



EASTFIELD HOUSE

Woodside Lane, Wroot, Doncaster, North Lincolnshire DN9 2BP

- Detached Four Bedroom House
- Approx. 3 Acres • Outbuildings, Stable Yard and Exercise Area
- Ample Off Road Parking for Numerous Vehicles and Horse Boxes
 - Lifestyle Home with Outdoor Swimming Pool
 - Accessible Central Location

REF:AR/WE/6295

**RURAL
SCENE**

Equestrian | Smallholdings
Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Epworth 5 miles • Bawtry 9 miles • Thorne 10 miles

Doncaster 11 miles • Scunthorpe 16 miles

Close Proximity to M1 and M18

A detached four bedroom house set in approx. three acres with stabling, exercise area, paddocks and various outbuildings.

The property is utilised as a family home, where the vendors keep their own horses and dogs. The residence has four good sized bedrooms and private rear gardens with swimming pool, a large parking area suitable for multiple vehicles and horse boxes plus excellent equestrian facilities including stabling, exercise area, grazing paddocks, field shelter, feed room, tack room and various other outbuildings including garages.

Wroot is a linear village in north Lincolnshire with its own local facilities including village hall, shop / Post office, pub and primary school. The nearby historic town of Epworth offers further facilities including shops, restaurants and leisure facilities. A wider range of amenities are available at Bawtry to the south west. There is easy access to the M1 and M18 motorways. Scunthorpe and Doncaster are within easy reach.



THE RESIDENCE

A detached four bedroom residence with UPVC double glazing and gas central heating. The accommodation is as follows with approx. room sizes:

Ground Floor

Entrance Porch with door to front, vinyl floor covering, door to:

Open Plan Kitchen / Breakfast Room 32'2 x 11'7 < 13'7 (about 9.8m x 3.5m < 4.1m) (max) windows to front and side, stairs to first floor, two radiators, understairs storage cupboard, multifuel burner

Kitchen Area fitted with a range of wall and base units with rolled edge worksurfaces, 1½ bowl sink with mixer tap and tiled splashbacks, Range style cooker with seven ring gas hob and electric ovens and grill (maybe available by separate negotiation), extractor over, space and plumbing for American style fridge / freezer, integrated dishwasher, tiled flooring, spotlights, door to **Walk-in Pantry** with laminate flooring, second staircase at the rear of the kitchen leads to the first floor

Shower Room window to rear, electric shower, wash hand basin and WC, tiled flooring, tiled splashbacks, radiator, spotlights

Utility Room 11'1 x 8'11 (about 3.3m x 2.7m) window to side, plumbing for washing machine, space for white goods, gas boiler controlling heating and hot water, radiator, part tiled walls, storage cupboard, stable door through to kitchen

Lounge 18'2 x 12'7 (about 5.5m x 3.8m) window to front, two radiators, spotlights, double doors to rear patio, coving to ceiling, open fireplace with tiled insert and hearth and wooden surround

Office 6' x 5'3 (about 1.8m x 1.6m) wooden flooring, coving to ceiling

First Floor

Landing window to rear, access to loft space above, radiator, ceiling rose, doors to:

Bedroom One 15'8 x 9'1 (about 4.7m x 2.7m) (max) windows to rear and side, radiator, coving to ceiling, airing cupboard with additional storage housing hot water tank

En Suite 8'7 x 6'6 (about 2.6m x 2m) window to rear, bath with electric shower over and screen, two wash hand basins, WC, tiled flooring and walls, extractor and spotlights

Bedroom Two 12'1 x 11'10 (about 3.6m x 3.6m) window to front, radiator, ceiling rose, fitted wardrobes with overhead cupboards

Bedroom Three 11'5 x 11'4 (about 3.4m x 3.4m) window to front, radiator, fitted wardrobes with mirrored fronts

Bedroom Four 9'1 x 5'11 (about 2.7m x 1.8m) window to side, radiator, currently used as a dressing room

Family Bathroom 9'6 x 5'9 (about 2.9m x 1.8m) window to side, laminate flooring, bath with shower over, wash hand basin in vanity, WC, extractor



OUTSIDE, OUTBUILDINGS & LAND

To the front of the property there is an "In and Out" driveway with ample off road parking, raised borders and a gate giving access to the front. A driveway to the side leads to the rear garden, outbuildings and equestrian facilities. There is also a pedestrian gate and a covered area ideal for log storage.

There is an **Attached Garage** c. 18'2 x 15'5 (about 5.5m x 4.6m) with electric roller shutter door, power and light, pedestrian door to rear

To the rear of the residence there is a patio garden which offers a high degree of privacy and is low maintenance with a further decked area, **Outdoor Swimming Pool Outside WC** with tiled flooring and part tiled walls. **Adjoining Tool Shed** with tiled floor

Adjoining Tack Room c.12'11 x 12'9 (about 3.9m x 3.9m) with access to loft space above

Garage One c.16'8 x 9'5 (about 5m x 2.8m) plumbing for washing machine, space for tumble dryer, gas boiler servicing swimming pool

Garage Two c.16'8 x 13'10 (about 5m x 4.2m)

Both garages are currently utilised for storage and there is an additional garden area laid to lawn.

Orchard with further lawned garden and a variety of mature trees including plum, apple, pear and cherry

Stable Yard with concrete yard to front and overhang, the stables have power and light, comprising with approx. sizes:

Feed Room 12' x 8'4 (about 3.6m x 2.5m)

Stable One 12' x 12' (about 3.6m x 3.6m)

Stable Two 12' x 12' (about 3.6m x 3.6m)

Stable Three 16' x 12' (about 4.9m x 3.6m)

Stable Four 12' x 12' (about 3.6m x 3.6m)

Exercise Area approx. 40m x 20m with fibre / silica sand mix surface with two floodlights

The Grazing Land is currently divided into two post and railed paddocks. There is a **Field Shelter** in one of the paddocks and a woodland area beyond.

Container currently used as a hay store

Lorry / Trailer Parking Space

IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)

LOCAL AUTHORITY

NORTH LINCOLNSHIRE COUNCIL
Council Tax Band **D**

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, MAINS GAS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)
Energy Rating **E**

DIRECTIONS

From Bawtry follow the A614 towards Thorne. On reaching Finningley take the first right turn to Wroot and after approx. 2 miles on entering the village continue onto the High Street and take a left turn into Firth Lane. Turn slightly right (which becomes Woodside Lane) and Eastfield House is the last property on the left hand side.

VIEWING

Strictly by appointment only with the Agents
RURAL SCENE - TEL 01264 850700

PRICE GUIDE

£630,000

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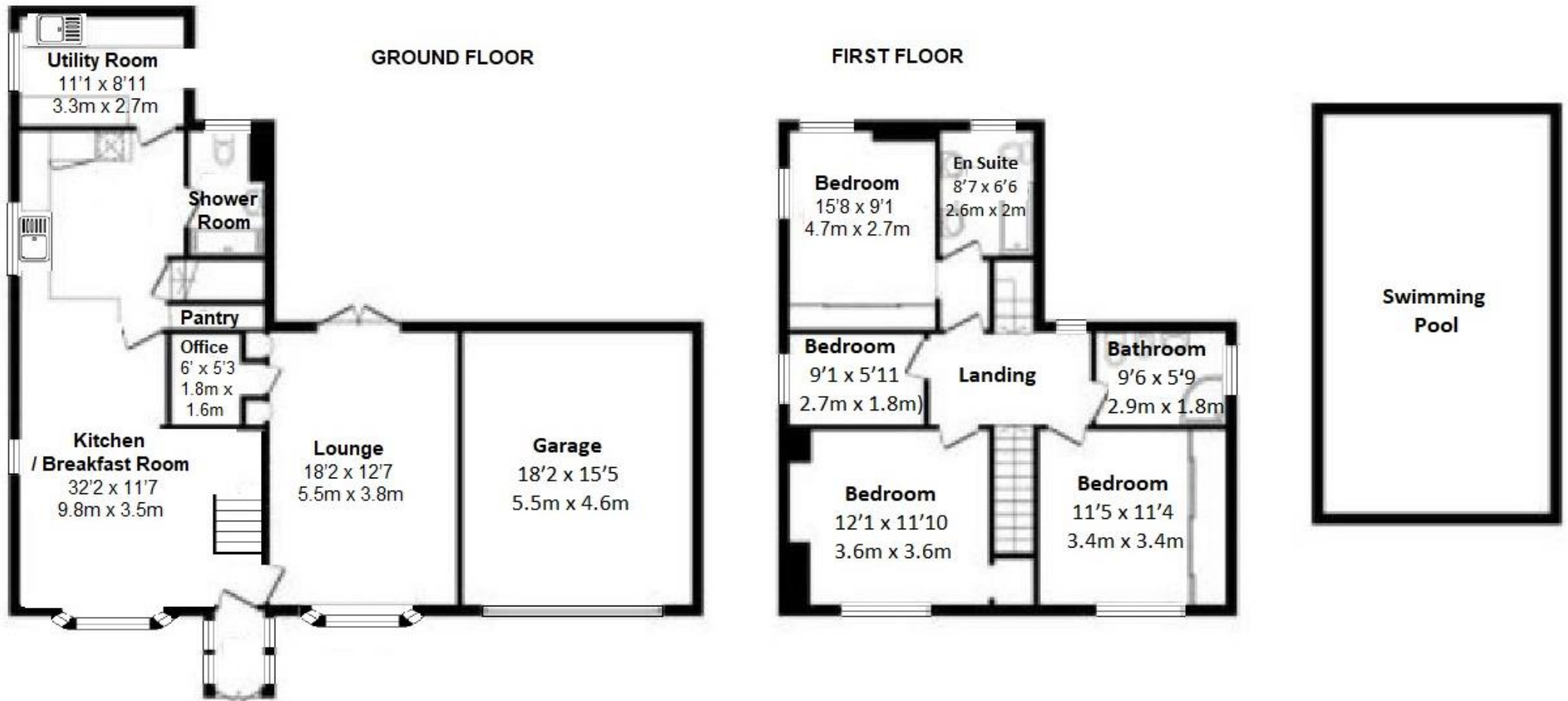
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Floorplan for identification only. Not to scale. Not to be used for estimating or measuring purposes

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