

GREENACRES FARM Pinfold Lane, Fishlake, South Yorkshire DN7 5JR

Offers in the Region of £1,500,000



- An Impressive & Substantial Four Bedroom Detached Equestrian Home
- Modern American Barn with Thirteen Internal Monarch Stables & Two Wash Bays
 - Manège c. 90m x 60m with Andrews Bowen Surface & Monarch Horse Walker
- Post & Railed Paddock Grazing ● Formal Gardens & Garaging ● Convenient Edge of Village Location
 - Approx. 8 Acres In All

REF AR7658

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Thorne 3 miles • Doncaster 9 miles • Leeds 32 miles

An impressive and substantial, detached four bedroom equestrian home, set in approx. 8 acres with barn stabling, manège, horse walker and paddock grazing, in an accessible location on the edge of the village.

A rare opportunity to acquire this modern family home with exceptional equestrian facilities, perfect for the professional rider. Facilities include a modern barn with thirteen internal Monarch stables, 2 wash bays, one with a solarium, c.90m x 60 m manège with Andrew Bowen surface, a Monarch horse walker and grazing paddocks. There is ample vehicle parking including space for a HGV horse lorry. This property has previously been the base for an international showjumper and the facilities on offer reflect this.

The property lies on the edge of the village of Fishlake opposite the cricket ground. Fishlake has a number of pubs, butchers, farm shop, hairdressers, and a general store. Nearby Hatfield provides primary and secondary schooling, and there is an Academy and primary school in Thorne, which is just a short drive away. For a full range of services and amenities Doncaster is close by. The M18 motorway makes this property convenient for commuters and also provides easy access to the major show centres.



THE RESIDENCE

A substantial and beautifully presented four bedroom detached house, benefiting from double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Double oak front entrance doors lead into an **Entrance Hallway** which has ceramic tiled flooring and an oak staircase rising to the first floor. Within the **Hallway** there is a fitted cloaks cupboard with a gun cabinet.

To the right a **Reception Room** has a bay window to the front elevation, as well as further side aspect window. The focal point of this large comfortable room is the multi fuel burning stove, set in a brick fireplace with an exposed brick wall, tiled hearth and beautiful wooden mantle over. There is an exposed beam and spot lighting to the ceiling.

An opening leads through into the **Kitchen Dining Room** which is the real hub of this home. Fitted with a Clive Christian kitchen, comprising a range of wall and base units with display cabinets and granite work surfaces, central island/dining unit, one and half bowl sink with mixer tap and tiled splash backs, two integrated electric ovens, electric hob and extractor above, with space and plumbing for a dishwasher and space and plumbing for an American-style fridge freezer (available by separate negotiation) There is tiled flooring, an exposed ceiling timber, windows to the rear aspect, double doors leading to the side elevation, and a door leading to the rear elevation.





Also accessed from the **Hallway** there is a **Downstairs Shower Room** with a three-piece suite comprising low level WC, shower cubicle and antique style vanity unit with wash hand basin. There is an extractor fan and tiled flooring.

To the left of the **Entrance Hallway** there is a **Ground Floor Bedroom** with a front aspect window.

Another door from the **Hallway** leads to **Family Room/ Dining Room** which is in two parts with an archway between and oak flooring. This room boasts lots of natural light with two sets of double doors opening out to the rear garden and the side.

To the **First Floor** a spacious **Galleried Landing** with exposed beams, an airing cupboard, eaves storage space and access to loft space above, gives access to **Three Double Bedrooms** and a **Family Bathroom**.

Bedroom One is lovely spacious double room with a rear aspect window and further eaves storage space.

Bedroom Two has dual aspect windows, fitted wardrobes to one wall and eaves storage. NB there are some sloping ceilings.

Bedroom Three has a side aspect window

The **Family Bathroom** is fitted with a three-piece suite which comprises wash hand basin in vanity unit, free-standing rolled edge, claw foot bath, and WC. There is a window to the rear, marble effect tiled flooring and an extractor.

NB there are sloping ceilings to some of the rooms on the first floor.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached from the road through electric double wrought iron gates that lead onto a tarmac driveway, which spurs right to the residence and left to the equestrian facilities. The driveway is flanked by extensive lawns.

Well maintained gardens lie to the front and side of the residence with a central flower bed and a rockery. There are also flower and shrub borders enclosed by a mixture of hedging and post and rail fencing. To the rear there is a large, enclosed, patio seating area perfect for entertaining, which can be accessed from the kitchen and rear dining room, and further lawned gardens.

Next to the house there is a **Double Garage**, benefiting from power and lighting and twin electric up and over doors. The **Garage** has plumbing for a washing machine and houses the oil-fired central heating boiler. There is also some **Dog Kennelling**.



EQUESTRIAN FACILITIES

Double farm gates from the driveway lead into the **Equestrian Facilities**, which comprise as follows:

Modern Stable Barn

Thirteen Internal Monarch Stables, which have rotating feed bowls and Quattro rubber matting to the flooring and stable walls. Stables to the outside walls have rear windows and there is 3-phase electricity.

Two Wash Bays with cross tie facility, one of which also has a solarium, the second with heat lamps.

Tack Room/ Yard Kitchen with stable door entrances on each side and a range of saddle racks and bridle hooks. There is tiling to the floor, a range of wall and base mounted units with rolled edge work surfaces, one and half bowl sink with mixer tap and tiled splash back and space and plumbing for two washing machines. A door off leads to a **Cloakroom** with a WC and wash hand basin.

Further Ground Floor Room ideal for use as a **Rest Room**, with a lockable door, tiled flooring, wall mounted gas boiler and stairs rising to the first floor.

Stable Barn First Floor has planning permission to be utilised for storage. With the necessary consents/ planning permissions this might suit use as a grooms flat.

A roller shutter door to the rear of the stable barn leads to a concrete yard area, where there is a **Six Horse Monarch Horse Walker** in situ (which is available by separate negotiation) There is extensive HGV parking as well as space for multiple muck skips.

Gates lead off to the grazing land which is located to the rear of the stable barn and at the side of the arena.

Manège c.90m x 60m with an Andrews Bowens surface

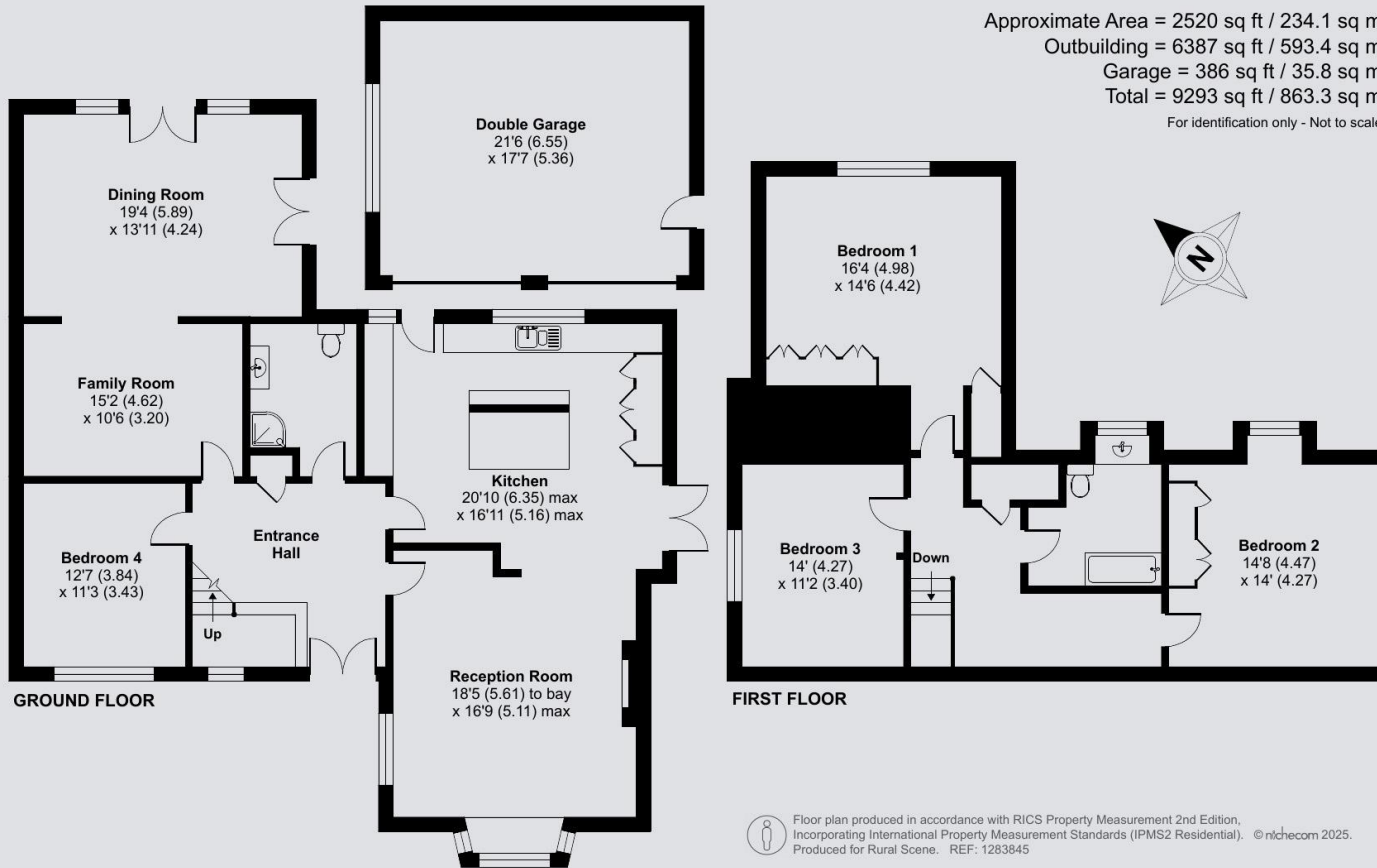
The mature, mainly flat pastureland is divided into individual **Turnout Paddocks** with post and rail fencing.

IN ALL APPROX. 8 ACRES
(About 3.24 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DONCASTER METROPOLITAN 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 D COUNCIL TAX E

DIRECTIONS

Exit the M18 at junction 6 and take the A1614 towards Selby. After approx. ¼ mile take a left turn towards Fishlake, go over the bridge, and stay on this road for approx. 2 miles. Greenacres Farm will then be found directly opposite the cricket club. There is no For Sale board.

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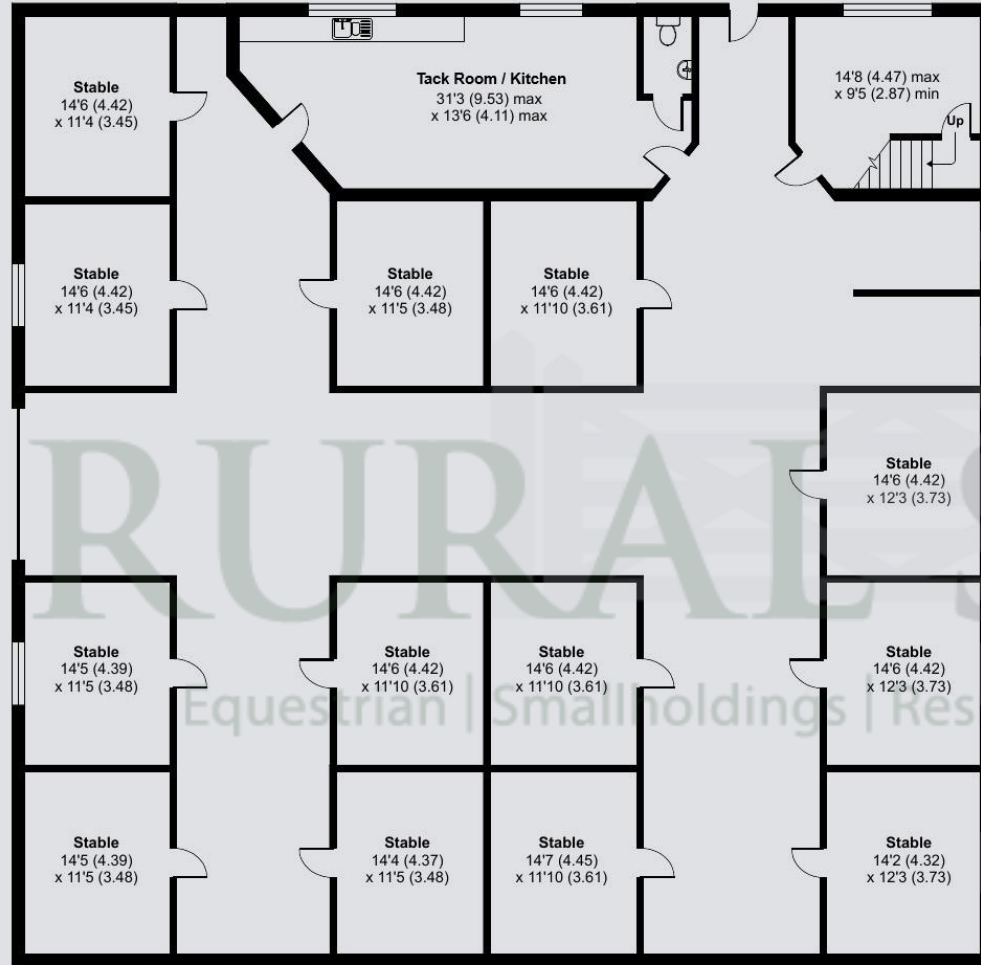
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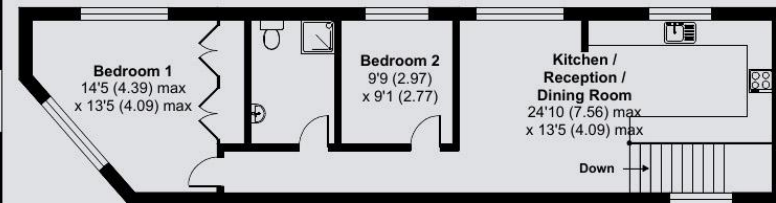
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Rural Scene have visited GREENACRES FARM but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on 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.





OUTBUILDING 1 - GROUND FLOOR



OUTBUILDING 1 - FIRST FLOOR

Approximate Area = 2520 sq ft / 234.1 sq m
 Outbuilding = 6387 sq ft / 593.4 sq m
 Garage = 386 sq ft / 35.8 sq m
 Total = 9293 sq ft / 863.3 sq m
 For identification only - Not to scale



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