



Top House Farm, No Road, Campsall, DN6 9AQ Guide Price £485,000



Top House Farm presents a rare opportunity to acquire a substantial historic farmhouse, owned by the same family since 1939. The property sits in a sought-after village location on a charming street, whilst also enjoying excellent transport links to Doncaster and the wider motorway network.

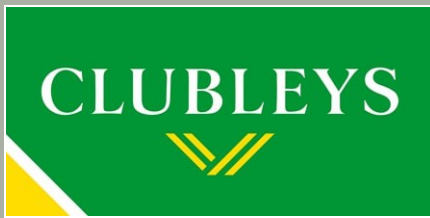
The spacious home offers generous accommodation, comprising a kitchen and utility room, two reception rooms, conservatory, three large bedrooms, ensuite and family bathroom upstairs.

Full of character and period charm, the property features original details including exposed beams and traditional architectural features, while offering ample scope for personalisation - subject to gaining the necessary consents.

Outside, the property offers lawned gardens with mature borders and feature stone walls with the potential for redevelopment or extension (subject to necessary planning consents being granted). A double garage and a front driveway provide ample off road parking.

In summary this presents a fantastic opportunity to acquire a charming character home with endless potential.

This property is Freehold. No onward chain.



Tenure: Freehold
City of Doncaster
BAND: E

ENTRANCE PORCH

1.64m x 1.35m (5'4" x 4'5")

Front door, timber cladding to halfway.

HALLWAY

1.25m x 2.51m (4'1" x 8'2")

Stairs to the first floor and a radiator.

LIVING ROOM

4.68m x 3.84m (15'4" x 12'7")

Dado rail, window seat, electric fire with stone fireplace and hearth, exposed timber beams, and a radiator.

Step up to the conservatory.

CONSERVATORY

2.31m x 6.14m (7'6" x 20'1")

Double French doors to the garden, borrowed light window, and a radiator.

DINING ROOM

5.03m x 6.78m (16'6" x 22'3")

Timber beams and features, electric fire with tiled hearth and wooden mantle, window seat, built in bookshelf, and a radiator. Archway and steps down to:

KITCHEN

5.35m x 4.27m (17'6" x 14'0")

Timber beams, solid wood fitted kitchen units with marble effect worktops, Hotpoint electric double oven, electric hob with extractor above, tiled splashback, stainless steel sink unit and drainer, plumbing for dishwasher, carpet flooring, built in shelving, dual aspect and back door, and a radiator.

UTILITY

4.74m x 3.35m (15'6" x 10'11")

Fitted base units and desk with marble effect worktop, built in cupboards, radiator, plumbing for washing machine, tumble dryer, and freezer. Access to:

CLOAKROOM

1.32m x 1.53m (4'3" x 5'0")

Low flush W.C., hand wash basin, part tiled, radiator, and walk in cupboard.

LANDING

1.81m x 8.96m (5'11" x 29'4")

Two radiators, dado rail, loft hatch and built in cupboards.

BEDROOM ONE

5.37m x 4.21m (17'7" x 13'9")

Dual aspect, two radiators, built in wardrobes, and vanity unit.

ENSUITE

1.60m x 2.79m (5'2" x 9'1")

Low flush W.C., vanity sink unit, mains shower cubicle, part tiled walls, vanity unit, and heated towel rail

BEDROOM TWO

3.56m x 3.98m (11'8" x 13'0")

Dado rail, loft hatch, and a radiator.

BEDROOM THREE

3.49m x 4.11m (11'5" x 13'5")

Walk in wardrobe and a radiator.

BATHROOM

1.92m x 3.03m (6'3" x 9'11")

Part tiled walls, pedestal sink, low flush W.C., panelled bath with electric shower over, and a radiator.

OUTSIDE

Double garage (19' x 19'2") plus further potting shed (9' x 9')

Mature garden with stone walls, flower beds, and established trees.

Front paved driveway with double wooden gates and two garden gates.

ADDITIONAL INFORMATION

SERVICES

Mains water, mains electrics, mains and mains drainage.

COUNCIL TAX

City of Doncaster Council - Council Tax Band E.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

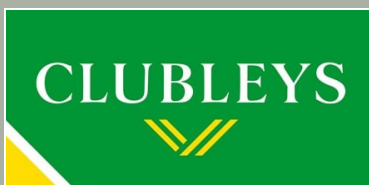
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

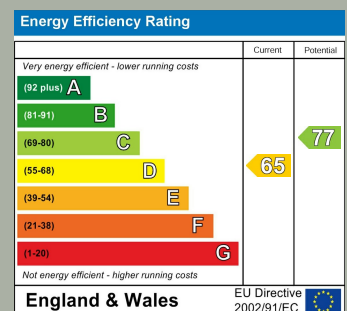
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.