



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Hawkehouse Green, Moss, DN6 0DL Four Bedroom Detached Farmhouse **Offers in Excess of £700,000**

Two Bedroom Detached Bungalow Annex : Equestrian Use with Stables, Barns and Approx 2.5 Acres of Paddock : Farmhouse - In Need of Modernisation with Huge Potential Throughout : Farmhouse - Includes Three Reception Rooms, En-Suite and Large Bathroom : Annex - Large Lounge and Modern Dining Kitchen : Annex - Double Bedrooms and Modern Shower Room : Large Gardens and Farmyard - Approx 2.8 Acres Woodland - Approx 6 Acres Total : Gated Driveways for Multiple Off Street Parking :
Viewing A Must to Fully Appreciate Two Properties, Outside Space and Location

PROPERTY DETAILS

Dating back to the 19th Century, Padley House is a charming four-bedroom detached family home surrounded by the calm of the countryside on the edge of the South Yorkshire village of Moss.

This attractive, double-fronted property is rich in heritage and has a local connection which runs deep believed to have been built by the local vicar's Grandfather who resided in the nearby village of Braithwaite.

For those seeking the peace and privacy of a rural outlook, you'll find it in abundance here with enviable field views from every angle and only three neighbouring houses within the postcode of Hawkehouse Green Lane. The impressive plot spans five acres in total, complete with woodlands, outbuildings and a separate two-bedroom dwelling.

Throughout the decades, the house has been sympathetically renovated with many of its original features kept intact including the Victorian tiled flooring that greets you in the entrance hall and the arched, stained-glass window that sits above this at the top of the stairs.

A sizable farmhouse kitchen-diner sits at the heart of the home which spans the full length of the building to create an open-plan, multi-functional space. With dual-aspect windows at the front and back, this is the central hub where the family gather to cook, enjoy meals and relax together in front of the fire.

A separate utility room complete with integrated appliances can be found across the hallway, alongside the cosy lounge, featuring a cast iron wood-burning stove to warm the winter evenings.

Completing the ground floor is the study with patio doors out to the garden, plus a double bedroom boasting an en-suite shower room which would make a perfect guest suite when visitors are in town.

Upstairs on the first floor are three bright and airy double bedrooms almost equal in size with signature tall ceilings and windows. On the landing, the space has been maximised by adding an additional home office which could also make a lovely nursery.

The tranquil family bathroom comprises a four-piece white suite with a built in bathtub and separate large walk-in shower, WC, traditional wash basin and chrome heated towel rail.

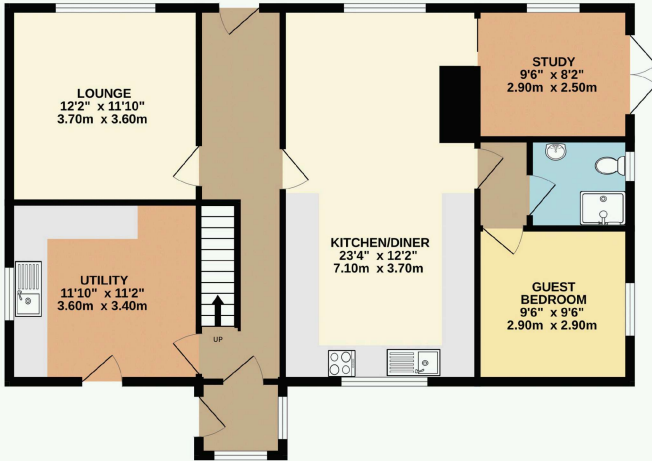
Beyond the main family home is also a detached bungalow which is perfect for use as either a rental property or for relatives to reside on site. The building is a blank canvas ready for renovation with the footprint of a spacious living room, kitchen, two double bedrooms and bathroom which has been freshly tiled.

Surrounding all of this is five acres of private land with something for everyone. The current owners have enjoyed the lawns and gardens with patio areas for entertaining, plus an allotment to satisfy even the greenest of fingers. The space would be suitable for farming or equestrian ventures, complete with paddocks and multiple outbuildings to house animals and agricultural vehicles.

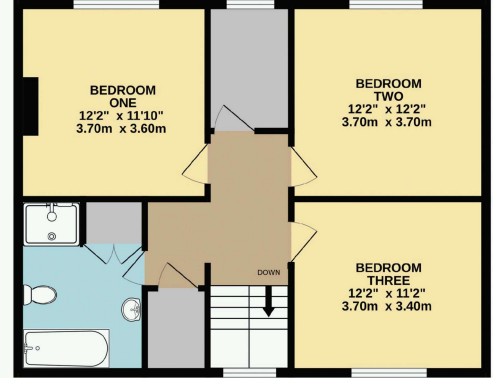
While this countryside home feels secluded and remote once you're inside, the nearest town of Askern is within easy reach offering a range of amenities including schools, shops and eateries in less than 10 minute's drive.

FLOOR PLANS

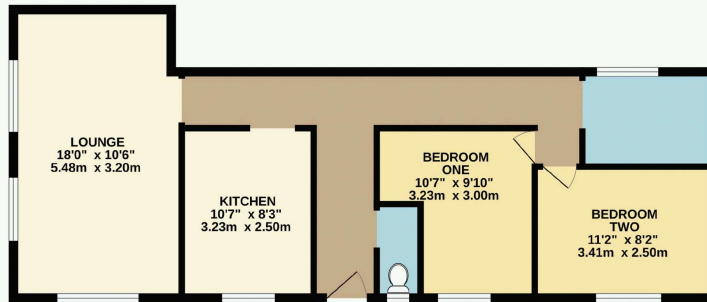
GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



ANNEX
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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