



The Coach House, 5 Old Hall Farm Stubbs Walden,
Doncaster, DN6 9BU

HUNTERS[®]
EXCLUSIVE

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Offers Over £350,000

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this individual beautifully presented charming Grade 2 listed barn conversion. The property is set in a select private development in the rural hamlet of Stubbs Walden. The property benefits from LPG gas fired central heating system, double glazed wooden windows and briefly comprises spacious entrance hall, utility room, kitchen/dining room and lounge with multi fuel stove, stunning feature beams, dual aspect windows along with French doors leading from the garden via lounge and kitchen / dining room. To the first floor bedroom one benefits from an ensuite bathroom along with two further bedrooms and the family bathroom. To the front of the property there is a courtyard with allocated parking. To rear of the property there is a garden laid to lawn with patio area and shrub borders. The property has a single garage and a further parking space. Viewing is highly recommended to appreciate the character and charm the property has to offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Stubbs Walden is a small, rural village and civil parish in North Yorkshire. Situated north of Doncaster and 7 miles south east of Pontefract it lies close to the borders of South Yorkshire, East Riding and West Yorkshire: both the A1 and M62 motorways are accessed within 10 minutes giving excellent commuter links.

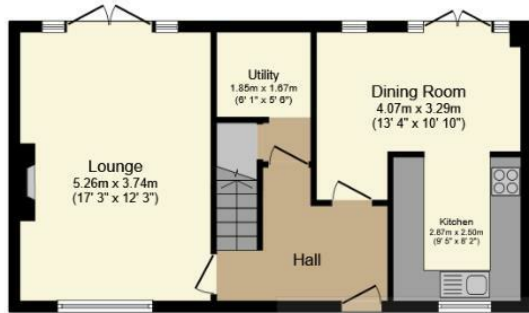
DIRECTIONS

From Selby take the A19 Doncaster Road through the villages of Brayton, Burn and Chapel Haddlesey towards Whitley. On entering Whitley village turn right onto Gravelhill Lane. Continue onto Booty Lane then turn right onto Fulham Lane. Continue onto Highfield Lane then continue onto Station Road. At the roundabout take the 1st exit onto Churchfield Lane then continue onto Willowbridge Road. Turn left onto Stubbs Road and continue straight then turn at Common Lane. Take the next left after the railway crossing onto Old Hall Farm where you will see our Hunters exclusive for sale board, follow the drive to the end and the property is straight in front as you enter the courtyard.

Material Information - Selby

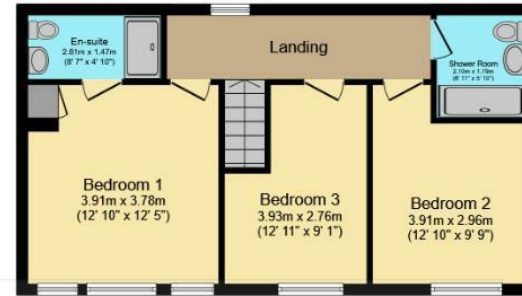
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : E

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



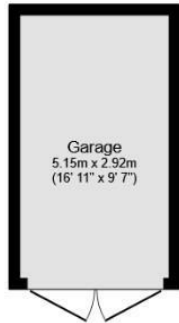
Ground Floor

Floor area 51.5 sq.m. (554 sq.ft.)



First Floor

Floor area 51.5 sq.m. (554 sq.ft.)

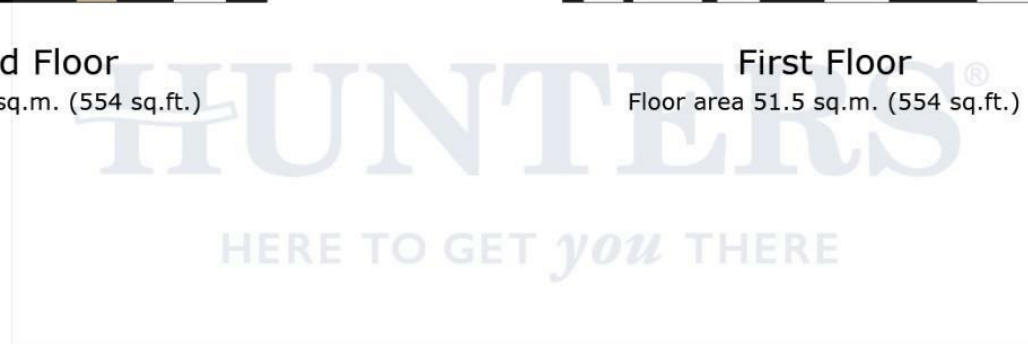


Garage

Floor area 15.3 sq.m. (164 sq.ft.)

Total floor area: 118.0 sq.m. (1,271 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	58
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		















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