



- Spacious Detached Five Bedroom Family Home with One Bedroom Detached Annexe
 - Ideal Private Equestrian Property
 - 40m x 20m Manège
 - Four Stables and Tack Room
 - Five Grazing Paddocks
- Ample Parking including Space for Horsebox
- Popular and Accessible Location
- Just Over 7 Acres In All

GENERAL AND SITUATION

Approximate Distances:
Doncaster 12 miles ● York 26 miles ● Leeds 30 miles
Easy access to M18 & M62 Motorways

A spacious and versatile detached five bedroom family home and a one bedroom annexe, set in just over seven acres with stables, manège, and grazing paddocks, in an accessible location

This fantastic private equestrian property has a four stables, tack room, 40m x 20m manège, lean-to barn and five grazing paddocks. The current vendors keep their own horses, and there is good access to bridleways, including the Trans Pennine Trail. The renowned Sykehouse Arena is nearby which offers a good range of shows, clinics and hire facilities.

The property is located on a no through road in the village of Sykehouse, which has a pub, whilst nearby Askern and Thorne offer a good range of facilities and amenities including, banks, shops, post office etc.

It is ideally situated for the motorway network giving good access for commuters and all the major show centres in the area. Doncaster has a mainline railway station with services to London Kings Cross (approx. 1 hour 40 mins) and has the Robin Hood Airport on its outskirts.

THE RESIDENCE

A large five bedroom detached home with double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The rear **Entrance Door** leads into a **Utility Room** with plumbing for washing machine and a range of fitted wall and base units, butler sink with mixer tap. This leads on to an **Inner Hallway**, off of which is a **Cloakroom** with wash hand basin and WC, and a **Cloak Cupboard**.

From the Inner Hallway doors lead through to a **Dining Room** and a **Kitchen / Breakfast Room** which has a range of fitted wall and base units with worksurfaces, integrated fridge freezer, integrated electric oven and grill with electric induction hob, 1½ bowl sink with mixer tap, tiled walls and flooring, and a door to outside.

The large **Reception Hall** has stairs rising to the **First Floor** and a door off to an **Entrance Hall** with a **Front Door**, a further door leads to the **Main Lounge / Dining Room**, divided by an archway, which has a feature fireplace with logburner and ceiling beams.

A doorway leads to a second set of stairs to the **First Floor**, with a useful **Understairs Cupboard** that is currently utilised as a **Wine Store**. Off this room an archway leads through to **Two Further Reception Areas**, both with beamed ceilings and in one, a feature fireplace with coal-effect LPG gas fire.





To the **First Floor** the **Main Bedroom** has a range of fitted mirror wardrobes and an **Ensuite** with corner bath, WC, shower cubicle and wash hand basin in vanity unit. **Bedroom Two** has a range of fitted units with overhead cupboards and a walk-in storage cupboard. Steps lead down to an **Ensuite** with a bath, WC and wash hand basin.



A central **Landing** with exposed beams gives access to **Three Further Bedrooms** and a **Family Bathroom** with a bath, shower cubicle, WC and wash hand basin.

THE ANNEXE

A one bedroom annexe with upvc double glazing and electric heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Open-Plan Kitchen / Dining / Lounge Area** has a range of fitted units, plumbing for washing machine, single drainer sink unit with mixer tap, integral electric oven and hob with extractor over, and a door to outside. The **Bedroom** has a range of fitted wardrobes and a **Wet Room style Ensuite** with shower, WC, wash hand basin and non-slip flooring.



OUTSIDE, OUTBUILDINGS & LAND

Two sets of double gates lead in and out of the property onto a driveway. The attractive gardens are mainly laid to lawn with borders and a selection of mature trees and shrubs.

The **Equestrian Facilities** comprise as follows:

Two Timber Loose Boxes with **Lean-to Store**

Two Brick Stables with concrete yard to front and an adjoining **Tack Room** with fitted base units and plumbing for washing machine

Manège c. 40m x 20m with Fibreluk surface with post and rail surround and floodlights.

The mainly level **Grazing Land** is divided into **Five Paddocks** with post and rail fencing.



IN ALL APPROX. 7 ACRES
(About 2.8 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING to Main House, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX F

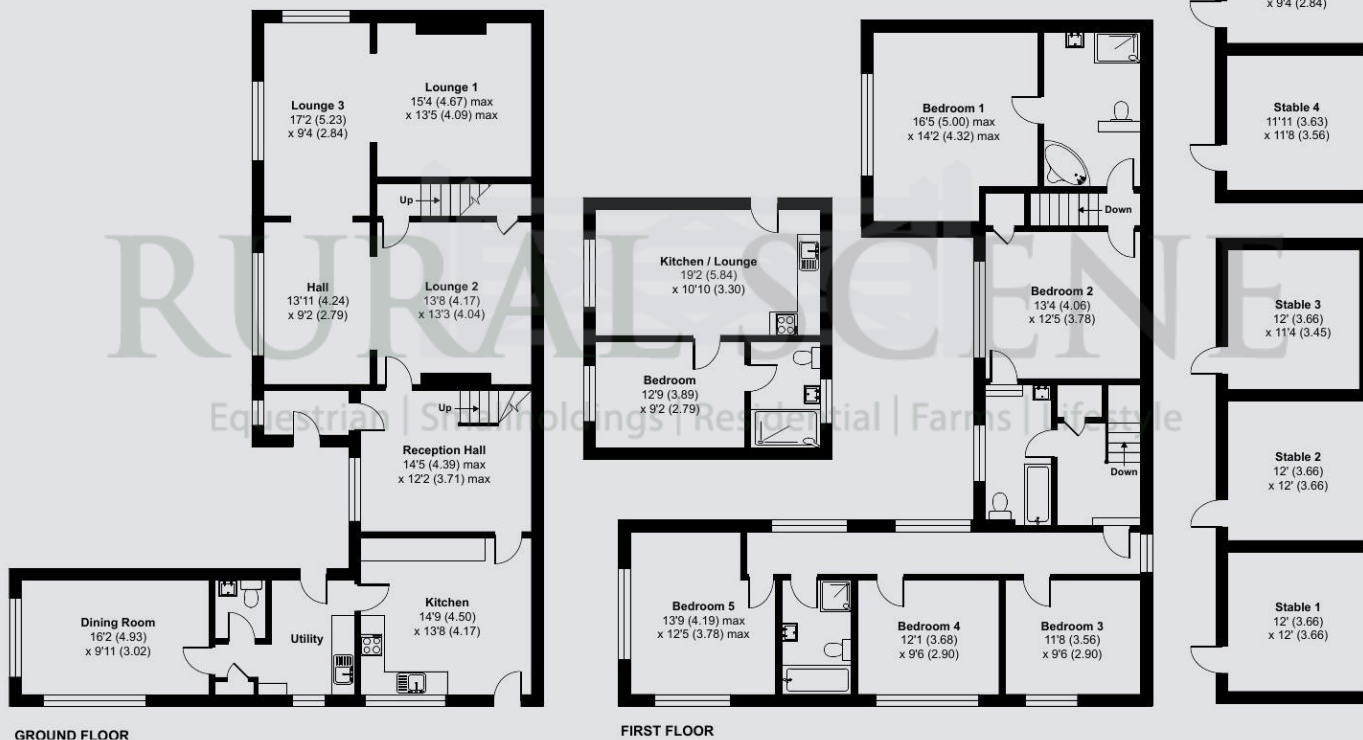
DIRECTIONS

From the M18, exit at Junction 6 and take the A614 towards Goole. After approx. 300 yards turn left, sign-posted Fishlake and Sykehouse. Continue along Pinfold Lane and then take a left turn onto Sorrell lane, which then becomes Hushells Lane and eventually Snatchells Lane. Continue to Bell Lane and Kirk Lane, then turn left into Broad Lane. Take the first right hand turn onto Eskholme Lane and the property will be found on the right hand side. There is no For Sale board.

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Approximate Area = 2774 sq ft / 257.7 sq m
 Stable (s) = 711 sq ft / 66 sq m
 Bungalow = 396 sq ft / 36.8 sq m
 Total = 3881 sq ft / 360.5 sq m

For identification only - Not to scale



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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 **POPLAR VIEW** 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.