

THE LIMES 24 High Street, Hatfield, Doncaster, South Yorkshire DN7 6RY

Price Guide £700,000



- Characterful Detached Five Bedroom Family Home
 - In Need of Modernisation and Refurbishment
- Set in Just Under 2 Acres of Gardens and Paddock Land
- Range of Brick Outbuildings with Potential for Conversion (STPC)
 - No Upward Chain ● Rare Opportunity

REF AR8095

RURAL SCENE
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GENERAL AND SITUATION

Approximate Distances:
Doncaster 7 miles • Bawtry 12 miles
Within Easy Access of the M180 motorway

A fantastic opportunity to own a characterful detached five bedroom family home, in need of modernisation, with a good range of brick outbuildings with development potential (stpc), set in just under two acres of gardens and paddock land.

This substantial property comprises approximately 3,500 sq ft of accommodation, set over four floors, is in need of a full modernisation and upgrade, but offers the potential to create a stunning family home. The useful range of outbuilding offer further potential for development, subject to gaining the necessary permissions, with scope for an array of different uses. It is offered for sale with no upward chain.

In the centre of the town of Hatfield, there are a range of shops and facilities within walking distance, and the M180 motorway offers easy access to the roads network for commuters.

THE RESIDENCE

A substantial five bedroom character property in need of modernisation, with partial mains gas central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

An **Entrance Hall** has a door to the right into a spacious **Reception Room** with a bay window and a fireplace with gas fire. Also off the **Entrance Hall** a door leads to an **Inner Hallway** with stairs rising to the **First Floor**, storage cupboard, a door to outside, steps down to a **Lower Ground Floor** divided into **Two Cellar Rooms**, and a door to a **Second Reception Room** which also has a bay window to the front, plus a sash window to the rear and an open fireplace with tiled hearth.

Also off the **Inner Hallway** is a **Third Reception Room** which has an open fireplace and steps up to a useful L-shaped **Study** with a window.

The **Kitchen** has a range of wall and base units with laminate worksurfaces, electric cooker point, double bowl sink with mixer tap, space for all white goods, plumbing for washing machine, a quarry tiled floor, a door to outside and a second set of stairs to the **First Floor**.

To the **First Floor** the **Front Landing** gives access to **Three Bedrooms**. **Bedroom One** has a fireplace and a door to a **Box Room** that has potential to be used as an **Ensuite** or **Dressing Room**. **Bedroom Two** has a feature fireplace and an **Ensuite** with a bath and a wash hand basin (no WC) A door leads through to the **Rear Landing** which has a door to **Bedroom Three** and leads on to a **Cloakroom** with WC and wash hand basin, access to the second staircase down to the **Kitchen**, a stairs to the **Second Floor Attic** and a **Bathroom** with a bath and wash hand basin (no WC) and a **Boiler Cupboard**.

On the **Second Floor** there are **Two Further Bedrooms**, both of which have a fireplace and one of which leads onto a **Box Room**, again ideal as an **Ensuite** or **Dressing Room**. Completing this floor is a **Bathroom** with bath and WC, and an **L-shaped Room** previously utilised as a kitchen, although this has all now been removed, except for a sink with taps.





OUTSIDE, OUTBUILDINGS & LAND

Double gates to the left of the house lead into a driveway which provides ample parking space for a number of vehicles. A low brick wall lies to the front of the house, and the gardens have a high walled boundary to the front, left and rear.

Formal Gardens are located to the left of the driveway and are mainly laid to lawn with flower borders and mature trees and shrubs.

There are a variety of outbuildings, some of which are in a state of disrepair, but offer potential for a variety of uses subject to gaining the necessary permissions, comprising as follows:

To the rear of the residence there are a number of brick buildings including **Various Stores** and an **Outside WC**. There is a **Lean-to Car Port** and a **Two Storey Brick Barn** with a first floor accessible by ladder. There are **Two Former Pig-Sties**.

To the top of the drive is a **Lean-to Building** that originally housed the heater for the greenhouse, and a **Former Workshop** with pit.

At the bottom of the **Garden** is a **Brick Building**, with an **Adjoining Barn** with a **Mezzanine Loft** and power and light.

Beyond the outbuildings there is a gated access to a **Paddock** and an **Apple Orchard**. The land is mainly flat and could easily lend itself to keeping livestock or vegetable gardening.

IN ALL APPROX..1.9 ACRES
(About 0.77 Hectare)

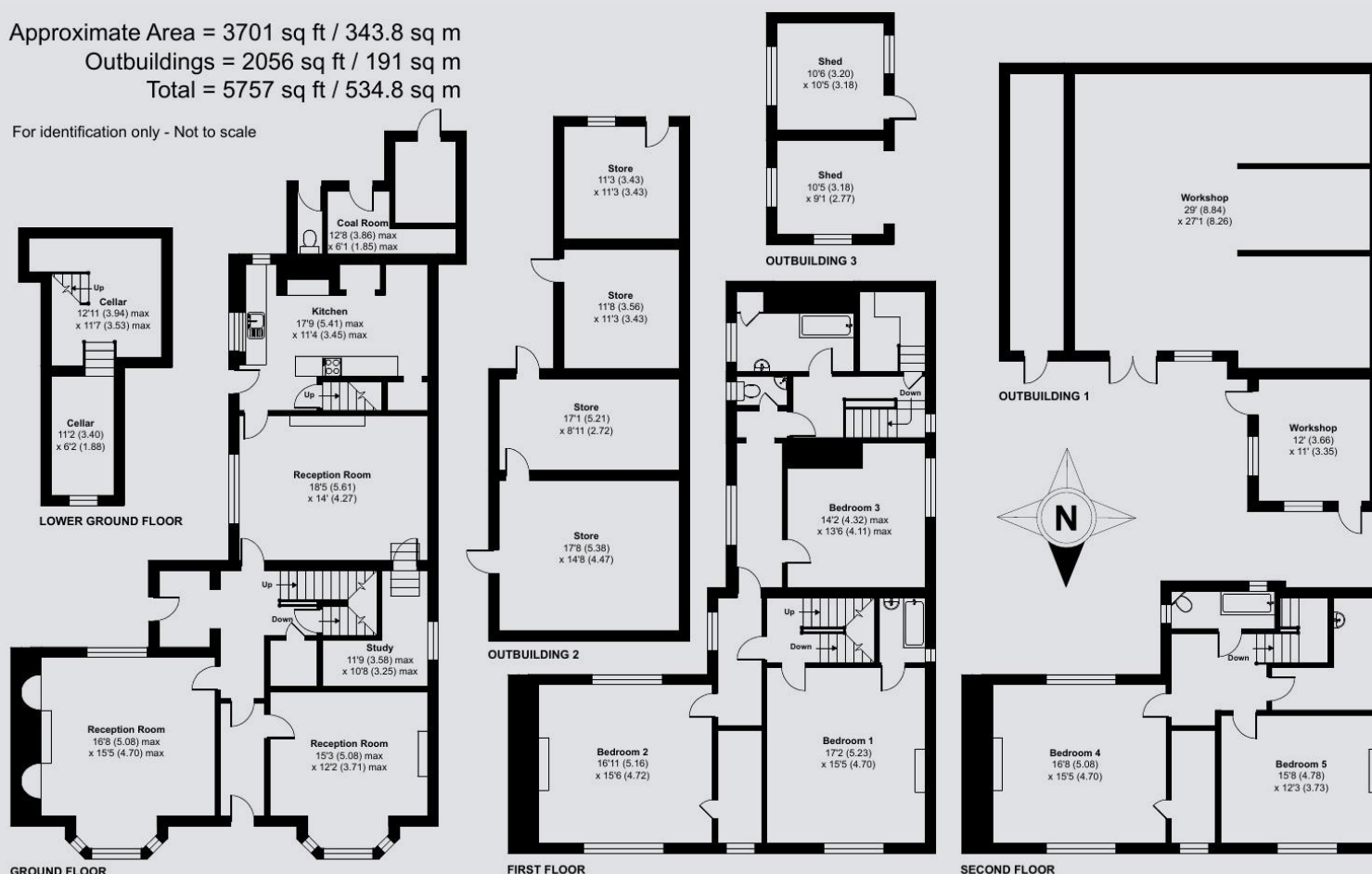


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Approximate Area = 3701 sq ft / 343.8 sq m
Outbuildings = 2056 sq ft / 191 sq m
Total = 5757 sq ft / 534.8 sq m

For identification only - Not to scale



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER DISTRICT COUNCIL

SERVICES

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

TENURE Freehold ENERGY RATING F
COUNCIL TAX E

DIRECTIONS

Head south on the A18 Tudworth Road and continue for approx. 2 miles where the road becomes Epworth Road, which then becomes High Street. The property will be found on the right-hand side, next door to the Library. There is no For Sale board, but the property does have its own signage.

what3words /// vies.domestic.unicorns



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rural Scene. REF: 1217228

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Rural Scene have visited THE LIMES 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.



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