

# Keith Clough

THE ESTATE AGENTS  
EPWORTH  
[www.keithclough.co.uk](http://www.keithclough.co.uk)



Woodside, Stainforth Moor Road  
Hatfield Woodhouse, Doncaster, DN9 6EZ

Price Guide: £750,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)



# Woodside, Stainforth Moor Road, Hatfield Woodhouse Doncaster, DN7 6EZ

**THE PROPERTY** A rare Equestrian Property Opportunity – 4-Bedroom Detached Bungalow with 1 bedroom Annexe on Approx. 4 Acres. A unique opportunity to acquire a spacious 4-bedroom detached bungalow with a self-contained 1-bedroom annex, ideal for equestrian enthusiasts or multi-generational living. Set within approximately 4.6 acres of private, well-maintained grounds, the property offers a combination of residential comfort and equestrian facilities, including paddocked grassland and multiple substantial outbuildings. The main residence comprises an entrance porch leading into a hall way, four bedrooms, a Jack and Jill ensuite, a family bathroom, living room, dining room and kitchen. The annexe is accessed via its own entrance lobby and includes a utility area, an open plan dining kitchen and living room, one bedroom with ensuite, and an additional separate shower room. This area benefits from underfloor heating. There are multi-fuel burners in both residences. The grounds are a standout feature, with mature trees, extensive paddocks, and a secure fenced boundary framed by attractive iron gates. The driveway provides ample parking space, including a pebble standing area ideal for horseboxes or large vehicles. The outbuildings are large, fully powered, and include a roller door, making them ideal for use as stables, workshops, or additional storage. There are also two substantial additional buildings that offer further potential. The property benefits from two septic tanks and owned solar panels. This is a truly rare opportunity for those seeking a lifestyle property with equestrian capabilities in a private and peaceful setting. Viewing is highly recommended to fully appreciate the versatility and appeal of this exceptional home. Contact the agents today to arrange your private viewing.

**ENTRANCE PORCH:** Glass panelled doors into the hallway. Built in storage cupboard. Radiator.



**BEDROOM 2:** 13' 9" x 11' 3" (4.197m x 3.443m) Rear facing window. Television point. Radiator.



**BEDROOM 1:** 14' 8" x 13' 9" (4.481m x 4.197m) Rear facing window and side facing window. Downlights. Television point. Radiator.



**ENSUITE (JACK & JILL):** 7' 4" x 6' 1" (2.259m x 1.868m) Side facing window. Low level WC and pedestal hand wash basin with tiled splashbacks. Shower cubicle. Tiled floor. Heated towel rail.



**BEDROOM 3:** 13' 2" x 9' 4" (4.036m x 2.849m) Front facing window. Radiator. Door leading into the Jack & Gill ensuite.

**BEDROOM 4: 10' 2" x 9' 6" (3.111m x 2.911m)** Front facing window. Radiator.

**BATHROOM: 9' 11" x 8' 0" (3.028m x 2.440m)** Front facing window. Pedestal hand wash basin and WC. Jacuzzi bath with steam water jet and shower over with side screen. Half tiled walls. Floating wall cabinets. Radiator.



**LIVING ROOM: 14' 9" x 13' 11" (4.521m x 4.263m)** Rear facing window. Oak flooring. Inglenook style fireplace with slate hearth, beamed mantel, and log burner. Television point. Radiators. Sliding doors opening into the dining room.



**DINING ROOM: 11' 7" x 11' 3" (3.540m x 3.443m)** Rear facing patio doors. Oak floor. Downlights. Radiator. Open plan leading into:



**KITCHEN: 12' 4" x 10' 6" (3.778m x 3.203m)** Front facing window. Fitted base and wall units with drawers. Worktop incorporating one and half bowl with mixer taps. CDA halogen hob with extractor fan above. Built in separate oven and microwave. Built in American fridge freezer with side and over built in storage. Tiled floor. Downlights. Provision for dishwasher.



**ENTRANCE LOBBY/UTILITY ROOM: 12' 6" x 9' 3" (3.818m x 2.823m)** Front facing patio door. A range of fitted base and wall units to include pan drawers. Worktop with tiled splashback. Provision for washing machine and tumble dryer. Tiled floor. Downlights. Personal doors leading into the main residence and annex. **DINING LIVING KITCHEN: 18' 10" x 14' 11" (5.742m x 4.566m)** Side facing window. Built in storage with sliding doors. Loft access. Television point. Downlights. Radiator. Open plan leading into the kitchen:



**KITCHEN: 13' 4" x 9' 7" (4.089m x 2.938m)** Side and front facing window with garden views. Fitted base and wall units with drawers. Granite worktop incorporating single bowl drainer with mixer taps. Chrome 4 ring LPG hob with extractor fan above. Built-in oven and separate grill. Dish washer and provision for fridge freezer. Tiled floor. USB point.



**HALLWAY:** Oak floor. Side facing window. Built-in storage.

**LIVING ROOM: 20' 3" x 12' 0" (6.179m x 3.683m)** Rear facing bow window and side French doors to the patio area. Oak flooring. Inglenook fireplace with stone hearth and log burner. Television point. Downlights. Radiator.



**BEDROOM 1: 14' 10" x 8' 5" (4.522m x 2.587m)** Side facing window. One wall with built-in wardrobes with sliding doors.

**ENSUITE:** WC and walk-in shower cubicle. Tiled floor. Downlights.

**2ND SHOWER ROOM:** Vanity sink unit display top with cupboards. WC and walk-in double shower unit with rain shower and hand shower. Downlights. Tiled floor.

**OUTSIDE:** To the front of the property iron gates open onto a brick block driveway providing an entrance leading to a spacious parking area to the front of the property. On either side of the driveway beautifully maintained lawned gardens stretch out framed by mature trees and enclosed by a wooden fence boundary offering privacy. To the rear the grounds extend to approximately 4.6 acres of paddock land, dotted with mature trees and enclosed by secure fencing. perfect for equestrian use or recreational space. In addition to the ample parking near the house, there is a separate pebble-standing area ideal for horseboxes, trailers, or large vehicles. The property benefits from well-equipped outbuildings featuring power and roller doors. Further features include two septic tanks, owned solar panels, outdoor lighting, and a conveniently placed outdoor tap.

**UNIT 1** Side UPVC door. Electric power.

**Bay 1 22' 1" x 11' 3" (6.734m x 3.440m)** Breezeblock building with roller door and concrete flooring.

Access into: -

**WOOD STORE: 20' 6" x 21' 8" (6.254m x 6.614m)** Window and door. Electric power.

**ADDITIONAL WOOD STORE 30' 3" x 16' 2" (9.244m x 4.929m)** Roller door and personal door. Electric power.

**3RD OUT BUILDING: 39' 11" x 20' 2" (12.180m x 6.168m)** Double doors and side door with wooden floor. Electric power point. Rear facing window.



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.

%epcGraph\_c\_1\_334%





**32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP**  
**TEL: 01427 873236    FAX: 01427 872131**  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk)    [www.keithclough.co.uk](http://www.keithclough.co.uk)