



- Spacious Detached Four Bedroom Family Home
- Approx. 1 Acre Corner Plot
- Garage and Ample Off-Road Parking
- Paddock with Three Timber Stables
- Potential for Smallholding or Private Equestrian Use

GENERAL AND SITUATION

Approximate Distances:

Hatfield 1.5 miles • Thorne 2.5 miles • Doncaster 11 miles • Bawtry 12 miles
M180 / M18 1.5 miles

A spacious detached four bedroom family home set on a one acre corner plot with small paddock, stabling, tack/feed room and ample parking.

The property has been utilised by the vendors as a family home and they have previously kept their own horses and is situated on the outskirts of the popular town of Hatfield occupying a pleasant rural location whilst remaining within easy access of a good range of local amenities and road links.

Hatfield lies within the Borough of Doncaster in South Yorkshire and is located to the west of the M18 motorway. It has a railway station on the Goole/Scunthorpe and Doncaster line. There are both primary and secondary schools, along with a selection of local shops and pubs. The nearby town of Thorne has a wider range of facilities and amenities.

THE RESIDENCE

A detached four bedroom house benefitting from LPG (tanked) central heating and uPVC double glazing. Some of the rooms have under-floor heating. There is the following accommodation, please refer to floor plan for approx. room sizes

An **Entrance Hallway** with tiled flooring has a doorway to a **Downstairs Bedroom (Two)** which has laminate flooring, spotlights, double doors to outside and range of fitted wardrobes. Across the hall a **Wet Room** has a walk-in shower, wash hand basin, WC, heated towel rail, tiling and spotlights.

Also accessed off of the **Hallway** is the **Integral Garage** which houses a wall-mounted gas boiler and has a window and an electric roller shutter door.

The **Kitchen / Snug Room** is open plan with a **Kitchen Area** that comprises of a range of wall and base units with rolled edge work surfaces, integrated dishwasher and wine fridge, 1½ bowl sink with mixer tap, integrated double oven/grill and four ring electric hob with extractor. There is a window to the rear and double doors leading out to the garden.

The tiled flooring continues into the **Snug Area**, which has a radiator, spotlighting, a multi-fuel stove set into an exposed brick fireplace with a wooden mantle, integrated fridge / freezer. Off this a set of sliding doors lead to a uPVC **Conservatory** which has tiled flooring and a door to outside, and a tiled **Cloakroom** with a wash hand basin, WC and extractor.

A **Utility** has a range of fitted units with work surfaces, single drainer sink with mixer tap, two windows, tiled floor, plumbing for washing machine and space for a tumble dryer, radiator and further tall fitted cupboards.

An **Inner Hallway** has parquet flooring and faux ceiling beams, and stairs rising to the **First Floor**. It gives access to the **Dining Room** which has an attractive bay window and faux ceiling beams. There is an open fireplace with granite hearth and feature surround, parquet flooring and radiator.

A doorway from **Inner Hallway** leads off to a **Second Conservatory** which has tiled flooring and doors to outside.





The parquet flooring continues from the **Hallway** into the **Main Reception Room** which also has a bay window, along with two windows to the front and a radiator.

On the **First Floor** the **Landing** gives access to **Two Eaves Spaces** and leads to **Bedrooms Three and Four**.

A **Further Landing Area** with a radiator, skylight and eaves storage cupboards leads to **Bedroom One** which has a window and an **Ensuite** with a skylight, tiled walls and floor, spotlighting, extractor, wash hand basin, shower cubicle and WC, and a **Family Bathroom** which comprises free-standing rolled edge bath, wash hand basin, WC, tiled walls and floor, skylight, spotlighting and heated towel rail.



Nb there are some sloping ceilings on the First Floor of the property.

OUTSIDE, OUTBUILDINGS & LAND

The property can be accessed from two points, either from Tudworth Road, or alternatively from Crook Tree Lane from where electric gates lead onto the pea gravelled **Main Driveway**, which has parking for multiple vehicles.

To the left of the drive there is a large **Garden**, mainly laid to lawn with attractive borders containing a variety of trees and shrubs, a feature brick well, pond and rockery. A pathway and pedestrian gate give access to the rear.



There is a **Detached Double Garage** with two up and over doors.

To the rear of the property there is a **Paved Patio Seating Area** and further lawned gardens. Mature trees and shrubs, including a selection of fruit trees give some privacy to the garden. A **Further Patio Area** is situated to the side of the property, along with a range of **Timber Sheds**.

A **Timber Stable Block** comprises **Three Stables** each approx. 12' x 12' (3.6m x 3.6m)

An adjoining **Small Paddock** accessed via a five-bar gate has a further access from the road.

The vendor has in the past, rented additional grazing land locally.



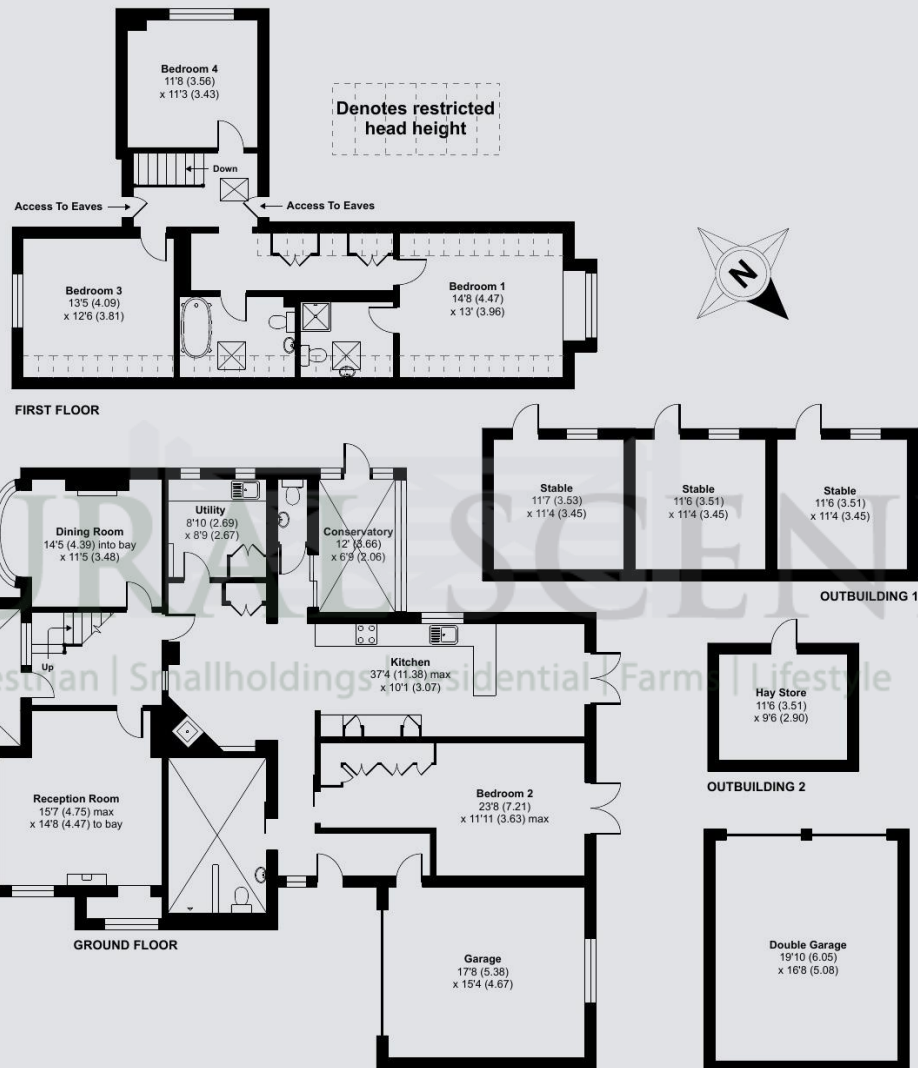
**IN ALL APPROX. 1 ACRE
(About 0.4 Hectare)**

Agent's Note The vendor may decide to place a Residential Uplift/Overage Clause on the plot. This is negotiable and terms will be decided on consideration of any offer to purchase.

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG TANK GAS CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING F

COUNCIL TAX E

DIRECTIONS

Travelling on the M180 towards Scunthorpe take the Junction 1 exit (A18/A61) towards Bawtry. At the roundabout take the fourth exit onto the A18 Tudworth Road. Turn right onto Crook Tree Lane and the property will be found on the left-hand side. There is no For Sale Board.

what3words /// lousy.research.narrates

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited BRIERHOLME but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

