



Thornycroft, Broad Lane Sykehouse DN14 9AU

£480,000

FREEHOLD

VIEWING ESSENTIAL. Extensively renovated THREE/FOUR bedroom detached bungalow. Standing in approx. 3.25 acres. Planning passed for three stables, feed room, hay barn and riding arena. Three mobile field shelters on skids. Lounge, orangery and new kitchen. Re-wired and new sewerage treatment plant. Sought after village.



- **THREE/FOUR BEDROOM DETACHED BUNGALOW** • Standing in approximately 3.25 acres in total • Two wide frontages onto Broad Lane

INFORMATION

Thornycroft stands within a 3.25 acre plot with two wide frontages onto Broad lane, ideal for those with an equestrian or small holding interest with the rear grassed paddock amounting to around 2.8 acres out of the full 3.25 acre site and three brand new mobile field shelter on skids (each 12' x 12 available by separate negotiation'). The property benefits from planning permission passed (reference: 24/00199/FUL) for change of use of land for the keeping of horses (personal use) and the erection of associated barn, stables and outdoor 40m x 20m riding arena. The bungalow has been extensively modernised in 2024 which includes a new sewerage treatment plan, new oil fired central heating boiler, re-wire, significant re-plastering, new orangery extension, new kitchen, flooring, internal doors, front composite entrance door and UPVC fascias and guttering.

BUNGALOW ACCOMMODATION

ENTRANCE PORCH

Front UPVC double glazed composite entrance door. Wall mounted electric heater. Glazed door leading into the hallway.

ENTRANCE HALL

Doors leading off to all rooms. Engineered wood flooring. Radiator. Loft access.

LOUNGE

12'11" x 11'10" plus bay window.

Front facing UPVC double glazed walk-in bay window plus side facing UPVC double glazed window. Feature chimney with slate hearth, oak mantel and new log burner. Engineered wood flooring. Radiator.

KITCHEN

12'11" x 8'7"

Side facing UPVC double glazed window and UPVC double glazed entrance door leading into the orangery. Fitted with new shaker style wall and base units with solid butchers block worksurfaces incorporating a ceramic belfast sink. Integrated fridge/freezer and dishwasher. Space for free standing electric range style cooker (Available by separate negotiation) with glass splash back and extractor hood above. Engineered wood flooring. Door into the utility space.

UTILITY

3'9" x 4'1"

Space and plumbing for washing machine and dryer.



- Extensively renovated • Lounge, Large orangery • UPVC double glazed • Oil fired central heating • Planning passed for Stables, Barn & Arena

ORANGERY

15'2" x 14'5"

UPVC double glazed with front UPVC double glazed entrance door and rear UPVC double glazed French doors leading out to the garden with views over the field. Engineered wood flooring. Wall mounted electric radiator.

BEDROOM ONE

12'11" x 12'11" plus bay window.

Front facing UPVC double glazed walk-in bay window and side facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'11" x 10'0"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

12'11" x 8'9"

Side facing UPVC double glazed window. Radiator.

OFFICE / BEDROOM FOUR

9'11" x 6'9"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

SHOWER ROOM

7'0" x 6'9"

Side facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled walls and floor. Towel radiator.

GROUND

Standing on a substantial plot of approximately 3.25 acres in total, the bungalow stands centrally to its frontage to Broad lane with two large gardens to either side, the left having a frontage of 17.4m onto Broad lane and the right also around a 17.4m frontage. There is a hawthorne hedge to the front boundary with wrought iron gates leading onto a concrete driveway providing off road parking and leading to the garage. There is a five bar gate to the left of the garage accessing the lawned side garden which also houses the central heating oil tank. The gardens extend to the right and wrap around to the rear with paved seating area overlooking the paddock through a new post and rail fence. The grassed paddock is located to the rear and amounts to approximately 2.8 acres of the full total 3.25 acre site making an ideal grazing area for those with horses or livestock with three brand new mobile field shelter on skids (each measuring 12' x 12' available by separate negotiation'). There is planning permission already passed for the erection of three stables,



- New sewerage treatment plant • VIEWING ESSENTIAL

feed room, hay barn and 40m x 20m riding arena. The bungalow benefits from a brand new sewerage treatment plant.

GARAGE

19'3" x 8'11"

Front timber double access doors and new UPVC side pedestrian access door. Two side facing windows. Electric light and power.

WORKSHOP

8'11" x 5'11"

New UPVC access front door. Access into the boiler room and door into the store room. Electric light and power.

ADJOINING STORE ROOM

11'4" x 8'11"

Rear and side facing UPVC windows. Electric supply.

BOILER ROOM

8'11" x 2'11"

Floor standing oil fired central heating boiler (new 2024).

LOCATION

Sykehouse is a sought after rural village that is located approximately 6 miles of junction 6 of the M18 opening up the M62, M180 and A1. For those with an equestrian interest there is Sykehouse show jumping area within the village located on the same road.





Additional Information

- Local Authority** - Doncaster
- Council Tax** - Band D
- Viewings** - By Appointment Only

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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