



Broadbent Gate Road **Offers In The Region Of £899,500**
Doncaster DN8 4RR **FREEHOLD**

SIMPLY STUNNING. High quality large bungalow set in 4 acres with two 22m x 15m Barns, Four Stables, Kennels and Double garage with gym. Immaculate throughout. Superb location with a rural feel but close to facilities and M18/M62 access. **VIEWING ESSENTIAL.**



- **LARGE THREE BEDROOM BUNGALOW** • Set in approximately 4 acres • Two large 22m x 15m barns • Four stables, Kennels, Tack room

BROADGATE FARM

Standing in approximately 4 acres with a stunning high quality bungalow, double garage with gym, four stables, kennels and two substantial 22m x 15m barns this would make an ideal equestrian property or business from home. This stunning property has been immaculately maintained and is rare in the fact that it has a rural feel but is close to schools and shops making this an ideal family home. The M18/M62 is minutes away by car together with a range of shopping facilities. Viewing is essential. The property has had previous planning permission granted in 2012 for a two storey extension forming an additional bedroom, entrance and extended kitchen/utility. All the internal and external plumbing, wiring and drainage has all been renewed and there is a full CCTV system installed.

BUNGALOW ACCOMMODATION

ENTRANCE HALL

Front UPVC double glazed composite entrance door with adjoining UPVC double glazed window. Timber effect tiled floor. Staircase leading to the master bedroom suite. Doors off to all rooms. Radiator. Useful understairs storage cupboard. Rear UPVC double glazed window.

LOUNGE

20'1" x 11'10"

Large front facing floor to ceiling UPVC double glazed window and rear facing UPVC double glazed window. Feature inglenook fireplace with limestone tiled hearth and insert with oak mantel to a cast iron log burner. Two traditional style radiators.

KITCHEN/DINING ROOM

33'10" x 11'10" maximum

Superb entertaining space with an extensive range of contemporary matt grey handleless wall and base units with white quartz worksurfaces, extending into a breakfast bar with waterfall edge and mirrored splashback. The cupboards include a concealed coffee station with pull out hide and slide doors, concealed tall fridge, undercounter freezer, wine cooler, dishwasher, washing machine and recycle

cupboard. Integrated oven, microwave and plate warmer with electric induction hob and integrated extractor to the island. One and a half bowl sink with instant boiling water tap. Feature LED undercabinet lighting. Two tall contemporary style radiators. Contemporary large format tiled floor. Inset ceiling spotlights and speakers. Three feature pendant lights to the dining table area.

Side UPVC double glazed entrance door with large adjoining UPVC double glazed window which leads out onto the paved patio. Four further UPVC double glazed windows and UPVC double glazed French doors opening out onto the front.

BEDROOM TWO

11'3" x 12'0" excluding wardrobes and door recess

Side facing UPVC double glazed window. Fitted with a range of sliding wardrobes to one wall. Radiator.

BEDROOM THREE

15'2" x 10'0" measured to maximum points

Side and rear facing UPVC double glazed window. Fitted with sliding mirror door wardrobes. Radiator.

FAMILY BATHROOM

10'0" x 8'9"

UPVC double glazed window. Fitted with a contemporary white suite comprising of a tiled double shower cubicle with mains shower and rainfall head, floating vanity wash hand basin with storage, panelled bath with central taps and w.c. Tiled walls and floor. Chrome towel radiator.

FIRST FLOOR

LANDING

Three double glazed skylight windows. Oak bannister rail with glass balustrade to the staircase. Built-in sliding door cupboard. Radiator. Door into the master bedroom.



- Double garage with gym
- Substantial parking
- Immaculate throughout
- Fully modernised bungalow
- Viewing is Essential

MASTER BEDROOM

16'2" x 15'0"

UPVC double glazed French doors with Juliette balcony. Two double glazed skylight windows. Built-in storage cupboards housing the boiler and further cupboard with sliding doors. Two radiators. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

13'5" x 6'8" maximum

Two double glazed velux windows. Fitted with a contemporary suite comprising of a floating vanity wash hand basin with storage and w.c. Walk-in wet room style shower with mains shower and rainfall head plus hand held shower attachment. Tiling to the walls and floor. Inset ceiling spotlights. Chrome towel radiator.

OUTSIDE/GROUNDS

Broadgate Farm stands in approximately 4 acres in total and is accessed via a remote control sliding wrought iron gate through a high brick walled entrance with established laurel hedging creating privacy. The stone chipped driveway leads into a substantial parking area which then gives access to the double garage, barns and extends to the right hand side offering further parking and to the rear, where the main stable block and paddock is located. The main grassed paddock amounts to approximately 2.5 acres of the full 4 acre site.

DOUBLE GARAGE/GYM BLOCK

Brick built with pitched and tiled roof. With electric light and power and divided as follows;

GARAGE ONE

15'11" x 15'3"

Front remote control roller shutter door. Side facing UPVC double glazed window. Internal door leading into garage two.

GARAGE TWO

15'11" x 15'1"

Front remote control roller shutter door. Side facing UPVC double glazed window. Staircase leading to the first floor gym.

GYM

30'9" x 15'11"

Side facing UPVC double glazed window and two double glazed skylight windows. Electric lighting and power supply.

KENNEL / STABLE BLOCK

Brick built with pitched and tiled roof. With electric light, power and water supply and divided as follows;

KENNELS

23'6" x 13'8"

Two front facing UPVC double glazed windows and UPVC double glazed entrance door. Fitted with three galvanised metal kennels. Internal door leading into the feed room.

FEED ROOM

11'3" x 6'6"

Front facing UPVC double glazed window. Fitted with a stainless steel sink and drainer.

STABLE

24'11" x 13'8"

Front timber stable door. Front facing window. Door into the tackroom.

TACK ROOM

11'3" x 6'9"

TRIPLE STABLE BLOCK

Brick built with corrugated sheet roof. Three stables each measuring approximately 16'1" x 15'6" (4.91m x 4.74m) with timber stable doors and lighting and direct access to approximately 2.5 acres of grassed paddock with established hedgerow boundary.

BARN

BARN ONE

74'2" x 49'3" maximum

Concrete framed with breeze block base and corrugated compressed sheeting under a



corrugated sheet roof. Electric roller shutter door. Internal workshop space. Door into barn two. Electric light and power.

WORKSHOP

34'8" x 15'11"

Electric roller shutter door. Electric light and power. Pedestrian access door.

BARN TWO

74'2" x 49'3"

Steel framed with breeze block base and box section metal sheeting under a corrugated sheet roof. Electric roller shutter door. Electric light and power. Pedestrian door leading from the front parking area.

WHY CHOOSE THORNE/MOORENDS

We are located at junction 6 of the M18 motorway, opening up the M62, M180 and A1, making Leeds, Sheffield York and Hull all easily accessible. We have two train stations, regular bus services, a selection of primary and a secondary school, lots of independent shops including greengrocers, butchers, bakers and hairdressers to name but a few. Larger retail shops including Aldi, B & M, KFC, Lidl, McDonalds, Screwfix, Toolstation and Taco Bell. We also have Doctors, Dentists, Sports centre, Opticians and solicitors, there is literally something for everyone. If you enjoy walking we have lots of canal side walks, access to

Thorne Moors and woodland areas, several fishing lakes and golf courses all on the doorstep, why don't you visit us and see for yourself? Not forgetting the Yorkshire Wildlife park which is within close proximity too.



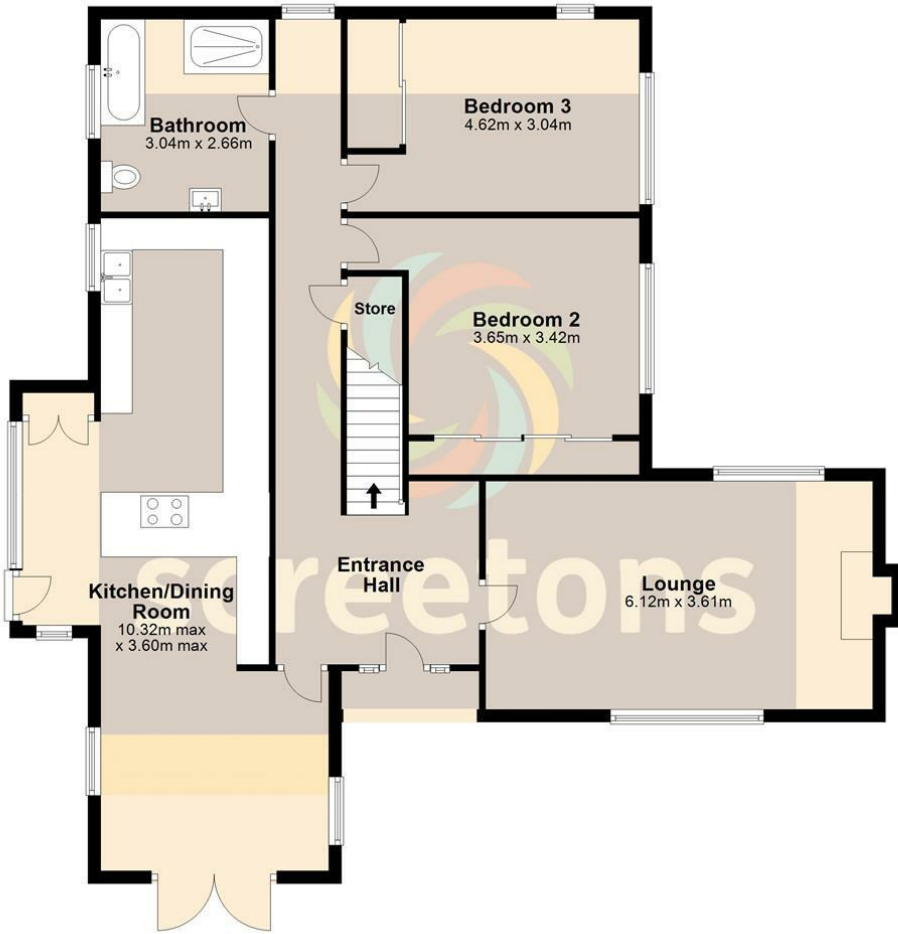


Additional Information

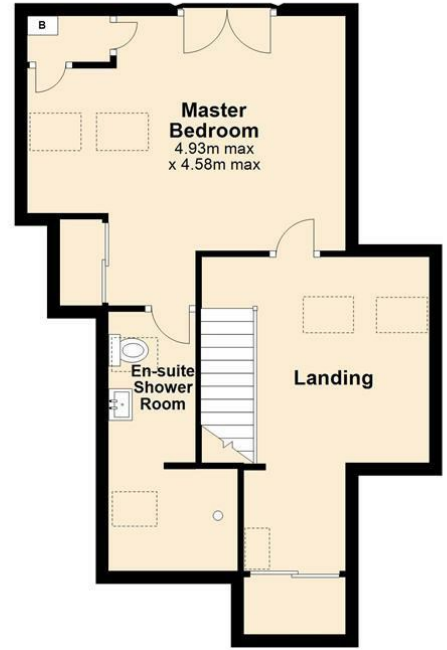
Local Authority -
Council Tax - Band E
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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