

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## Grasmere, 29 Blow Row, Epworth, DN9 1HP

• Quite outstanding post war individual 4 double Bed House of charm and character • Extended flexible accommodation also providing 4 Reception Rooms – 2 Bathrooms – Quality Kitchen/Diner • Grounds of over 1 Acre • Double Garage • 2 Stables/Loose Boxes • Recreational Paddock • Close to Epworth centre and immediate access to open countryside •



**£650,000 NO CHAIN**



## LOCATION

Epworth is an historic small country town with “village” feel, thriving town centre, cafes, restaurants, shops, schools, places of worship, leisure centre and pool and lots going on.

M180 junction 2 3 miles, Doncaster Mainline Rail 14 miles (London under 2 hours), Doncaster Sheffield Airport 9 miles, Leeds, Sheffield, York and Lincoln under 1 hour.

**Accommodation** (room sizes approx. only)

## Ground Floor

**Entrance VESTIBULE** (1.6m x 1.4m) with substantial solid hardwood front door.

**Impressive RECEPTION HALL** polished wood block floor, radiator, west facing window and turning staircase leading off with **WINE STORE** beneath.

**Formal SITTING ROOM** (6m x 4.9m) commanding multi-aspect garden views with picture window and patio door to rear (south) landscaped garden and terrace. Authentic ‘living flame’ gas fire in marble and oak mantled surround, radiator and wall lights.

**DINING ROOM** (4m x 3.7m) double aspect garden view including deep front bay window. 2 radiators.

**KITCHEN/DINER** (5.6m x 3.1m) fully fitted out with extensive quality units in “country oak” and polished granite counters with 1 ½ bowl sink, cupboards, drawers, wine rack, under cabinet lighting, integral dishwasher, larder fridge, freezer, Rangemaster 110 caterers range and canopied extractor, low hung lights over dining table, radiator, double aspect windows and Amtico tiled floor extending to:-

**UTILITY/REAR ENTRANCE** (5.3m x 2m) matching cupboard units and cabinets, counter top, provision for laundry appliances, radiator, coat hooks, Amtico tiled floor, covered secondary entrance and access to the gardens.

**CLOAK ROOM** (2.1m x 0.9m) tiled floor, radiator, fan, toilet, wash basin, vanity mirror and central heating boiler.

**LIBRARY LOUNGE** (5m x 3m) with second staircase leading off (and storage beneath), radiator, double doors to Family Room and sliding glazed partition to:-

**STUDY** (3.7m x 2m) enjoying lovely garden view, radiator and ‘futon’ space.

“**THE BOTHAM ROOM**” (6.1m x 4m) a splendid garden/family lounge with south and west delightful views, access to the grounds and outdoor dining terrace, radiator, wall lights and ‘coal’ effect fire in marble and oak mantled surround.

## First Floor

**MAIN LANDING** of galleried style with balustrade, windows and wall and pendant lights.

**Double BEDROOM 2** (3.9m x 3.7m) front and west facing windows and radiator.

**Double BEDROOM 3** (3.9m min x 3.3m) also front and west facing with radiator and full width range of fitted wardrobes.

**House BATHROOM** (2.8m x 2.5m) Garden view exposed pine board floor, tiled décor, radiator, fan, mirrored cabinets, cylinder cupboard, toilet, wash basin, bidet and bath with thermostat controlled shower over (with folding screen).

**Double BEDROOM 4** (4.5m min x 2.6m) front and east outlooks, radiator and communicating door from:-

**2<sup>nd</sup> LANDING** (accessed from the Library Lounge) with radiator, front outlook and primarily serving the **MAIN BEDROOM SUITE** (6m x 5.3m max) comprising:-

**Fully fitted large double BEDROOM 1** enjoying gardens and distant countryside view to the south. Extensive wardrobes, vanity, bedside and upholstered window seat, professionally designed and fitted furnishings, mirrored doors, radiator, etc.

**BATH/SHOWER ROOM** (3m x 1.8m) with tiled finishes, multi down lights, extractor fan, radiator, shaver point, mirrored cabinet, shaped bath, toilet, wash basin and shower/steam room pod with multi body jets.

## OUTSIDE

Grasmere occupies in total 1.05 acres of highly enjoyable and delightfully laid out gardens and grass paddock with 2 Stables, double Garage, off road/visitor parking, rear secondary vehicular access and combining prime convenient residential location with the added luxury of immediate access to open countryside and bridleways.

Gated driveway to multi-car parking and turning **Court** and **Detached Double Garage** (5.5m x 5.5m) with loft space, personal door, lights, power, security and remote control door.

Outside lighting, flood lights to the rear, 3 water tap points and numerous electric points. Side private “parterre” leading to the rear “designer” lawned garden with paved terraces and deep richly stocked borders with a wide variety of hard and soft seasonal plantings, water feature, etc.

**2 (4m x 4m) Stables/Loose Boxes.** Secluded/screened Potting Area with Greenhouse, Shed and composter. Grass Paddock with “avenue” of home species trees, orchard trees, child’s Playhouse, covered log Stores and nature area.

5 bar farm gate entrance off bridle path/at the rear (beyond which is rolling protected landscape farmland).

## SERVICES (not tested)

Mains water, electricity, drainage and gas  
Gas central heating to radiators  
Zoned security system

## LOCAL AUTHORITY

North Lincolnshire Council

**COUNCIL TAX** Band ‘F’ (on-line enquiry)

## TENURE

Freehold assumed.

## VIEWING

Strictly by prior appointment through Grice & Hunter  
01427 873684







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**23 High Street, Epworth,  
Near Doncaster DN9 1EP  
Tel: (01427) 873684  
epworth@gricehunter.co.uk**

**7 Priory Place,  
Doncaster DN1 1BL  
Tel: (01302) 360141  
doncaster@gricehunter.co.uk**

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