



- Three Double Bedroom, Spacious Detached Bungalow
- Excellent Equestrian Facilities with Stables, Arena and Paddocks
  - Approx. 10 Acres In All

## GENERAL AND SITUATION

Approximate Distances:

Dinnington 1½ miles • Worksop 8 miles • Rotherham 9 miles • Doncaster 15 miles  
Sheffield 16 miles • Chesterfield 21 miles

A spacious three double bedroom detached bungalow, set in approx. 10 acres, offering a range of stabling, tack room, hay store, arena and paddock grazing.

With excellent facilities ideal for any equestrian enthusiast, the property has previously been utilised as a livery yard but is currently used for the vendor's own horses.

The hacking is excellent with well known St John being less than half a mile away. Equestrian centres such as Speetley, Parklands and Milton are a short drive and for hunting enthusiasts the Grove and Rufford Hunt is nearby.

The property is located in the small village of Laughton-en-le-Morthen. Nearby Dinnington has a selection of high street amenities. Laughton-en-le-Morthen has two schools and a church and the village sits on the main bus route for Worksop, Rotherham and the Dinnington to Doncaster service. There is easy access to the M18 and M1 motorways for easy commuter routes.

There is a footpath along the right hand side of the property and a way leave for Northern Power Grid. There are amazing views from the property.

## THE RESIDENCE

A detached bungalow with UPVC double glazing and mains gas central heating. There is the following accommodation, please refer to floor plan for approx. room sizes

**Entrance Porch** door to front, window to front, tile effect floor, door to:

**Inner Hallway** radiator, oak flooring, access via drop down ladder to loft space (the vendor informs us this is spacious and fully boarded with lighting).

**Reception Room** two windows to side, bay window to front, double doors to rear, two radiators, Living Flame coal effect gas fire with polished limestone surround and hearth.

**Kitchen / Dining Room** range of wall and base units with worksurfaces, part tiled walls, tile effect flooring, windows to side and rear, plumbing for dishwasher, double bowl sink unit with mixer tap, space for fridge/freezer, cooker with 7 ring gas hob and electric double oven, grill and warming drawer (available by separate negotiation).

**Utility Room** plumbing for washing machine, wall mounted gas boiler, space for tumble dryer and additional fridge/freezer, tile effect flooring, window and door to rear, wash hand basin.





**Bedroom One** window to front, radiator.

**Bedroom Two** window to front, radiator and fitted wardrobes.

**Bedroom Three** window to rear, radiator.

**Office / Study / Store Room**

**Family Bathroom** newly fitted suite comprising wash hand basin in vanity unit, WC, bath, shower cubicle, two windows to rear, tiled splash backs, tiled flooring and heated towel rail

**Attached Garage** inspection pit, three windows to side, window to rear, up and over door, personal door, power and light.

**Outside WC** wash hand basin, window to rear.



### OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there are two driveways and a garden area. To the side, a pathway and gate giving access to the rear garden, laid mainly to lawn with shrubs and trees. There is a raised decked area with fantastic views and **Two Greenhouses**. There is an orchard area with a variety of fruit bushes and trees and a vegetable plot.

There is a small side paddock accessed via a five bar wooden gate from the second driveway leading to:



**Stable Block One** with end tack room, three stables, hay shed, lighting, security light and water tap.

**Manege** c. 40 x 20m post and rail fenced, fibre sand and rubber surface. Constructed by Maple Arenas.

A track leads to :

**Stable Block Two** with four further stables, tack room area / store with power and light

**Stable Block Three** with two stables, feed room, corral area

**The Grazing Land** is mainly level / gently sloping and the vendor informs us is a mixture of limestone and clay. It is sub-divided by electric fencing into smaller, manageable paddocks. There is a water supply to the paddocks. There is an additional access at the bottom of the land onto the road.



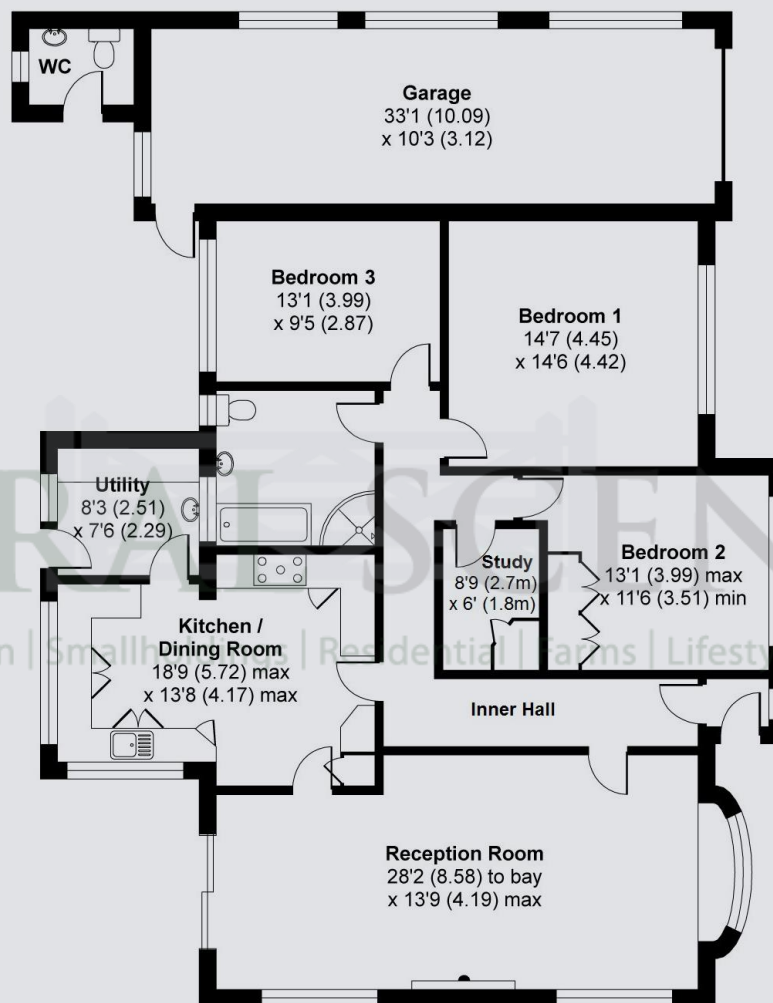
IN ALL APPROX. 10 ACRES  
(About 4 Hectares)

# RURAL SCENE

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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

**SERVICES**

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

TENURE Freehold ENERGY RATING D COUNCIL TAX D

**DIRECTIONS**

Follow Eastfield Lane which becomes Furbeck Lane and High Street. Take a right turn into Hooton Lane where the property can be identified on the right hand side.

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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 Fairview 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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