

**KEYFIELDS FARM
LOW STREET
SWINEFLEET, DN14 8DF**

(J36 M2 - 6 miles) (Goole - 6 miles) (Doncaster - 25 miles)

FOR SALE - OFFERS IN THE REGION OF £550,000



- A Substantial Attractive Double Fronted Farmhouse
- 3 Reception Rooms, Kitchen, 5 Bedrooms & Bathroom
- 4500 sq ft Agricultural Building
- Range of other Traditional Buildings
- 3.75 Acres Grass Paddock
- Extensive Potential and Inspection Recommended to appreciate accommodation and buildings available.
- In all 6 Acres or thereabouts
- Potential for Equestrian and other uses

Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL

Tel: 01430 331333

Ref: Charles Clegg

Email: howden@ddmagriculture.co.uk



GENERAL REMARKS AND STIPULATIONS

Location

Keyfields Farm, Low Street, Swinefleet, Goole, East Yorkshire, DN14 8DF is situated in the middle of the village of Swinefleet and is 6 miles from J36 of the M62, 6 miles south east of Goole and 25 miles north east of Doncaster. The property will be found by leaving Goole to the south and proceed along the A161 into Swinefleet and just before the roundabout the property is on the right hand side.

Description

The property stands in 6 Acres or thereabouts and comprises a former farm homestead of substantial and spacious Double Fronted Detached Farmhouse, 4,500 sq ft Agricultural Building/Corn Store, Range of Traditional Farm Buildings, Useful Yard Area and useful 3.75 Acre Grass Paddock adjoining.

Some updating required but excellent potential for equestrian and other uses and inspection is recommended to appreciate the extent of accommodation, buildings and land available.

Accommodation

The House accommodation comprises:

Spacious Entrance Hall - 22'3" x 6'1" plus 7'4" x 6'11" to extremes

Having PVCu double glazed entrance door, ceiling coving, feature arch, electric night store heater, understairs cupboard and carpeting.

Lounge - 15'0" x 14'2" to extremes

Having PVCu double glazed window, picture rail, tiled fireplace and carpeting.

2nd Lounge - 14'2" x 14'1" to extremes

Having PVCu double glazed window, tiled fireplace.

Cloakroom - 12'6" x 4'5"

Having PVCu double glazed window, vanity washbasin and W.C.

2nd Hallway

3rd Lounge - 21'0" x 11'1"

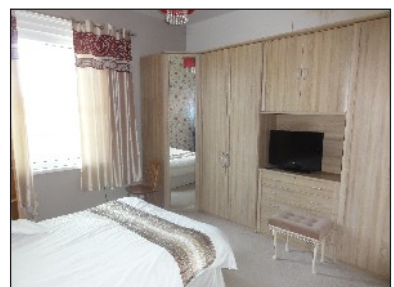
Having PVCu double glazed window, beamed ceiling, reconstructed stone effect fireplace, electric night store heater and carpeting.

Dairy - 12'1" x 8'9"

Having PVCu double glazed window, stone slab working surface and cushion floor covering.

Kitchen - 17'2" x 11'2"

Having PVCu double glazed window, range of fitted units comprising 1 1/2 enamel sink unit set in laminated working surface with cupboards and drawers under with built in fridge, matching wall units, Leisure Cuisine Master 100 cooking range unit, electric night store heater and tiled floor.



Conservatory - 13'0" x 10'11"

Having PVCu double glazed window above low brick walls and tiled floor. French Door leading to the rear.

Lobby & Coalhouse**Staircase and Landing - 17'10" x 6'10"**

Having imposing banister staircase with half and full landing, feature archway, PVCu double glazed window and electric night store heater. Built in cupboard and carpeting.

Bedroom 1 - 13'1" x 12'2" to extremes

Having PVCu double glazed window, antique fireplace, electric night store heater and carpeting.

Bedroom 2 - 14'3" x 9'2"

Having PVCu double glazed window and carpeting.

Bedroom 3 - 14'0" x 11'2"

Having PVCu double glazed window, antique fireplace and carpeting.

Bedroom 4 - 19'2" x 15'1" plus 9'6" x 5'5"

Having PVCu double glazed window and carpeting.

2nd Staircase

Access from Bedroom 4, Bathroom and Lobby leading to the ground floor.

Bathroom - 11'9" x 7'10"

Having PVCu double glazed window, white suite of panelled bath, pedestal wash basin, W.C. and shower cubicle, beamed ceiling, tiled walls and cushion floor covering, airing cupboard housing cylinder with immersion heater.

Bedroom 5 - 13'4" x 8'7"

Accessed off 1/2 landing and having PVCu double glazed window and carpeting.

Outside**Domestic Gardens and Outbuildings:-**

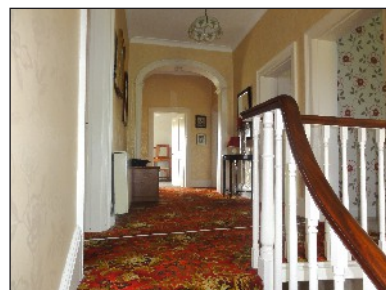
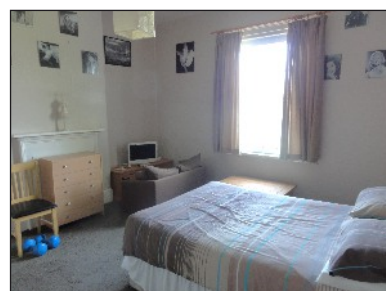
Wash House 14'8" x 8'7"

Side Garden

Front lawn Garden

Further area with frontage to Low Street

Good size side and rear lawn gardens



Former Farming Buildings & Yard:-

Spacious Car Turning and Parking Area together with further useful yard area.
Range of Traditional Brick Buildings comprising:
3 Bay Covered Store
Garage
6 Former loose boxes being useful for storage



General Purpose Corn Store - 60' x 75'

5 Bay Steel Stanchion and part grain walling and part corrugate wall, 2 double sliding doors, concrete floor and 25' to eaves.



Brick Built Former Livestock Building - 17' x 92'

Contains 8 livestock pens.

Further Traditional Buildings

comprising Brick Stores and 6 bays open storage



Open Dutch Barn 85' x 50' with part concrete floor

Paddock

The paddock adjoins which extends to 3.75 Acres of established grass and an array of attractive trees.



Plan

The attached plan shows the property edged red and crosshatched yellow.

This plan is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES . These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any boundaries displayed are based on Land Registry map search data and are given as a guide and may not be precise.

Services

Mains services of water, electricity and drainage are installed. The Corn Store and Dutch Barn have a 3 phase electricity supply.

Council Tax

The property is in Council Tax Band 'F' payable to East Riding of Yorkshire Council

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

Viewings

If you require any further information or wish to view this property please contact the Selling Agents, DDM Agriculture, Bishops Manor, Howden, Dn14 7BL Tel: 01430 331333 or email: howden@ddmagriculture.co.uk

Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

EPC TO FOLLOW

Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

FLOOR PLAN TO FOLLOW



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
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CAC/MFB/HO-25/075

6th May 2025

