



- Fantastic Equestrian Property with Approx. 16 Acres
- Range of Stabling, Barns, Manège, Paddock Grazing and Winter Turnout
 - Formal Gardens
 - Ample Vehicle Parking
 - Currently Utilised as a Livery Business
- Annexe

GENERAL AND SITUATION

Approximate Distances:

Askern 2 miles • Barnby Dun 3 miles • Doncaster 7 miles

An extensive four bedroom equestrian / lifestyle property with fantastic facilities including internal barn stabling, manège, barns, annexe and approx. 16 acres

The property is currently operating as a successful livery yard with stabling for 25 horses / ponies as well as tack and feed rooms, wash box, winter turnout pens / lunge area, 62m x 22m outdoor manège and paddock grazing.

Situated in the popular village of Moss, with an excellent equestrian supplies outlet nearby, the property is in easy reach of Askern and Barnby Dun, both of which have a good range of shops, supermarkets, schooling, pubs and restaurants. Doncaster has all the facilities and amenities you would expect of a city of this size, including excellent mainline rail links and Doncaster Finningley Airport.

The property is surrounded by an excellent road network, with easy access to the A19, A1, M1, M18 and M62, ideal for commuting or travelling to the numerous show centres within the surrounding area (Sykehouse Arena, Moorhouse Equestrian Centre, Epworth Equestrian Centre, Manor Grange Equestrian Centre, Port Royal, Speetley Equestrian Centre and Arena UK) plus many other annual events.

THE RESIDENCE

A luxurious and spacious four bedroom detached house with over 3,500 sq.ft of living accommodation providing versatile accommodation with oil-fired central heating and double glazing (2021). There is the following accommodation; please refer to floor plan for approx. room sizes:

The property is entered via double doors into an impressive **Reception / Hallway** which has a central staircase to the first floor and a galleried landing over-looking the hall. The spacious hallway has oak flooring, wooden balustrade and stairs and a semi-vaulted ceiling.

To the right of the hallway, double doors lead into the **Lounge**, with dual aspect windows and a focal point Living Flame electric fire, set in a wooden fireplace on a marble hearth. This room is open-plan to the **Sun Lounge** which has two sets of patio doors to the garden and wooden flooring.

Further double doors lead to the **Kitchen / Breakfast Room** which has a range of contemporary fitted units with granite worksurfaces, including a central island / breakfast bar, with spotlights and wooden flooring throughout. There are a range of integrated appliances including wine cooler (negotiable) dishwasher, Rangemaster cooker and five ring electric hob. On through the kitchen is the **Utility Room** fitted with a range of units and worksurfaces, with plumbing for washing machine and space for tumble dryer. Off this, a bright and airy formal **Dining Room** has dual aspect windows and an electric coal effect fire within a stone fireplace and marble hearth.

Double doors lead to **Bedroom Four**, previously utilised as a cinema room with door to outside.

Also off of the dining room is an **Office** and a **Cloakroom** with a Worcester Boiler, with double doors back through to the hallway.

First Floor

Galleried Landing leads to a **Main Bedroom** with wooden flooring, extensive fitted furniture and a fitted **Dressing Room**. A **Juliet Balcony** looks out across the gardens. A fully tiled **Ensuite** has wash hand basin, WC and shower, and underfloor heating.





The **Family Bathroom** has a roll top bath with mixer tap, wash hand basin and WC, with tiled walls and floor and an airing cupboard.

Bedroom Two again has extensive fitted furniture and dressing table with spotlights, and leads onto a **Dressing Room / Snug** and has an **Ensuite** with wash hand basin, WC and shower cubicle.

Bedroom Three has fitted wardrobes and shelving and a **Hallway** leading to an **Ensuite** which has a wash hand basin, WC and bath with shower attachment. Off this there is a useful **Store Room**.

OUTSIDE, OUTBUILDINGS & LAND

The property is accessed from the road via a remote controlled sliding gate, which leads on into a large turning and parking area. There is a further hard-standing parking area off of this for cars and horseboxes etc. **Formal Gardens** are found to either side and to the rear of the residence, with a decked patio area and, lawns with mature trees. A **Summerhouse** and **Large Storage Shed**.

STUDIO ANNEXE

A detached brick building, previously utilised as a **Rest Room**, comprising an **Open Plan Room** with windows to two sides and a **Kitchenette Area** to one end with tiled flooring and underfloor heating, and a **Bathroom** with wash hand basin, WC and bath with shower over.

EQUESTRIAN FACILITIES

There are the following outbuildings :

Integral Barn Stabling with large vehicular double doors to one end and a personal door leading onto a block paved and concrete central yard area. The **Barn** has power, light and water supplies. There are **Eleven Stables** within the **Barn** each c. 12' x 12' (about 3.6m x 3.6m) all with automatic drinkers and the majority having **Turnout Pens** to the rear and a rear door leading to:

Manège c. 40m x 20m with exits on to **Paddock Land**.

Open-Fronted Barn currently used as a winter turnout with sand surface.

Further Winter turnout area with sand surface.

Further Barn with Seven Stables and Tack Room, stairs to a **Mezzanine Level** for further tack storage.

Further Seven Timber Stables five horse stables and two pony stables.

Manège 62m x 22m with sand and fibre surface and white plastic Duralock fencing surround with gates and flagpoles.

The **Paddock Grazing** is mainly level with majority post and rail fencing, sub-divided by electric tape fencing into manageable sized paddocks.

IN ALL APPROX. 16 ACRES (About 6.5 Hectares)

RURAL SCENE

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER COUNCIL

SERVICES

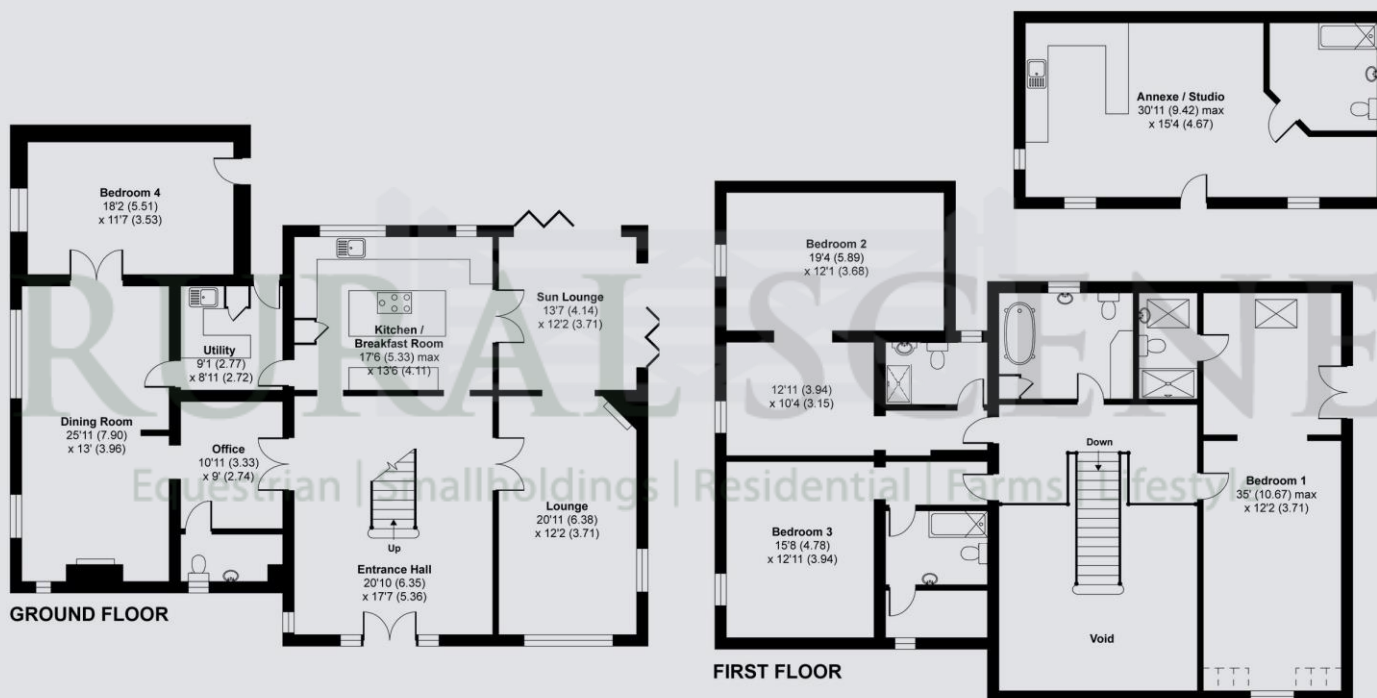
MAINS ELECTRICITY, MAINS WATER, MAINS & PRIVATE DRAINAGE (Condor asp Sewage Treatment Plant), OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX G

DIRECTIONS

From the west turn off the A19 at Askern down Moss Road and the property will be found after approx. two miles on the left hand side, directly opposite Trumfleet Lane. From the East on the A614 via Fishlake or Sykehouse following the signs for Moss, the property is located in the middle of the village, again opposite the Trumfleet Lane turning. From Doncaster via Barnby Dun, follow the signs to Moss, proceed down Trumfleet Lane and at the t-junction Moss Farm is immediately ahead of you.

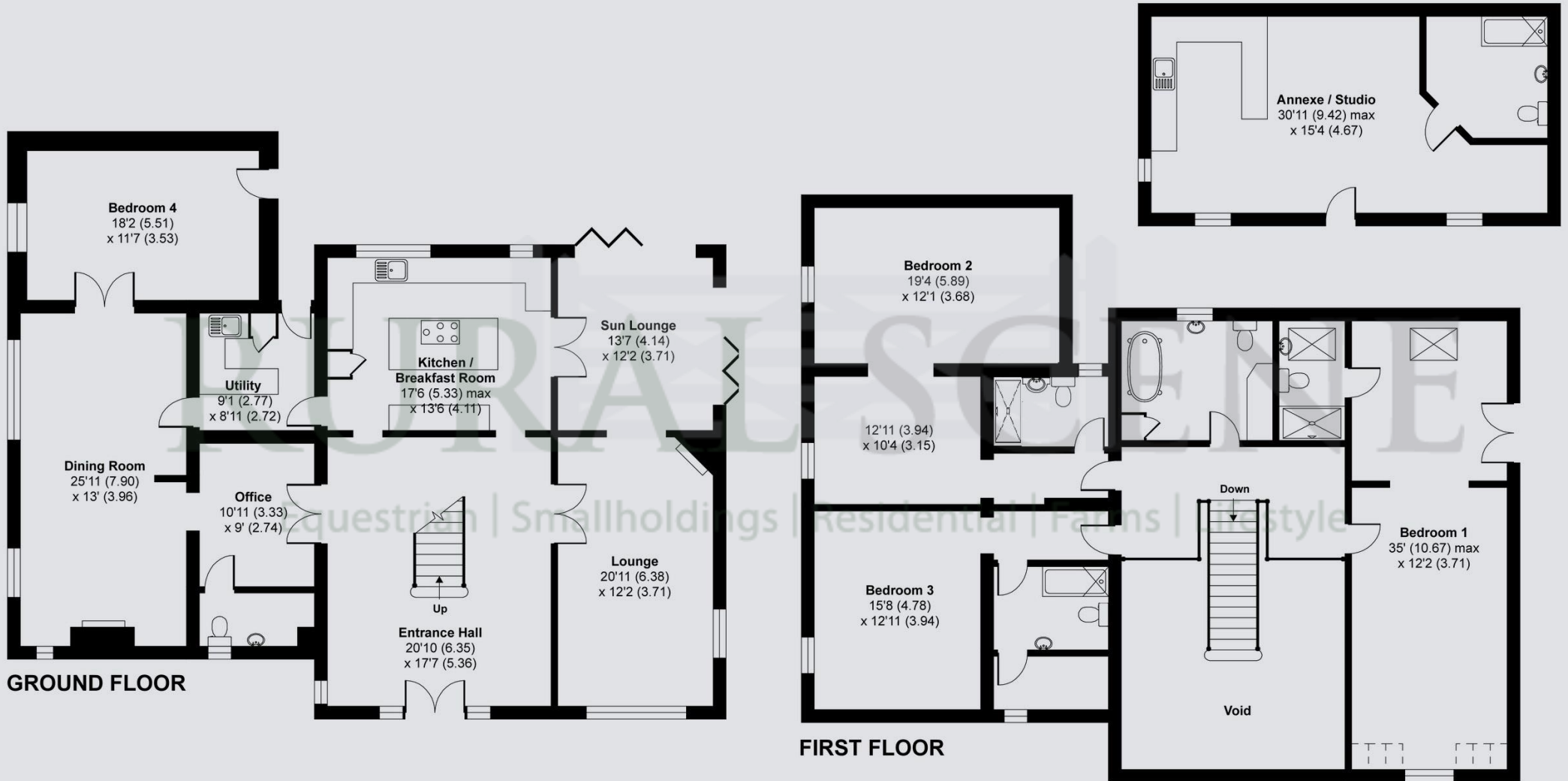
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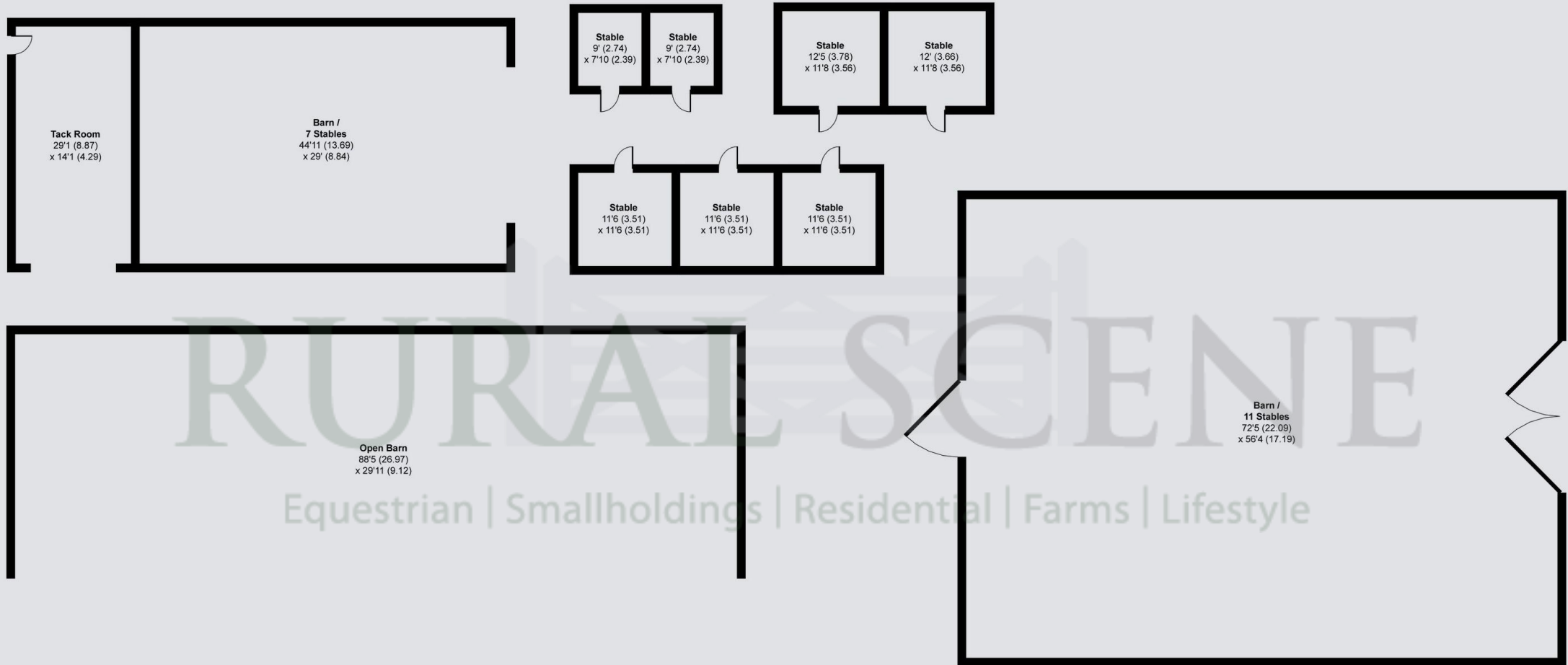
N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained 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 **Moss Farm** 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.



Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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