



**South Farm House, Old Skellow Doncaster**

**welcome to**

## **South Farm House, Old Skellow Doncaster**

GUIDE PRICE £425,000-£450,000. This exceptional five bedroom detached manor home grade two listed situated on a conservation area with grounds of its own is a superb development opportunity to provide extensive family living.



## **Entrance Hall**

A spacious entrance hall with a solid arched entrance door, stairs which rise to the first floor landing, a central heating radiator, stairs which lead down to the cellar, cloakroom and a rear facing door which provides access to the rear garden. There is access through to the drawing room, dining room and sitting room.

## **Drawing Room**

With front, side and rear sash single glazed windows. There are wall lights, three central heating radiators, a gas fire, beams to the ceiling and an artisan oak feature fireplace as the focal point of the room.

## **Dining Room**

A spacious dining room with a front facing sash double glazed window, space for a dining table and chairs and a central heating radiator.

## **Sitting Room**

With a dual aspect of a front and rear facing single glazed sash windows. There are stairs which rise to the first floor landing, coving to the ceiling, wood panelling to the walls, a multi fuel log burning stove with feature display, a central heating radiator and access through to the kitchen and inner hall.

## **Kitchen Diner**

A characterised and charming kitchen with a spacious feel throughout with wooden wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an integrated double gas cooker, a stove which incorporates space for a five ring rangemaster gas cooker, a built-in pantry providing additional storage. There is a central heating radiator, tiled flooring, beams to the ceiling to provide character and charm and space for a dining table and chairs. With front and rear facing sash single glazed windows, a front facing sealed door which provides access to the front garden and a further door which gives access to the utility room.

## **Utility Room**

With rear and side facing single glazed sash windows and a side door providing access to the rear garden. Fitted with a range of extensive wall and base units

which incorporates a sink and drainer. The utility room has a four ring gas hob with an extractor hood above, plumbing for a washing machine and dishwasher. There is a tile floor and a step up to the sun room.

## **Sun Room**

With two rear facing double glazed windows and a side facing single glazed window. There is a stone feature wall, laminate flooring, spotlights to the ceiling and a beautiful outlook to the rear garden.

## **Boiler Room**

Accessed from the front garden the boiler room houses the oil central heating while to the side there is a storage room which houses a low flush WC and provides additional storage.

## **First Floor Landing**

With a front facing single glazed sash window which provides a split level staircase, one which leads to bedroom two and three while the other staircase leads to bedroom one, four and five and the family bathroom.

## **Bedroom One**

A dual aspect of a front and rear facing sash single glazed windows. There is a rear facing built-in seating area, a range of bespoke fitted wardrobes and bedroom furniture. There is a central heating radiator, access to the additional first floor landing and inner hall.

## **Bedroom Two**

A double room with a front facing sash double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

## **Bedroom Three**

With a front facing single glazed sash window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

## **Bedroom Four**

With a rear facing single glazed sash window and a central heating radiator.

## **Bedroom Five**

With a front facing single glazed sash window, a central heating radiator and panelling to the walls.

## **Shower Room**

Fitted with a low flush WC, a wash hand basin and a seated tiled enclosed shower. There is a central heating radiator, partial tiling to the walls, an airing cupboard providing additional storage and a front facing single glazed sash window.

## **Family Bathroom**

With a rear facing single glazed sash window. Fitted with a low flush WC, a wash hand basin and a corner bath. There is a central heating radiator and partial tiling to the walls.

## **Outside**

The property is situated on grounds of its own where there are wrapped around lawned gardens that provide a variety of plants, shrubs and trees. There is a driveway which provides an extensive range of off road parking which in turn leads to the detached barn, garages, stables and workshop. There are stone period and characterised boundary walls and gated section gardens.

## **Outbuilding One**

(Double Storey)

## **Workshop / Outbuilding Two**

(Single Storey)

## **Garage**

## **Additional Information**

The property lays within a conservation area and is grade two listed with a barn and a range of outbuildings on the same title including a boiler room, outside WC and store room.



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## South Farm House, Old Skellow Doncaster

- GUIDE PRICE £425,000-£450,000
- FIVE BEDROOM GRADE TWO LISTED DETACHED HOME WHICH INCLUDES ADDITIONAL BARN WITH OUTBUILDINGS AND WORKSHOP.
- WRAPPED AROUND GARDENS
- KITCHEN DINER AND UTILITY WITH FOUR RECEPTION ROOMS
- SITUATED IN A CONSERVATION AREA

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: E

guide price

**£425,000-£450,000**



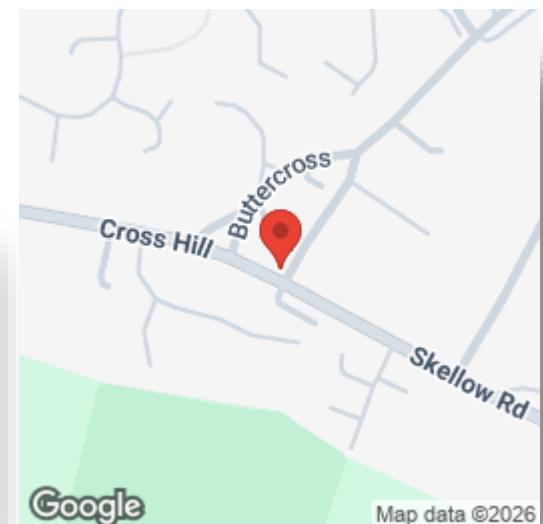
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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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