3 bedrooms & family bathroom. The driveway provides parking for several large vehicles. The gardens are packed with fruit trees, shrubs & flowers all surrounded by a hedge boundary. small pond & courtyard enjoying sunshine all day long. There are a variety of outbuildings including a multi car garage, potential stables, dog shelter, traditional barn & several agricultural buildings. Good local amenities to include doctors, dentist, schools & local shops. This beautiful farmhouse offers a unique blend of country living & modern life making it an ideal property for families looking for a rural escape!

**ENTRANCE DOOR:** Large entrance/ reception hallway. Side facing window. Staircase leading to the first-floor landing and bedrooms. Radiator.

**WALK-IN-PANTRY:** 10' 5" x 8' 0" (3.183m x 2.440m) Side facing window.

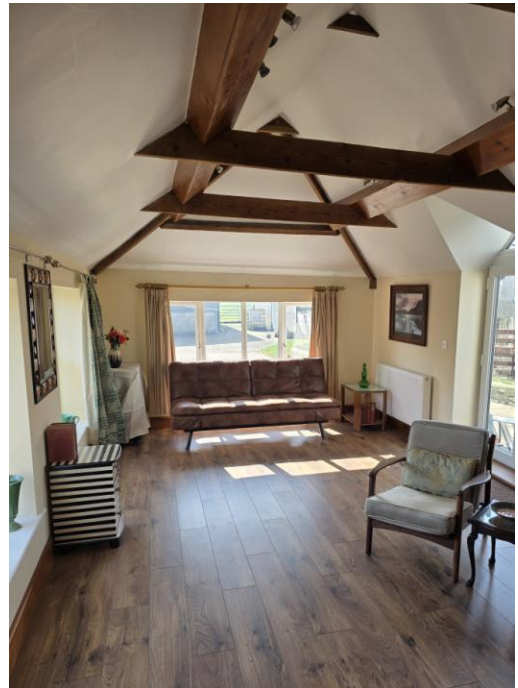
**DINING ROOM:** 14' 1" x 12' 7" (4.301m x 3.857m) Side facing window looking over courtyard. Television point. Radiator.



**LIVING ROOM:** 16' 2" x 14' 1" (4.948m x 4.301m) Side facing window. Living flame gas fire with mahogany fireplace surround and tiled hearth and mantel with display. Television point. Radiators. Step and door leading into: -



**SUNROOM:** 20' 3" x 12' 6" (6.174m x 3.820m) Vaulted ceiling. Side and rear facing windows and side French doors opening on to the garden. Feature ceiling beams and A-frames. Laminate flooring. Television point. Radiators.



**KITCHEN:** 18' 11" x 7' 4" (5.779m x 2.239m) Side and rear facing window. A range of fitted base and wall units with drawers and corner display. Worktop incorporating halogen hob with extractor fan above. Built in oven and flatbed microwave. Single bowl drainer with mixer taps. Tiled splashbacks. Radiator.



**UTILITY ROOM:** 16' 3" x 7' 8" (4.978m x 2.352m): Side facing window and door. Fitted base cupboards with drawers. Worktop incorporating stainless steel single bowl with mixer taps. Radiator.

**CLOAKROOM:** Rear facing window. Vanity sink unit and WC. Tiled walls and heated towel rail.

**LANDING:** Built in floor to ceiling storage and additional under eaves storage.



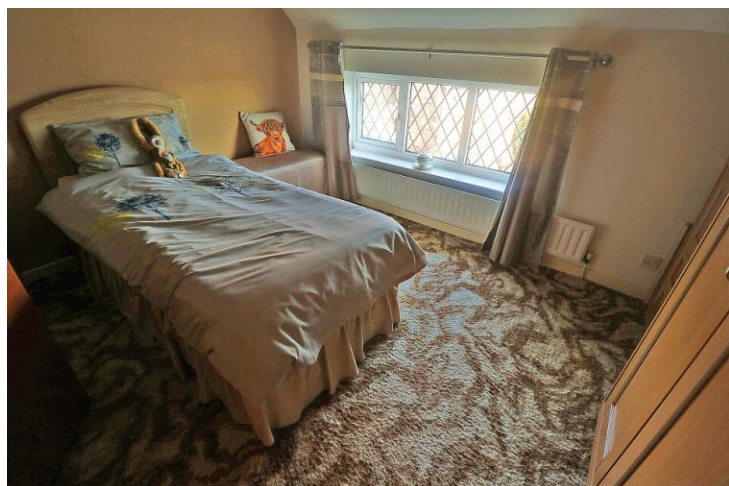
**BEDROOM 1: 16' 3" x 14' 2" (4.973m x 4.340m)** Double aspect windows. Fitted wardrobe and dressing table. Ceiling beams. Radiator.



**BEDROOM 2: 14' 7" x 9' 11" (4.457m x 3.034m)** Steps down into the bedroom with front facing windows. Fitted wardrobes with drawers and dressing table. Radiators.



**BEDROOM 3: 11' 11" x 9' 9" (3.650m x 2.980m)** Side facing window. Fitted wardrobe and drawers. Ceiling beams. Radiator.



**FAMILY BATHROOM: 10' 10" x 7' 6" (3.308m x 2.287m)** Rear facing window, Pedestal hand wash basin and low-level W.C. Bath and shower cubicle. Half tiled walls and shaving point. Floor to ceiling storage cupboards. Heated towel rail.



**MULTI CAR GARAGE: 44' 5" x 18' 5" (13.562m x 5.621m)** A multi car garage with electric door one end and manual the other and personal door.



**PORTAL FRAME 5 BAY CONSTRUCTION: 75' 5" x 42' 7" (23,052m x 13,653m)** Light and power. Electric roller at one end of the construction and roller doors to the other, Concrete floor and concrete block walls.



**PORTAL FRAME CONSTRUCTION: 45' 2" x 25' 11" (13.771m x 7.900m)** Doors to both ends of the building with stalls. Hard standing floor. Power and water.



**BRICK STORAGE: 19' 11" x 18' 4" (6.091m x 5.597m)** Brick construction with entrance door and window. Attached open frontage covered area with gate.



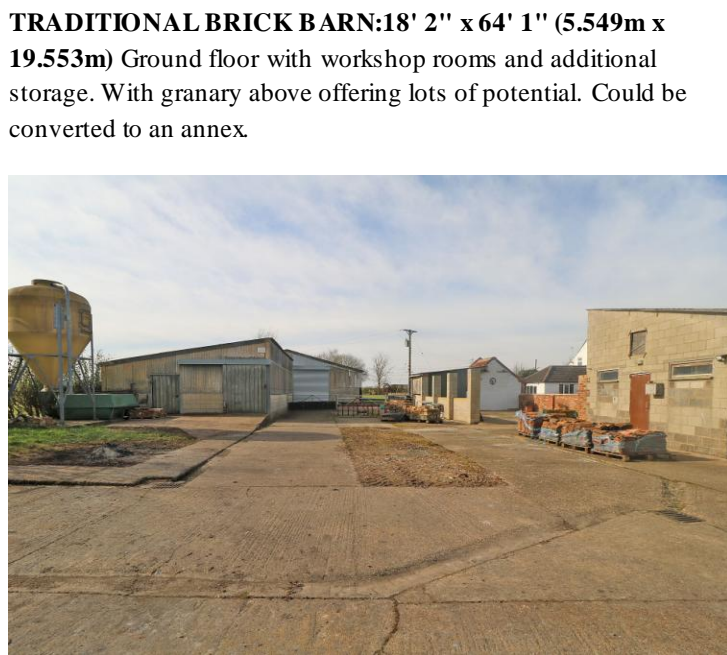
**POTENTIAL STABLE BLOCK/ COURTYARD: 68' 7" x 19' 9" (20.914m x 6.020m)** Consisting of five stable like areas constructed from breeze block walls. Personal door leading to the front of the residence.



**ADDITIONAL STORAGE/ GARAGE: 79' 1" x 22' 1" (24.117m x 6.742m)** Electric roller door and insulated box profile sheet roof, Portland frame with power and water.



**ATTACHED ADDITIONAL STORAGE: 79' 1" x 22' 1" (24.117m x 6.742m)** Constructed from breeze block. Gate to front and rear. Yorkshire boarding to side elevation.



**TRADITIONAL BRICK BARN: 18' 2" x 64' 1" (5.549m x 19.553m)** Ground floor with workshop rooms and additional storage. With granary above offering lots of potential. Could be converted to an annex.



**OUTSIDE:** The property boasts a beautiful large garden that is a true highlight, well-established vegetable garden with a greenhouse included! The garden provides both privacy and charm, creating a peaceful, secluded space for relaxation or entertaining. A small pond adds a touch of serenity, while the sun-drenched courtyard enjoys sunshine throughout the day, offering an idyllic setting for outdoor dining. A spacious driveway and ample hardstanding. The property features a range of versatile large substantial buildings made from portal steel frame with block walls, a multi car garage with electric door one end and manual the other and a personal door. Offering a wide range of uses from small businesses to possible development, appealing to hobbyists, pet owners, or anyone needing extra storage space or to pursue passions of their choice!



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