



Ankers Lane Farm Ankers Lane, Thorncliffe, ST13 7LW

Offers In Excess Of £425,000

- Detached farmhouse
- Rural location
- Four bedrooms
- Positioned in 0.32 of an acre
- Two bathrooms
- Fantastic potential

Ankers Lane Farm Ankers Lane, Thorncliffe ST13 7LW

Nestled on the charming Thorncliffe Road, this delightful detached farmhouse, in need of some modernisation, presents an exceptional opportunity for those seeking a spacious family home with the added benefit of rural living. Boasting four generously sized bedrooms, and positioned in 0.32 of an acre, this property is perfect for families or those who desire extra space for guests or a home office.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room for special occasions. The layout of the home ensures a comfortable flow, making it ideal for both everyday living and hosting gatherings.



Council Tax Band: F



Entrance Hallway

12'7" x 10'7"

Max measurement

uPVC double glazed door to the front elevation, uPVC double glazed window to the sides, radiator, WC off, storage cupboard with plumbing for washing machine.

Shower Room

5'10" x 5'1"

Low level WC, pedestal wash hand basin, shower cubicle with Triton electric shower, tiled, UPVC double glazed window to the side,

Living Room

22'2" x 14'9"

Stairs to the first floor, UPVC double glazed window to the front, UPVC double glazed window to the rear, radiator, fireplace with brick surround, wood mantle, stone hearth, wood beams.

Sitting Room

14'8" x 13'2"

uPVC double glazed window to the rear elevation, uPVC, double glazed window to the front elevation, radiator, open fire, brick surround, tiled hearth, wood mantle, wood beams.

Kitchen

15'3" x 12'2"

uPVC double glazed window to the rear side and front elevation, stairs to the

first floor, electric cooker, range of base units, stainless steel sink with drainer, chrome mixer tap, space for free standing fridge/freezer, two radiators and a Worcester oil fired boiler.

Porch / Utility

20'4" x 6'7"

Glazed wood windows to the front and side elevation, double doors to the front, plumbing for a washing machine

Barn One (stone)

12'9" x 14'11"

Max measurement

uPVC, double glazed door to the front, window to the front, stainless steel sink with drainer, space for a free standing fridge/freezer, cupboard off with UPVC double glazed window to the rear

Barn Two (Stone)

15'1" x 12'11"

UPVC double glazed door to the front, UPVC double glazed window to the front, UPVC double glazed window to the rear.

Barn Three (Stone)

14'11" x 15'0"

Stable door to the front, UPVC double glazed window to the front, stone floor, light and power.

First Floor

Bedroom One

15'1" x 13'2"

UPVC double glazed window to the front, radiator, built in wardrobe.

Bedroom Two

12'9" x 7'5"

Two UPVC double glazed windows to the front, radiator, built in cupboard.

Bedroom Three

12'10" x 11'5"

Three uPVC double glazed window to the front, radiator, built in wardrobes,

Bedroom Four

10'8" x 8'11"

Radiator, uPVC double glazed window to the front elevation.

Bathroom

7'6" x 5'11"

Panel bath, low level WC, vanity unit with storage beneath, Mira shower over the bath, uPVC double glazed window to the rear, radiator, immersion heated tank.

Externally

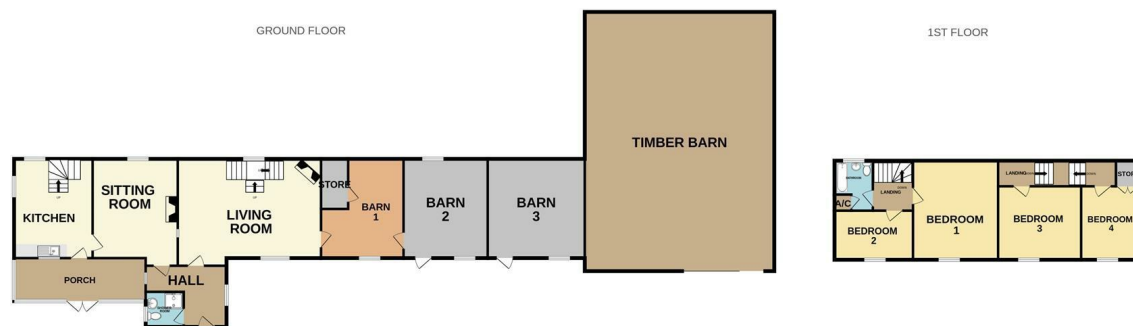
To the front, concrete yard, Indian stone patio area which continues to the side with hedged/fenced boundary. To the rear, area laid to lawn, with fenced boundary, mature trees, oil tank.

Barn (Timber Framed)

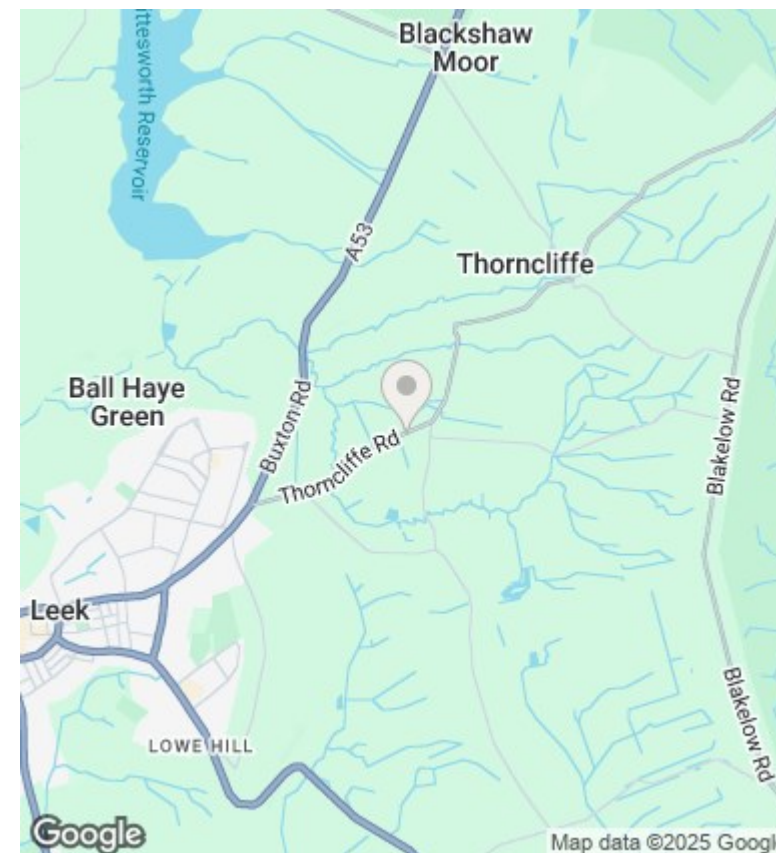
Timber framed, corrugated cladding to sides.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		