



**Sandtoft Road, Belton DONCASTER**



**welcome to**

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This 11.5 acre small holding features a four bedroom detached farmhouse, a range of outbuildings and mature grounds split amongst woodlands, grass paddocks and formal gardens. Ideal opportunity for kennels, car collectors and equestrian. Viewing essential to appreciate the full potential!



### Entrance Hall

With a front facing composite door and stairs which rise to the first floor landing.

### Lounge / Snug

14' x 12' 11" ( 4.27m x 3.94m )

With a front facing double glazed window, period style fireplace and coving to the ceiling.

### Living Room

25' 3" x 13' 1" ( 7.70m x 3.99m )

With a side facing double glazed bay window, a feature brick fireplace, decorative picture rail and an ample built-in storage cupboard.

### Kitchen

29' 2" x 8' 7" ( 8.89m x 2.62m )

With a side facing double glazed window and two rear facing double glazed windows. A recently fitted modern kitchen with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink with mixer tap. The kitchen has a four ring ceramic Neff induction hob with extractor above, an eye level oven and grill with microwave and an integrated fridge and dishwasher. There is a multi fuel cast iron stove with back boiler, oil boiler, tile effect lino flooring and partial tiled flooring. The kitchen is open plan to the dining room.

### Rear Porch / Utility

18' 3" x 6' 6" ( 5.56m x 1.98m )

With rear and side facing double glazed window and a side facing double glazed upvc exterior door. Fitted with base units with work surfaces with space for white goods and plumbing for a washing machine. There is tiled flooring and access to the loft.

### Dining Room

18' x 10' ( 5.49m x 3.05m )

With side facing double glazed patio doors and further stairs which rise to the first floor landing.

### Bathroom

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin, bath and a separate shower. There is wall to floor tiling.

### First Floor Landing

From the entrance hall stairs rise to the first floor landing which gives access to bedrooms two and three.

### Bedroom Two

14' x 13' ( 4.27m x 3.96m )

With a front facing double glazed window and a useful built-in storage cupboard.

### Bedroom Three

13' x 9' 2" ( 3.96m x 2.79m )

With a side facing double glazed window and access to the en-suite.

### En-Suite Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a shower. There is ample storage.

### Bedroom One

14' 5" x 13' 1" ( 4.39m x 3.99m )

With two rear facing double glazed windows and a range of built-in wardrobes providing hanging and storage space.

### Additional Landing

From the dining room stairs rise to the additional first floor landing where there is a side facing double glazed window and access to bedrooms one and four.

### Bedroom Four

10' 1" x 10' ( 3.07m x 3.05m )

With a front facing double glazed window.

### Outside

Situated on a private lane with secure access gate. The property benefits from approximately five acres of woodland and approximately five acres of post and rail fenced paddocks. There are pleasant formal mature gardens ideal for relaxing with access to a range of outbuildings and farm buildings. The property has views from every angle!

### Barn

72' x 16' 8" ( 21.95m x 5.08m )

With a front facing barn door and a rear roller shutter.

### Steel Car Port

58' 9" x 19' 10" ( 17.91m x 6.05m )

With parking for five cars and storage to the side with roller shutter and access door.

### Steel Store

29' 9" x 19' 10" ( 9.07m x 6.05m )

### Detached Garage

26' 1" x 15' 5" ( 7.95m x 4.70m )

A brick built garage with a pitched roof and an electric roller shutter door.

### Kennels

### Outbuilding / Greenhouse

44' 9" max x 24' 3" max ( 13.64m max x 7.39m max )

With front facing French doors, side facing windows and a rear facing door.

### Steel Barn

36' x 35' 6" ( 10.97m x 10.82m )

With a roller shutter door and a side facing access door. This has been split to provide storage and shelter from the paddocks.

### Stables / Piggery

115' 2" x 28' 9" max ( 35.10m x 8.76m max )

Partially renovated to provide three large brick-built stables with front and rear access.

### Feed Room

14' 4" max x 9' 10" max ( 4.37m max x 3.00m max )

### Tack Room

13' 5" x 10' ( 4.09m x 3.05m )



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## Sandtoft Road, Belton DONCASTER

- 11.5 ACRE SMALL HOLDING
- PRIVATE AND SECURE ENTRANCE
- FOUR BEDROOM THREE RECEPTION ROOM DETACHED FARMHOUSE
- DOUBLE STOREY 72 FT BARN WITH SOLAR PANELS
- CAR PORT FOR FIVE CARS WITH STORAGE UNIT

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123064 - 0006

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