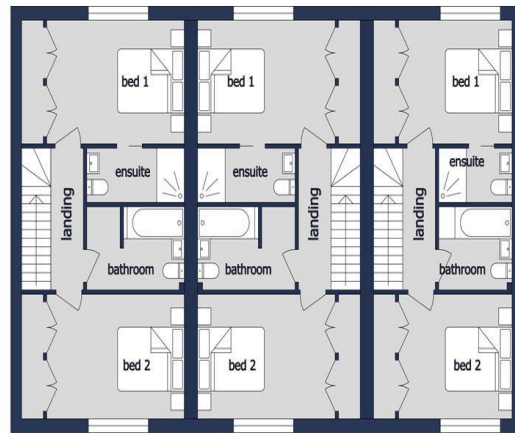




**GROUND FLOOR**  
 Living - 2900 x 4150mm | (9'6" x 13'7")  
 Kitchen - 2920 x 2824mm | (9'7" x 9'3")  
 Bathroom - 999 x 1965mm | (3'3" x 6'5")

**FIRST FLOOR**  
 Bedroom 1 - 2900 x 4875mm | (9'6" x 16')  
 Bedroom 2 - 2920 x 4875mm | (9'7" x 16')  
 Bathroom - 1963 x 2322mm | (6'5" x 9'7")  
 Ensuite - 1271 x 2322mm | (4'2" x 9'7")

Floor plans not to scale. All dimensions are approximate maximum room sizes and should not be relied upon for flooring or furniture placement.



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## Manor Farm, Mattersey Thorpe, Doncaster, DN10 5EF

**Asking Price: £250,000**

**HUNTERS®**  
 HERE TO GET *you* THERE

## **Manor Farm, Mattersey Thorpe, Doncaster, DN10 5EF**

The small village of Mattersey Thorpe is believed to date back to 1648 and occupies an idyllic location in the north of Nottinghamshire, close to the South Yorkshire border. Nestled away in the countryside close to the River Idle, this stunning rural community is afforded countless stunning vistas and sites of natural beauty. Relax by the tranquil waters of the close by Danehill Lakes, try your hand at the nearby Serlby golf course, or lose yourself in stunning woodland walks. Providing the perfect antidote to the pressures of urban living yet close to the historic market town of Bawtry renowned for its vibrant café culture, designer boutiques and excellent restaurants and wine bars

- BAWTRY-6 MILES
- RETFORD-8 MILES
- DONCASTER-15 MILES
- GAINSBOROUGH-10 MILES
- SHEFFIELD & DONCASTER ROBIN HOOD AIRPORT-10 MILES
- A1 (Junction 34)-5 Miles

Located on the southern edge of the village bordering open countryside this select development offers a relaxing and idyllic lifestyle where a great deal of care has been placed on providing a family community that respects the local area. 17 properties of exacting standards from 2 bedroom starter homes to 5 bedroom executive homes will be built with sympathetic landscaping and finished to the highest of standards.

The Bluebells house type will be classed as a 'Discounted Market Value Unit'. This means that these properties have to be sold at 80% of full market value. They will also remain a DMVU plot in perpetuity. To be eligible for this scheme you have to be a Qualifying Buyer, this means a person who is:

A Bassetlaw District resident for at least 3 years  
Have Local connection lived 5 years out of last 15 years, and have a grandparent, Parent, Sibling, or child

A first-time buyer or sold your property as part of purchase making this your only main residence.

Is at least 18 years old but has not yet reached the age of 40.

The salary or joint salaries of purchasers does not exceed £80,000 per annum

Will occupy the Discounted Market Value Unit as a sole or main residence and not rent out for 15 year period

### **OPENING HOURS**

Monday – 9am – 5pm  
Tuesday – 9am – 5pm  
Wednesday – 9am – 5pm  
Thursday – 9am – 5pm  
Friday – 9am – 5pm  
Saturday – 10am – 1pm  
Sunday - Closed

### **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 6 High Street, Bawtry, DN10 6JE 01302 710773  
bawtry@hunters.com

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**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.