

NORTHCROFT FARM West End Road, Epworth, Doncaster, Yorkshire DN9 1LA Price Guide £595,000



- A Detached Three Double Bedroom Cottage Set In Just Over 3.5 Acres
- Ideal For Equestrian Enthusiasts having Timber Stabling and Paddock Grazing
- Ample Off-Road Parking and Formal Gardens • Useful Static Caravan and Office / Studio
- Highly Sought-After Edge of Town Location
- Much Improved By Current Vendors

REF AR8538

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Epworth 1 mile • Thorne 9 miles • Gainsborough 14.5 miles • Doncaster 15 miles • Bawtry 16 miles
Easy access to the M180 motorway

A detached, three double bedroomed, cottage set in just over 3.5 acres, with timber stabling and paddock grazing, situated on the fringe of the market town.

The property is ideally suited to an equestrian enthusiast / smallholder. There is ample parking space for several vehicles, horsebox, trailer, caravan, boat etc. There are some useful brick outbuildings, a static caravan and office / studio ideal for home working and formal low maintenance gardens to the side and rear.

The vendors inform us there is good outriding from the property, as well as local equestrian facilities for competing or to hire.

The property is within easy access of the market town of Epworth which provides a variety of shops, pubs and amenities. For a wider range of services and facilities, the larger town of Gainsborough is easily accessible, as is Doncaster. The motorway network is close by, best accessed via the M180.

This property has been a family home for the vendor and their dogs and horses and is now for sale due to them wishing to downsize.



THE RESIDENCE

The house has been much improved by the current owners including new kitchen and bathrooms and benefitting from UPVC double glazing and air source heat pump central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via a side door which leads into the recently refitted **Breakfast Kitchen** which has a window to the side overlooking the courtyard / garden, tiled flooring, a range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap and tiled splash backs, central island with granite worktop above utilised as breakfast bar to one side. There is a range style electric cooker with extractor above and an array of integrated appliances including dishwasher, washing machine, space and plumbing for American style fridge freezer (which may be available by separate negotiation). Useful pantry cupboard. A door leads to a **Side Entrance Hall** with tiled flooring and part tiling to walls, rolled edge worksurface with storage space below, door leading to outside courtyard area, and door to Boiler Cupboard with continuation of the tiled flooring.

Family Bathroom fitted with four piece suite comprising shower in cubicle, bath, wash hand basin with vanity below and WC, laminate flooring, waterproof wall panels.

Formal Dining Room with windows to each side, stairs rising to first floor, laminate flooring, part wooden panelling to walls and exposed brick to one wall, feature brick fireplace (no fire) with timber mantle and exposed ceiling beam, door to:





Living room (at the front of the property) having windows to front and side, laminate style flooring, feature fireplace (currently boarded up) with tiled hearth and insert and wooden fire surround.

First floor **Landing** with two side windows and doors leading to **Three Double Bedrooms** and a **Shower Room** with shower cubicle with glass shower screen, wash hand basin in vanity unit and WC, tiled splash-backs, heated towel rail and extractor fan.

OUTSIDE, OUTBUILDINGS & LAND

To the front of the residence there is a small garden with borders, a side gate leads to the side garden where there is a circular patio area and rear garden beyond. The driveway is to the right hand side of the house with gates leading to the rear of the property offering further parking. There is a secondary access path and wooden gate leading to Westend Road (currently a little overgrown).

Located to the side and rear of the residence are formal, private, courtyard style gardens ideal for entertaining.

To the side of the residence there is a **Brick Outbuilding** with stable door, power and lighting, currently used as a tack and feed room.

To the rear of the residence there are **Two Further Brick Outbuildings** used for storage.

Two Bed Static Caravan (included in the sale). This has been used for multi-generational purposes / overflow accommodation in previous years. It benefits from electricity and water and is on mains sewerage.

Studio (see floorplan) with power and lighting (no water currently connected), ideal as office.

Four Timber Stables with concrete yard and overhang, benefiting from light and water supply with **Adjoining Hay Shed**

There are further outbuildings including a **Chicken Run**, **Timber Shed**, **Storage Container**, **Old Caravan** with decked patio to side (used for recreational use), further **Tin Storage Shed**.

The **Grazing Land** is predominantly flat and is fenced / hedged to the boundaries, located mainly to the rear of the property and accessed via a five bar gate. There is a further smaller paddock to the rear of the stables.

IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL

SERVICES

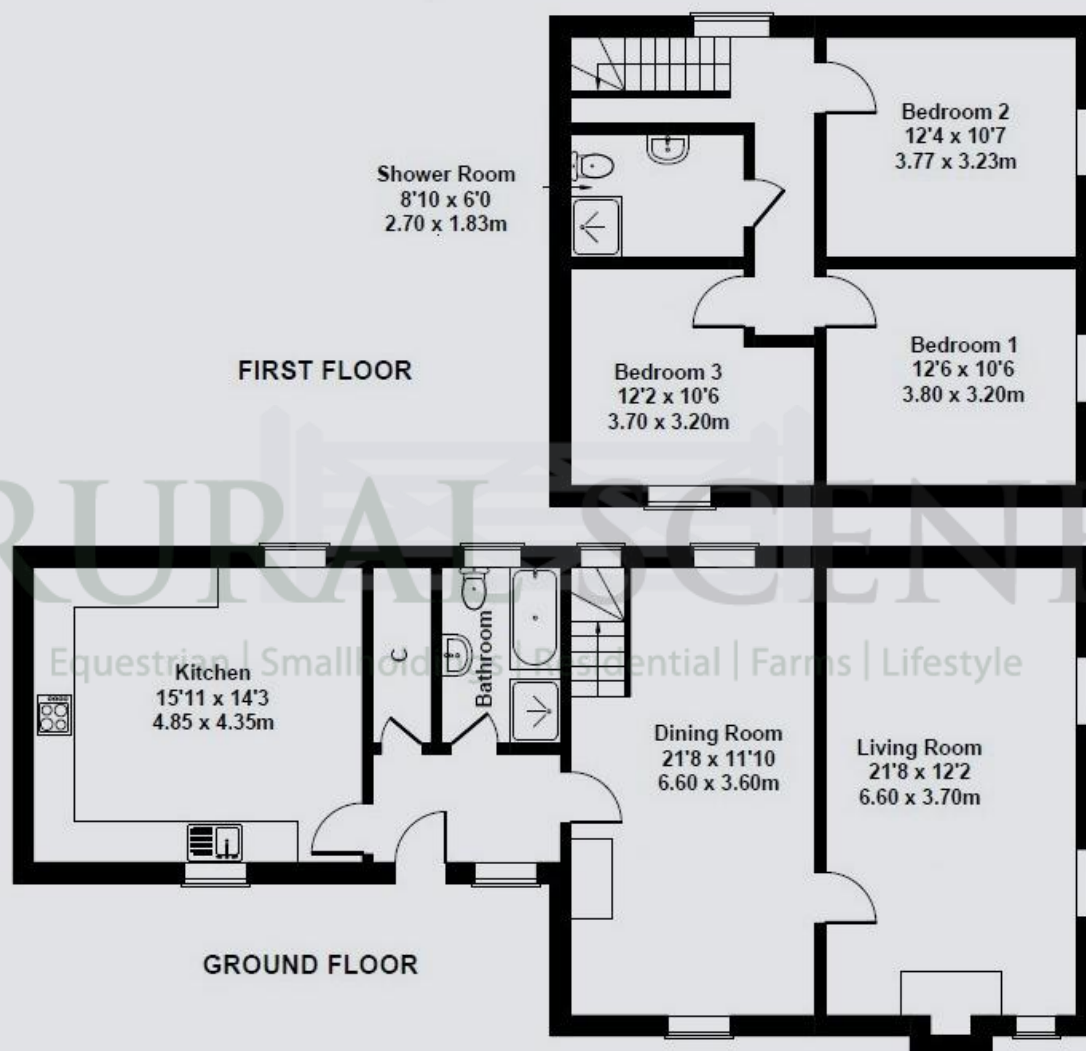
MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, AIR SOURCE HEAT PUMP HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX B

DIRECTIONS

Exit the M180 motorway at junction 2 onto the A161 and travel through Belton into Epworth. At the traffic lights turn right into High Street, continue onto Station Road. After 1 mile, continue onto West End Road and the property can be identified on the left hand side by our for sale board. (It is the 2nd to last house before the open countryside and the national speed limit sign)

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited **Northcroft 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.