



- Characterful Detached Three Bedroom Farmhouse
- Equestrian Facilities inc. Stabling, Manège and Paddock Grazing
 - Versatile Range of Outbuildings ● Approx. 23 Acres In All
- Traditional Brick Barn with Potential for Further Development (STPC)
 - Accessible Village Location with Good Road Links

REF AR6448

GENERAL AND SITUATION

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

A characterful detached three bedroom farmhouse with horse pens, manège and paddock grazing, set in approx. 23 acres, with a good range of outbuildings including a traditional brick barn with scope for conversion (STPC)

The property ideally suited for equestrian use, having a range of horse pens, grazing paddocks and a recently installed c. 40m x 30m manège. The current vendors keep their own horses and we are informed that there is good outriding including the Trans Pennine Trail.

The property is located in the village of Sykehouse, home of the renowned Sykehouse Arena, which offers a variety of shows, clinics and hire facilities. There is also a village pub. The nearby towns of Askern and Thorne offer a good range of facilities and amenities including a bank, shops, Post Office etc. Doncaster has a mainline station with services to London Kings Cross (approx. 1hr 40mins)

There are excellent links to the motorway network giving good access for commuters and the major show centres.

THE RESIDENCE

A characterful detached three bedroom farmhouse 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.

An **Entrance Hall** to the front of the property has tiled flooring, stairs rising to the first floor and a useful understairs cupboard. To the left, a comfortable **Lounge** with a bay window has a focal fireplace with multi-fuel burner and fitted cupboards to either side. A door leads through to the **Dining Room** which has wooden flooring and a window seat with fitted storage cupboards to either side. A door leads out to a **Conservatory** of uPVC construction, with tiled flooring and a door to outside.

The **Dining Room** opens into the modern **Kitchen**, a former conservatory which has a door to outside and is fitted with a range wall and base units with worksurfaces, incorporating a single drainer sink, electric hob with extractor over, electric oven, microwave, dishwasher, fridge and a continuation of the wooden flooring from the **Dining Room**.

To the right-hand side of the **Entrance Hall** is a **Living Room** with bay window, exposed ceiling beams and a multi-fuel burner set in a brick fireplace, and a **Utility Room** fitted with a range of wall and base units with worksurfaces, plumbing for washing machine, exposed beams with original meat hooks and burglar alarm control panel.

To the **First Floor** the **Landing** gives access to **Three Good-sized Double Bedrooms**, **Box Room/Store** and spacious **Family Bathroom** with bath, WC, wash hand basin in vanity unit, wet room style shower, heated towel rail, airing cupboard with linen storage and tiled walls and floor.





OUTSIDE, OUTBUILDINGS & LAND

Double gates from Broad Lane lead into a large **Parking Area** to the side of the house. The property is set in delightful, mature, gardens and grounds with is a block paved **Patio Entertaining Area** with stunning established wisteria, and areas of lawn with mature trees and shrubs. There is an area of **Orchard** where there are a number of fruit trees including apple, plum, fig, greengage and pear. There is a **Timber Summerhouse** and a **Greenhouse**, further stunning **Pergolas** and a **Pond** with water feature. The adjoining land is separated by post and rail fencing.



The entrance drive leads onto a driveway that gives access to the **Outbuildings** which comprise as follows – please refer to the floorplan for approximate sizes.



Old Dairy currently utilised as an external **Utility Room**

Car Garage with storage, original **Cow Byre**

Brick Barn with full height sliding double door and upper floor. In the Agent's opinion this building would lend itself to residential conversion, subject to gaining the necessary consents.

Traditional Cow Pens currently utilised for **Stabling Horses**

Attached Wood Store

Attached Workshop with **Integral Stall** and **Outside WC**

Further Barn currently utilised for hay and machinery storage

Attached Stores



There is also a **Field Shelter** (not shown on plan) c. 45' x 20' (13.7m x 6m)



Manège c. 40m x 30m with kickboards, entrance gate and post and rail surround. Drained foundations with appropriate membranes and Sportrack Eco-Ride Combined Surface. Installed Sept 2022. Please note that PP was granted for a 50m x 30m manège.

The Land adjoins the farmstead in **Four Fields** of mainly level pasture, one of which has an area of **Ancient Orchard**, classified Grade 4 and of Foggathorpe 2 soil series on a permeable stoneless clay soil, which we understand is suitable for both cereals and grassland. The land falls under the Basic Payments Scheme and entitlements will be included within the sale. There is an alternative access from the lane.



Nb A covenant is in place that allows the field to be used annually for car parking purposes, for the Sykehouse Agricultural Show. This is subject to land conditions and insurance.

There is an easement for access by the National Grid for maintenance of overhead wires.



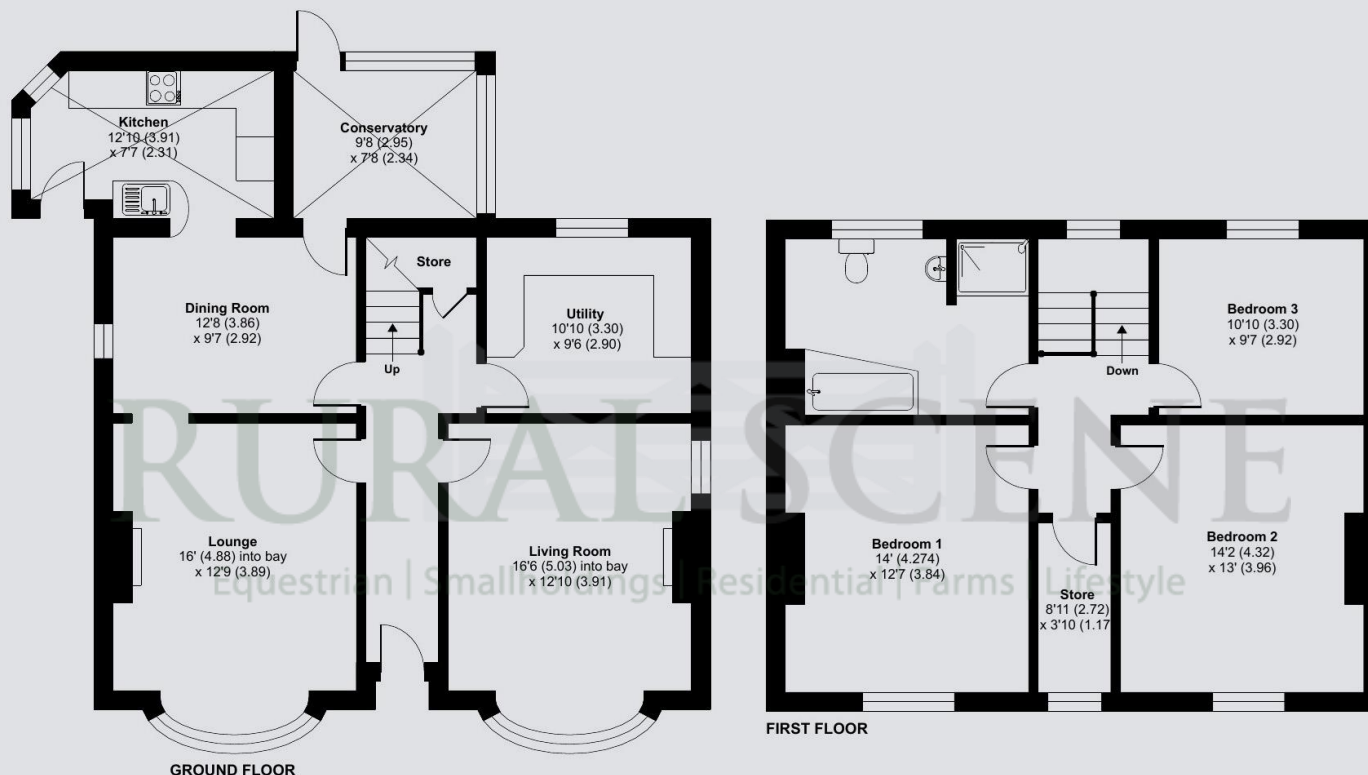
IN ALL APPROX. 23.2 ACRES
(About 9.4 Hectares)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER METROPOLITAN BOROUGH COUNCIL

SERVICES

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

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** D

DIRECTIONS

Exit the M18 at junction 6 and take the A614 towards Goole. After approx. 300yds turn left, sign-posted Fishlake and Sykehouse. Continue along Pinfold Lane, and then turn left onto Sorrell Lane, which then becomes Hushells Lane and eventually Snatchells Lane. Continue to Bell Lane, then onto Kirk Lane, then turn left onto Broad Lane. The property will then be identified by our For Sale board.

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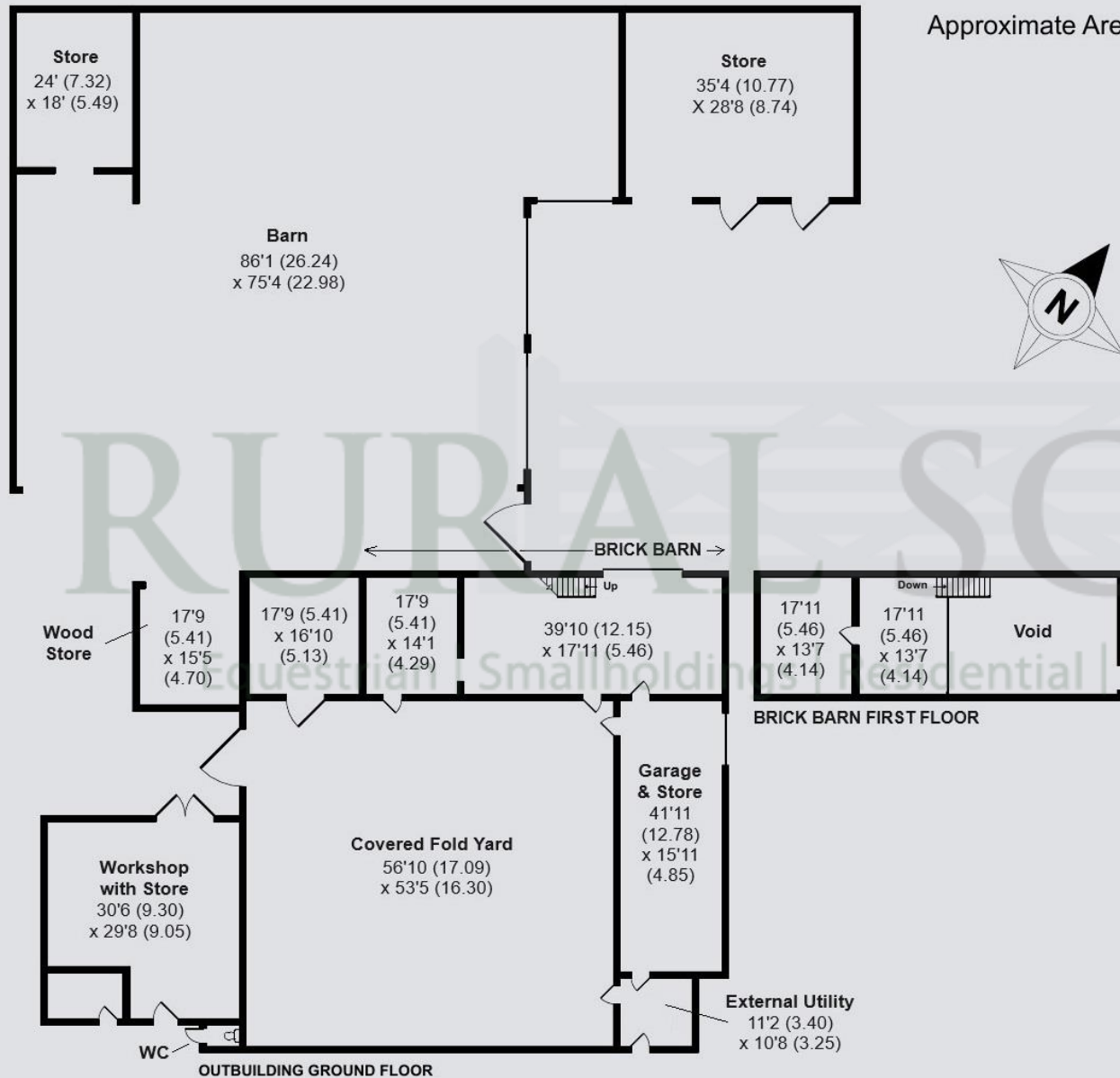
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Approximate Area = 1684 sq ft / 156.4 sq m (excludes void)

Outbuilding = 15156 sq ft / 1408 sq m

Total = 16840 sq ft / 1564.4 sq m

For identification only - Not to scale



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