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Rosslyn Limestone Road, Burniston

Guide Price £900,000



- SIZEABLE 7/8 BEDROOM DETACHED RESIDENCE & SELF-CONTAINED ANNEX
- SMALL HOLDING WITH GROUNDS OF APPROX 3.8 ACRES
- SOUTHERN WING - SUBSTANTIAL 5/6 BEDROOM HOME
- NORTHERN WING - SELF CONTAINED TWO BEDROOM ANNEX WITH CONSERVATORY
- IDEAL FOR A VARIETY OF PURCHASERS INC. MULTI GENERATIONAL LIVING
- TWO PADDOCKS, ENCLOSED YARD, FIVE STABLES, TACK ROOM, TRACTOR SHED, FIELD SHELTERS
- SUBSTANTIAL GAMES ROOM WITH WC ATTACHED HAY BARN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Set within approximately 3.81 acres of private grounds, this exceptional country residence presents a rare opportunity to acquire a substantial lifestyle property combining elegant family living with extensive equestrian and leisure facilities. Offering versatile 7/8 bedroom accommodation including a self-contained annex, the property is perfectly suited to multi-generational living, guest accommodation or those seeking a distinguished rural retreat.

Approached via gated access and an expansive tarmac driveway, the residence enjoys an impressive setting with beautifully maintained lawned gardens to both the front and rear, complemented by generous patio and decking areas ideal for outdoor entertaining and enjoying the surrounding countryside.

Equestrian enthusiasts are exceptionally well catered for with two paddocks, an enclosed yard featuring three stables, two additional adjoining stables, a tack room, and a field shelter with integrated stable positioned within the first paddock. Adjacent to the stable block is a substantial games and entertainment suite extending to approximately 33'10" x 26'9", complete with separate WC facilities and an attached hay barn, offering outstanding flexibility for leisure or further equestrian use.





The principal residence is thoughtfully arranged across two distinct wings. The southern wing provides extensive accommodation over two floors, beginning with an inviting entrance hall leading to elegant reception spaces including a refined sitting room and formal dining room. The spacious kitchen/breakfast room forms the heart of the home, while additional ground floor accommodation offers two/three bedrooms, including one with en-suite shower room, together with a family bathroom and separate shower room. To the first floor, the impressive principal suite enjoys its own en-suite shower room, accompanied by two further well-proportioned bedrooms and an additional family bathroom. The northern wing forms a superb self-contained annex, ideal for independent family living or guest accommodation, and comprises a cloakroom, open-plan kitchen and living space, conservatory, two bedrooms, and a bathroom with separate shower.

RESIDENCE - SOUTHERN WING

GROUND FLOOR

Entrance Hallway 27' 11" x 6' 7" (8.50m x 2.00m)

Sitting Room 15' 5" x 15' 1" (4.70m x 4.60m)

Dining Room 15' 5" x 15' 1" (4.70m x 4.60m)

Kitchen/Diner 21' 8" x 16' 5" (6.60m x 5.00m)

Master Bedroom 12' 2" x 11' 2" (3.70m x 3.40m)

En-Suite to the Master Bedroom 9' 2" x 3' 7" (2.80m x 1.10m)

Bedroom Two 13' 9" x 12' 2" (4.20m x 3.70m)

Bedroom Three/Study 13' 1" x 12' 10" (4.00m x 3.90m)

Shower Room

Bathroom 11' 2" x 9' 6" (3.40m x 2.90m)

FIRST FLOOR

Landing 14' 9" x 9' 10" (4.50m x 3.00m)

Bedroom Four 16' 9" x 16' 5" (5.10m x 5.00m)

En-Suite to Bedroom Four 10' 10" x 7' 7" (3.30m x 2.30m)

Bedroom Five 15' 1" x 9' 10" (4.60m x 3.00m)





Bedroom Six 15' 1" x 7' 10" (4.60m x 2.40m)
House Bathroom 9' 10" x 5' 3" (3.00m x 1.60m)

Airing Cupboard 7' 7" x 5' 11" (2.30m x 1.80m)

ANNEX - NORTHERN WING

GROUND FLOOR

Hall 20' 8" x 3' 3" (6.30m x 1.00m)

Separate WC

Living/Kitchen Area 27' 3" x 22' 0" (8.30m x 6.70m)

Conservatory 13' 9" x 13' 1" (4.20m x 4.00m)

Bedroom One 14' 1" x 9' 2" (4.30m x 2.80m)

Bedroom Two 10' 2" x 10' 2" (3.10m x 3.10m)

House Bathroom 10' 2" x 6' 11" (3.10m x 2.10m)

OUTBUILDINGS:

Games Room 33' 10" x 26' 7" (10.30m x 8.10m)

Hay Barn 33' 10" x 11' 10" (10.30m x 3.60m)

Stable 13' 5" x 9' 10" (4.10m x 3.00m)

Stable 13' 5" x 9' 10" (4.10m x 3.00m)

Stable 19' 8" x 6' 7" (6.00m x 2.00m)

Stable 12' 10" x 11' 10" (3.90m x 3.60m)

Tack Room 12' 10" x 11' 10" (3.90m x 3.60m)

Tractor Shed 12' 10" x 11' 10" (3.90m x 3.60m)

Stable 9' 10" x 9' 10" (3.00m x 3.00m)

Field Shelter 9' 10" x 9' 10" (3.00m x 3.00m)

Field Shelter 9' 10" x 9' 10" (3.00m x 3.00m)

HMRC

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TOTAL FLOOR AREA : 6077 sq.ft. (564.6 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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