

SOUTH VIEW STUD New Mill Field Road, Hatfield, Doncaster, Yorkshire DN7 6LR Price Guide £850,000



- Detached Four Bedroom Family House with Ample Off Road Vehicle Parking and Garage
 - Planning Permission For Two Additional Dwellings
 - Beautiful Formal Gardens to Front and Rear
 - Approx. 1.75 Acres In All
- Semi Rural Location Yet Close To Amenities and Road Network

REF: AR8442

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Doncaster 8.5 miles • Bawtry 12 miles • Easy Access to M180 Motorway

A spacious detached four bedroom house in a semi rural location with beautiful gardens to the front and rear, a garage and approx. 1.75 acres in all. Planning Permission for two additional dwellings.

A diverse property, formerly a stud farm, with a spacious detached four bedroom family home. Planning Permission was granted in March 2024 ref 22/01109/FUL for conversion of part of the stables into two single storey dwellings.

This property would suit a family looking for a lifestyle property, potential for smallholding, equestrian or a development opportunity. There are beautiful gardens to the front and rear and ample parking space provided by the front driveway and a garage. Situated in a semi rural and accessible location on a no through road.

Hatfield offers a range and shops and facilities, and the M180 offers easy access to the road networks for commuters.

THE RESIDENCE

A detached house benefitting from gas central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered at the front, via an entrance door that leads into a spacious **Hallway** with cloaks and understairs cupboards, a window to front and stairs to the first floor. Doors from the hallway lead to:

Study with window overlooking the front garden, a perfect space for those working from home.

The **Lounge** is a generous size with feature coal effect gas fire set in a stone fireplace with matching stone hearth. There is plenty of natural light via a bay window to the front, further window to the side and rear French double doors with full length windows either side.

Open plan **Kitchen / Dining Area** a lovely hub of the house with oak flooring and a window overlooking the rear garden. Fitted with a range of wall and base units with granite worksurfaces, 1½ bowl sink unit with mixer tap, integrated appliances including steam oven, microwave and dishwasher, dual fuel range style cooker with six ring gas hob and electric ovens below, space for American style fridge / freezer and a door to the utility room. The living / dining area has a bay window to the side and double doors leading to:

The **Conservatory** part brick with double glazed windows to three sides, tiled flooring and double doors leading out to the rear garden.

The **Utility Room** with entrance door and window to the rear, part tiled walls, space and plumbing for washing machine, space for tumble drier, Butler sink with mixer tap, wall and base units with wooden worksurfaces over and oak flooring. A door leads to the **Cloakroom** comprising wash hand basin and WC, laminate flooring, tiled walls, heated towel rail and extractor fan.





First Floor
Landing with lovely, stained glass window to front and doors to:

Bedroom One / Main Suite of generous proportions with two windows to the front, ornamental fireplace and door to **Ensuite** comprising wash hand basin, WC. and **Walk-in Shower**, rear window, vinyl flooring and heated towel rail. From the bedroom a door leads into a **Walk-In Wardrobe / Dressing Room** with fitted wardrobes to one wall with overhead cupboards and rear facing window.

Bedroom Two a double room with window to the rear and fitted double wardrobe.

Bedroom Three a double room with window to the front and fitted double wardrobe.

Bedroom Four a single room with a rear window (in the agent's opinion, this room could be re-configured to make larger if required).

Family Bathroom fitted with WC, wash hand basin and bath with telephone style taps, airing cupboard housing hot water tank, tiling to floors and walls and a rear window.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the property is a gravelled driveway which gives access to the **Garage**. There is a mature garden laid to lawn with trees and hedging at the front aligning the no through road. A five bar gate gives access to the former stables and a pedestrian gate gives access to the rear.

The former stables are still in situ but are in need of upgrade / replacement.

Within the enclosed rear garden there is a paved patio area adjoining the house, a lawned area, mature trees and shrubs and a pond. A gate leads to a former tennis court (no longer in use).

Beyond the garden is the grazing paddock land which is predominantly level.

Adjoining the garage is an **Open Fronted Store** accessed from the rear garden.

NB Planning Permission has been granted for two dwellings, converting part of the old stables into two single storey residences and demolition of the current garage and partial demolition of the stables. Application number 22/01109/FUL granted 19/3/2025

IN ALL APPROX. 1.75 ACRES
(About 0.7 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CITY OF DONCASTER COUNCIL

SERVICES

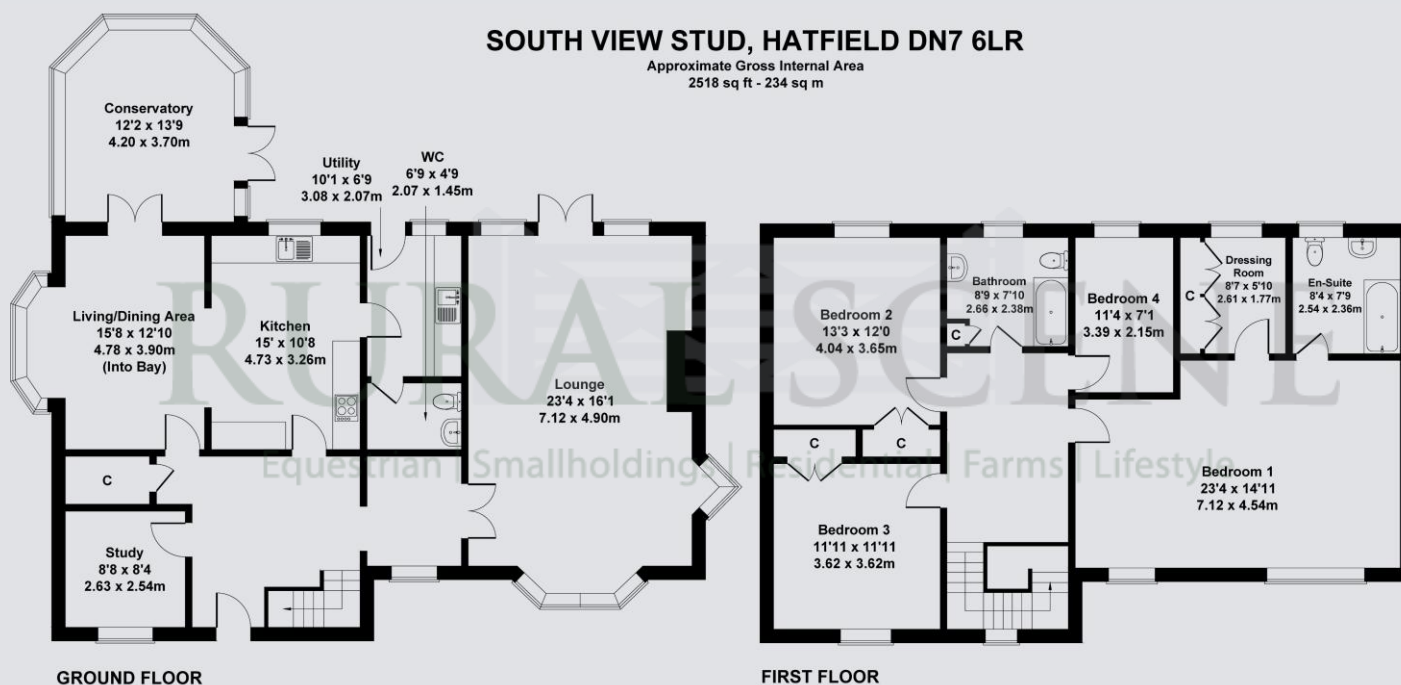
MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND connected and available subject to normal transfer regulations)

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

DIRECTIONS

Head north on the A18 Tudworth Road, at the roundabout take the 5th exit and stay on Tudworth Road / A18. After approximately 2 miles turn left onto Old Epworth Road West, take a slight right onto New Mill Field Road and the property is identified on the right-hand side by our for sale board.

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Not to Scale. Produced by The Plan Portal 2025
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Rural Scene have visited **South View Stud** 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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