



- A Spacious and Versatile Five Bedroom Detached Family Home
- Presented to a Very High Standard ● Potential to Create Annexe Accommodation
 - Set in Approx. 0.75 Acre of Gardens and Paddock Land
- Ideal for Equestrian or Smallholding Use having Timber Stables and Adjoining Tack/Feed Room
- Ample Parking with Space for up to Eight Vehicles including Horsebox/Motorhome and Oversized Detached Garage
- Popular and Accessible Village Location

REF AR8573

GENERAL AND SITUATION

Approximate Distances:

Epworth 5 miles • Bawtry 9 miles • Thorne 10 miles • Doncaster 11 miles • Scunthorpe 16 miles
Close proximity to M1 & M18 Motorways

An extremely well presented and spacious 5 bedroom detached family home, set in approx. 0.75 acre, ideal for equestrian or smallholding use having two stables with adjoining feed/tack room and paddock grazing, in a popular village.

The property is utilised as a family home where the vendors keep their own horses and dogs, and also benefits from a large, detached double garage, parking for at least eight vehicles including space for a horsebox/motorhome, and generous, attractive gardens. Perfect for a large family looking for ample outdoor space, or those keeping horses, or as a general smallholding. There is opportunity to create self-contained annexe accommodation, ideal for a teenager or elderly relative, if required.

Wroot is a linear village in North Lincolnshire with its own local facilities including a Village Hall, shop/post office, pub and primary school. The nearby historic town of Epworth offers a wider range of shops, restaurants and leisure facilities. There is easy access to the M1 and M18 motorways and the larger towns of Scunthorpe and Doncaster are both within easy reach.

THE RESIDENCE

A detached 5 bedroom family home benefitting from uPVC double glazing and mains gas fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Front Door** leads into a spacious **Hallway** with tiled flooring, stairs rising to the First Floor, and a **Cloakroom** with WC and wash hand basin.

An archway to the right leads into a **Snug/Music Room** with a continuation of the tiled flooring and double doors that lead through to a **Front Reception Room** with laminate flooring, a window to side elevation and double patio doors to outside. Stairs rise to **Bedroom Three**.

To the left of the **Hallway** is a huge **Main Reception/Dining Room** with tiled flooring, a window to the front elevation, a log burner set into a brick fireplace with brick and stone hearth, a light tunnel and spotlights to ceiling. To the far end of the room a modern, inset, log effect electric fire, is set into a versatile, feature media wall, and bi-folding patio doors lead out to the rear garden.

Located at the rear of the property is the fantastic **Kitchen/Breakfast Room**, a real hub of this house. Comprising a range of contemporary wall and base mounted units with worksurfaces and breakfast bar, sink unit with mixer taps, and a range of integrated appliances including dishwasher, electric hob, two electric fitted ovens and a wine cooler. There is tiled flooring, windows to two aspects, a door to outside, and a door through to a **Utility Room** which has plumbing for a washing machine, a single drainer stainless steel sink unit with mixer tap, a wall mounted gas boiler and a window.





The **First Floor** is a generous and flexible space that has **Five Bedrooms**, and is currently configured as **Three Bedrooms, Dressing Room and Study**.

A spacious **Landing** gives access to all the first-floor rooms. The **Main Bedroom** has dual aspect windows to the rear and side elevations and laminate flooring. An **Ensuite Bathroom** has a bath, wash hand basin, WC, tiling to the floor and walls, dual aspect windows and a heated towel rail.

The **Second Bedroom** is also a double room with laminate flooring, window to front and useful eaves storage. **Bedroom Three** can be accessed via the 2nd staircase from the front reception room, or via **Dressing Room/Bedroom Four**, it has front and side windows.

Bedroom Four is currently utilised as a **Dressing Room** with side window and fitted wardrobes to one wall. **Bedroom Five**, currently used as an **Office**, has a front window and laminate flooring.

The **Family Bathroom** has a corner bath, shower in cubicle, wash hand basin and WC along with tiling to the floor and walls, a side window, spot lighting to ceiling and a heated towel rail.



OUTSIDE, OUTBUILDINGS & LAND

To the front and side of the residence is vehicle parking area and a formal lawned garden area with borders is located to the front of the house. To the right-hand side of the property a five-bar farm gate gives vehicular access to the rear where there is further parking with space to park at least eight vehicles, including a motorhome, horse box, trailer etc.

There is a **Detached Brick Garage** with roller shutter door and personal door, with power and lighting.

The rear garden comprises a **Patio Area** and lawned garden with flower and shrub borders, and useful **Garden Shed**.

At the bottom of the garden there is a gate into the **Equestrian Facilities** which comprise **Two Timber Stables** with an **Adjoining Tack/Feed Room** that benefits from power, light and water supply.

Beyond this is the **Paddock Grazing** which is predominantly flat, with fencing/hedges to the main boundaries, subdivided for rotation. Water is supplied to troughs in the paddocks.



IN ALL APPROX. 0.75 ACRE
(About 0.3 Hectare)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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Approximate Area = 2236 sq ft / 207.7 sq m
 Garage = 294 sq ft / 27.3 sq m
 Outbuilding = 380 sq ft / 35.3 sq m
 Total = 2910 sq ft / 270.3 sq m
 For identification only - Not to scale

VIEWING
 Strictly by appointment only with the Agents

LOCAL AUTHORITY
 NORTH LINCOLNSHIRE COUNCIL

SERVICES
 MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE,
 GAS FIRED CENTRAL HEATING, TELEPHONE and
 BROADBAND (connected and available subject to
 normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** F

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, where the property can
 be found on the left-hand side, identified by our For
 Sale board.

what3words /// gravy.womanly.microchip



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