

**FAIRVIEW** Hooten Lane, Laughton-en-le-Morthen, South Yorkshire S25 1YG

Price Guide £700,000



- Detached Spacious Three Double Bedroom Bungalow
- Excellent Smallholding / Equestrian Property Located in the Heart of South Yorkshire
  - Outbuildings, Stables, Arena and Paddocks
    - Far Reaching Views
  - Approx. 10 Acres In All

REF AR7681

**RURAL SCENE**  
Equestrian | Smallholdings | Residential | Farms | Lifestyle





## 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 outbuildings, stabling, tack room, hay store, arena and paddock grazing.

An excellent opportunity to purchase this outstanding smallholding / equestrian property. Set in the heart of South Yorkshire's beautiful Green Belt with far reaching views over Lincolnshire which have to be seen to be fully appreciated.

Only a short 5 minute walk, past the beautiful ancient church are more breathtaking views over the Peak District. A Mecca if you are a fan of walking, public footpaths and bridleways abound. This amazing property comprises a deceptively large three bedroomed bungalow with a large kitchen / dining room. The front and back gardens are a good size, giving access to the land via various routes. There are nine stables in total with further outbuildings, providing plenty of storage. The land is currently separated into four fields which are used for equestrian purposes. There is also a chicken pen and the property benefits from a Holding Number with DEFRA. Internally, there are big sky views from both the large lounge and the kitchen / dining area.

The property has previously been utilised as a livery yard but is currently used for the vendor's own horses.

There is excellent hacking in the area, both on and off road. 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.

A right of way along the right hand side of the property leads to the historic Roche Abbey and Ancient Woodland and there is a wayleave for Northern Power Grid. There are amazing views from the property.

## THE RESIDENCE

A detached bungalow with UPVC double glazing, mains gas central heating and Solar energy. 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 leading to raised decked area at 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, Range cooker with 7 ring gas hob and electric double oven, grill and warming drawer.







**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 enclosed rear garden, laid mainly to lawn with shrubs and trees and raised decked seating areas 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.

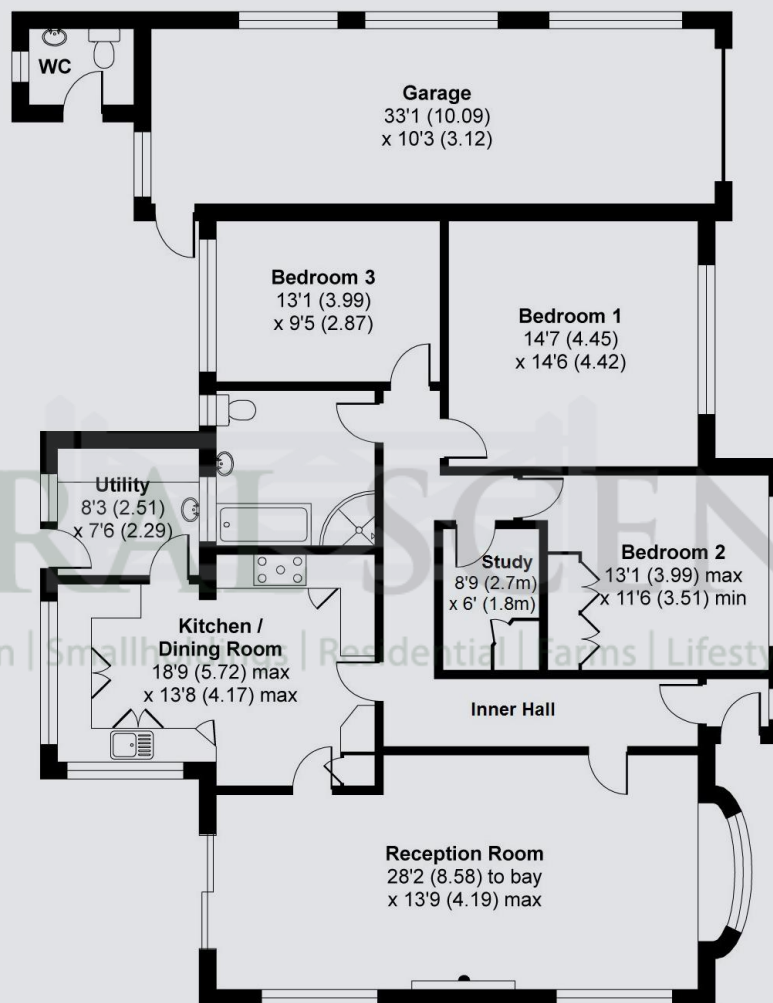


**IN ALL APPROX. 10 ACRES  
(About 4 Hectares)**



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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

ROTHERHAM METROPOLITAN BOROUGH COUNCIL

**SERVICES**

MAINS ELECTRICITY, SOLAR PANELS, 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 Hooten Lane where the property can be identified on the right hand side.

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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.