



## Great North Road

Upton, Upton, DN22 0QZ

£700,000



Registered Smallholding / Equestrian Property - The property spans 4.7 acres, houses an extended four double bedroom detached bungalow with three reception rooms and two bathrooms, providing enough room for family and guests.

The land includes flat pastures with tree tree-lined borders with fencing to separate grazing areas, orchard and a possible menage where the terrain has been well-drained and carefully maintained for horse safety and comfort. There are six stables with a tack room, barn, workshop and chicken pens.

The property has a wide gravel driveway leading to both the barns and house, with additional space for horse trailers and guest vehicles with triple gated entrance where vehicles can drive in and out without manoeuvring.

This property really needs to be viewed to appreciate the accommodation and land on offer, this really is the GOOD LIFE!



### Description

Hawksley Farm Bungalow is a 4.7 acre development with a detached four bedroom bungalow, three reception rooms and two bathrooms. There is triple gated access for farm vehicles and horse box, barn, six stable block with tack room, workshop, and chicken pens.

This property really has a lot to offer and if outdoor living or the equestrian life is for you then look no further.

### Entrance

The property can be entered through the front facing French doors into the kitchen / breakfast room or through the rear facing door into the porch.

### Kitchen / Breakfast Room 24'10" (9'3") x 23'11" (7.57m (2.82m) x 7.29m)

The kitchen / breakfast room is a large 'L' shaped room ideal for family living with Herringbone style laid wood effect grey tiled floor, hand made kitchen with integrated Hoover dishwasher and washing machine, space for an American fridge / freezer, fan assisted electric oven, built in microwave and an induction four ring hob. Quartz worktop and riser finish the kitchen off to a high standard. The main feature in the breakfast area is a dual sided log burner with the dining room benefiting from this appliance also.

### Dining Room 13'8" x 13'1" (4.17m x 4.00)

The dining room is front facing with an Upvc window, radiator, dual aspect log burner, carpet and access door leading into the kitchen / breakfast room.

### Formal Reception Room 16'2" (12'10") x 29'6" (4.95m (3.93m) x 9.00m)

The reception room is the extension of the property and entered off the kitchen / breakfast room through wood double doors and is a generous size with a large curved front window, side windows allowing the natural light to flood in and a door leading into the front garden. With carpet, two radiators two ceiling lights and a log burner for those cosy nights in.

### Hallway

Leading through the bungalow with the bedrooms either side with carpet, lighting and electric sockets.

### Master Bedroom 13'4" x 10'3" (4.08m x 3.14m)

A double bedroom rear facing with upvc window, carpet and radiator leading through an archway to a substantial walk in wardrobe with French doors and loft access.

### En Suite 10'3" x 4'1" (3.14m x 1.25m)

The ensuite comprises of a double walk in shower cubicle with a gravity fed shower, glass sliding shower door, wc and hand basin with part tiled walls, radiator, extractor, rear facing window and tiled floor.

### Bedroom Two 13'7" x 10'10" (4.15m x 3.31m)

Bedroom two is an extension to the property and is a good size double bedroom with carpet, radiator and French wooden doors leading out onto the front.

### Bedroom Three 11'1" x 10'1" (3.40m x 3.09m)

A double bedroom front facing with upvc window, carpet and radiator.

### Bedroom Four 9'10" x 9'5" (3.02m x 2.89m)

A double bedroom front facing with an upvc window, carpet and radiator.

### Family Bathroom 11'3" x 6'2" (3.44m x 1.88m)

A fully tiled bathroom with a three piece bathroom suite comprising of bath with an electric Mira power shower over, bi fold shower screen, wc and hand basin, chrome ladder towel rail and rear facing window.

### Utility Room 5'11" x 5'9" (1.81m x 1.77m)

The utility room is off the rear porch way and has space for a dryer, boot room.

### Boiler Room

With an external entrance there is a floor mounted solid fuel boiler.

### Stable Block & Tack Room

There is a total of six stables, three 12ft x 12ft and three 10ft x 10ft, with an upstairs tack room with lighting to the block and rear access to the workshop.

### Work Shop & Lean To

There is a 30ft x 30ft workshop and 18ft side lean to for storage.

### Outside

The property benefits from front and rear gardens with a variety of fruit trees, three gated entrances with drive in and out for farming and horse vehicles to save manoeuvring, an allotment with a vast range of veggies and fruit, four grazing pastures and the potential for a menage as the ground works for drainage has been carried out. Wood store and coal bunker.

### Additional Benefit

The property benefits from a 4 kwh solar system.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

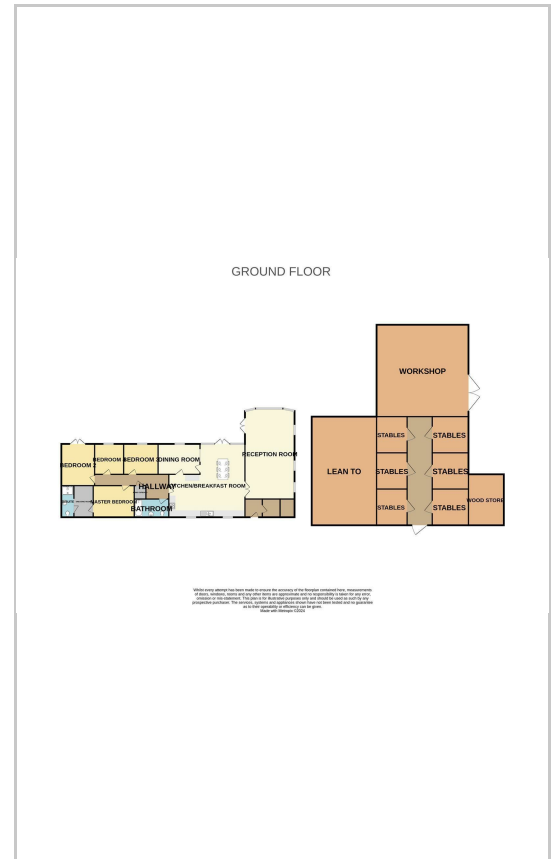
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

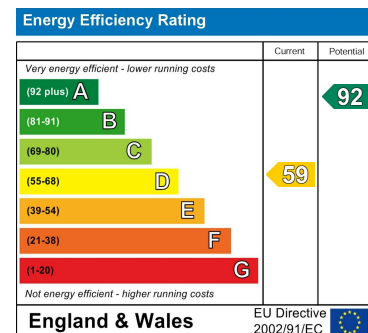
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk