



Alexander Jacob  
estate agents & company



**Stockwith Road**  
Walkeringham, Doncaster

**Offers in the Region of £1,200,000**

**Property & Estates Consulting**  
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# Stockwith Road Walkeringham, Doncaster

Extensive FOUR DOUBLE BEDROOM Detached Period Farmhouse

## Property Overview

- Sympathetically Modernised to Retain Plentiful Original Features
- Recent Works Include Newly Installed Windows, Brand New Bunded Oil Tank & New Alarm System
- Partially Renovated Self-Contained TWO BEDROOM Annexe
- Detached Outbuilding with Five Commodious Room Over Two Storeys & Two Double Length Garages
- Overlooking Fields & Farmland to All Sides



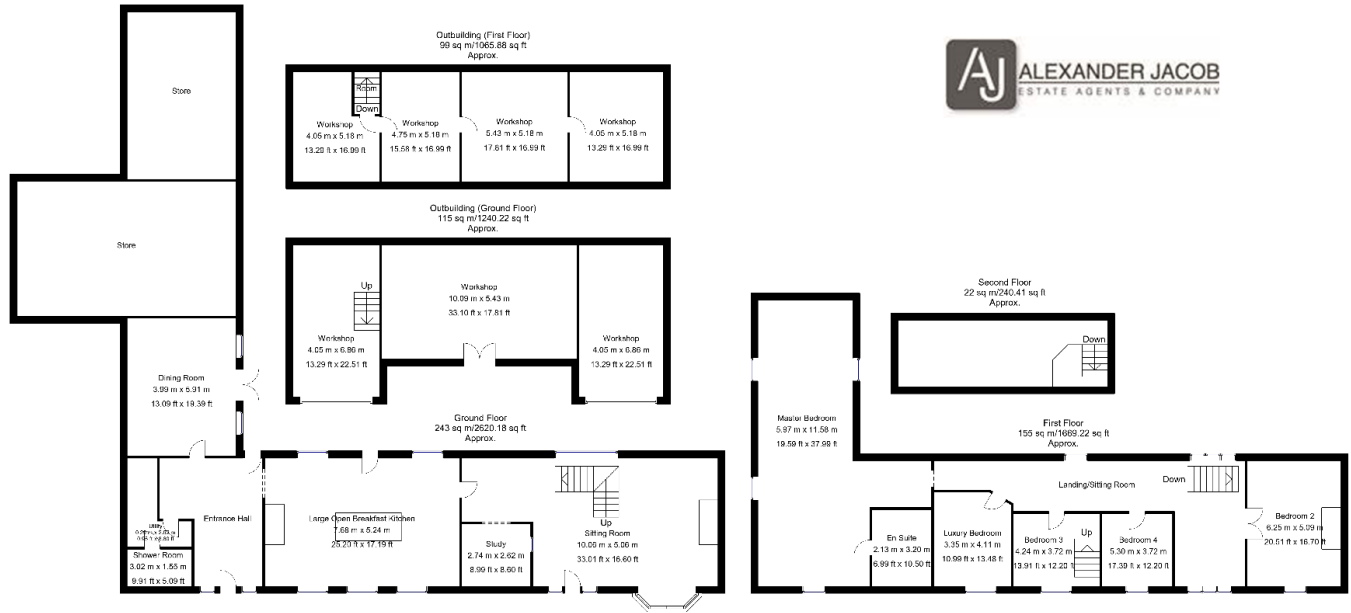
A wonderful opportunity to acquire this extensive FOUR DOUBLE BEDROOM detached period farmhouse, exhibiting a further wealth of versatile accommodation across a partially renovated self-contained two bedroom annexe, and detached outbuilding featuring an additional five commodious rooms over two storeys and two double length garages. Sympathetically modernised over the years to retain plentiful original features, this charismatic property sited in the esteemed rural village of Walkeringham showcases large inglenooks, vaulted ceilings, oak sills and exposed beams and trusses throughout. Recent works include newly installed windows, a brand new bunded oil tank and a new alarm system. Set over three floors, the main accommodation briefly comprises of entrance hall, breakfast kitchen, sitting room, study, dining room, utility room and ground floor shower room. To the first floor, a further sitting area overlooking far reaching views of open countryside, master bedroom complete with master en suite, three further bedrooms, one boasting a second tier and a luxury bathroom. A private courtyard consisting of various seating areas, summerhouse and oversized barbeque pit gives access to a sizeable self-sufficient annexe. Set over two floors, the surplus accommodation briefly comprises of kitchen, inner hallway, dining room, lounge, ground floor bathroom, first floor landing, two bedrooms and first floor WC. Overlooking fields and farmland to all sides, the grounds which are approaching eight acres also exhibit a substantial private driveway accessed via secure electric sliding gate and well kept gardens, with equestrian facilities beyond. Such facilities consist of three stables and a tack room with access to electricity and water supplies, three bound paddocks, menage area and a hay barn, with floodlighting and CCTV surveillance monitoring the perimeter. The A638 provides excellent commuter links to numerous neighbouring towns and villages, offering an array of conveniences, entertainment facilities, travel links and educational establishments. Walkeringham Primary School and Queen Elizabeth's High School Grammar, both having most recently achieved outstanding Ofsted ratings, are just a short distance away.

- Grounds Approaching Eight Acres Exhibit Substantial Private Driveway, Well Kept Gardens & Private Courtyard with Summerhouse & Oversized Barbeque Pit
- Excellent Commuter Links to Neighbouring Towns & Villages Offering an Array of Conveniences, Entertainment Facilities, Travel Links & Educational Establishments
- Equestrian Facilities Consist of Three Bound Paddocks, Three Stables, Tack Room, Menage Area & Hay Barn
- Linecroft Farm- Council Tax Band: E EPC Rating: D

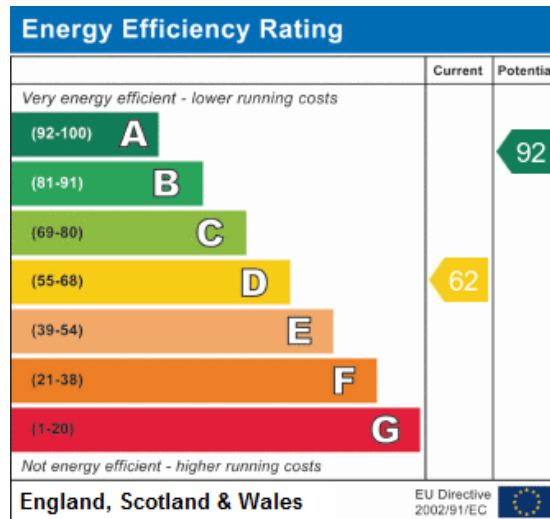


*Road links are served by the M1 & A1(M) offering greater transport links throughout the UK. Train stations in the neighbouring towns offer direct lines to King's Cross & Edinburgh.*





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018



## Selling your home?

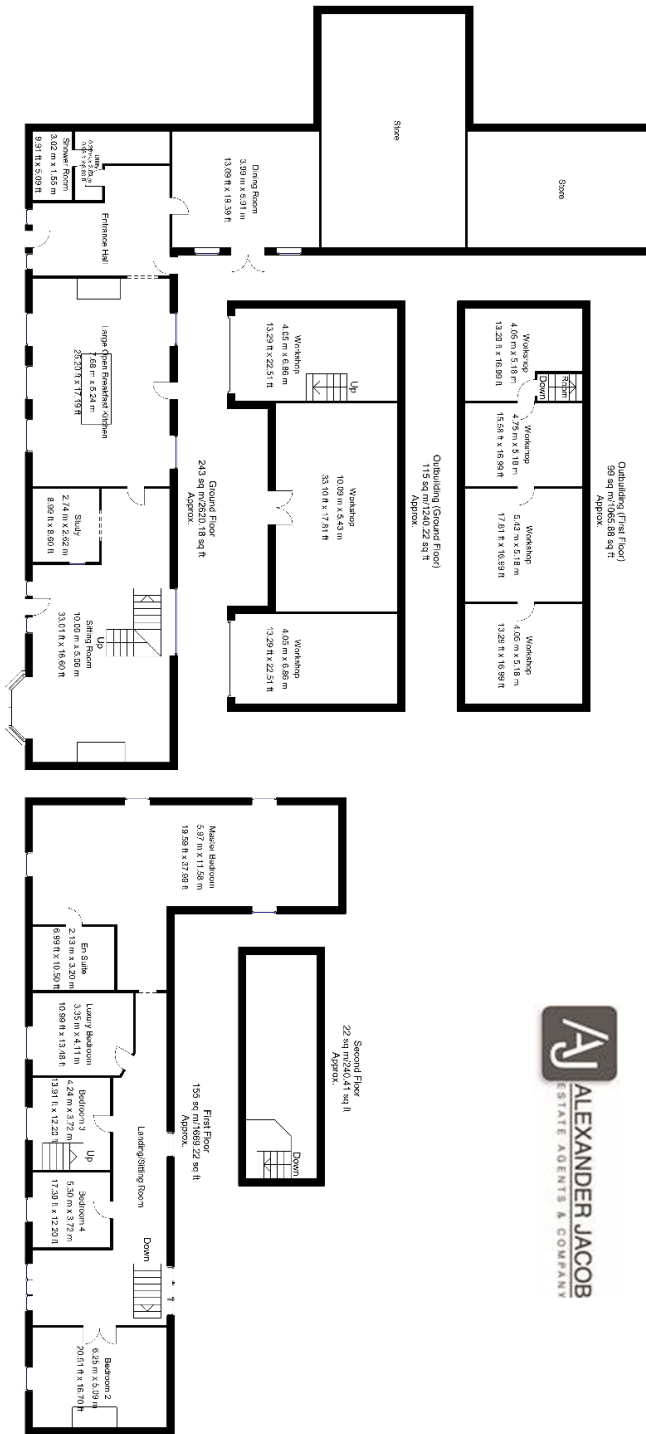
If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01777 566400

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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**Tenure & Charges:** Freehold- Vacant possession will be given upon completion

## Selling your home?

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