HOME FARM



BLENHEIM


HOME FA
&LODG
QUALITY
07516



A WONDERFUL MULTI-DWELLING PROPERTY, OFFERING IMMENSE POTENTIAL FOR A VARIETY OF USES

HOME FARM IS SITUATED WITHIN A PRIVATE, SIZEABLE PLOT OF APPROXIMATELY 2 ACRES AND PRESENTS EXCITING PROSPECTS FOR FAMILY LIVING AND RUNNING A PROFITABLE BUSINESS.

An exceptional three bedroomed detached cottage serves as the primary dwelling, whilst two barns and a converted two-storey building comprise six self-contained bedroom suites that currently operate as successful 4-star guest accommodation.





The flexibility provided by Home Farm makes it an attractive opportunity for a variety of purchasers.

Whether you are looking to continue or expand the thriving accommodation business or are a family seeking a place for multi-generational living, this property has numerous possibilities. The beautiful grounds are a haven for nature and include lawn and patio areas with neat planting, a private garden to the main cottage, a fantastic vegetable garden and a large wildlife field with a duck pond and livestock enclosures with a field shelter, which adds potential for equestrian usage.

The charming detached cottage was extended and renovated in 2020 by the current owners, resulting in a characterful home that has been adapted to suit modern requirements and finished to a high standard. On the ground floor is a fabulous breakfast kitchen featuring an Aga, a useful pantry, utility room, WC and a boot room. The breakfast kitchen leads into a homely lounge that showcases a Chesneys log burner set within a brick chimney breast. Three double bedrooms and a modern family bathroom occupy the first floor, including a spacious master bedroom with a balcony that looks out towards the views.

Each of the properties are set around a central courtyard that has an electric gated entry from High Street. Throughout each of the six guest rooms is an area for comfortable seating/dining, a kitchenette, a bedroom and a shower room or bathroom, enabling clients an element of self-catering on their stay. The business offers short and long term stays with an established client base and has won many notable awards, such as Visit England 4-star Gold, a Rose Award for Service Excellence and a Green Tourism Gold Award for its sustainable ethos.

Barn 1 is set over two floors and is where the main reception can be found. The ground floor also includes guest room 1, a storage room and an under-stairs delivery cupboard. An external staircase leads up to a balcony where access is gained to guest rooms 2 and 3, as well as an additional storage room.

Guest room 4 is located within barn 2. A spacious living area/kitchenette and a bathroom provide ample accommodation and a lovely double bedroom is positioned on the first floor. External access can be gained to two useful stores.

Barn 3 houses guest rooms 5 and 6, which overlook one of the gardens that is currently communal to staying clients. There is also a linen store.



Home Farm is located in the desirable village of Austerfield and is within walking distance of the popular market town of Bawtry. Within Bawtry are a host of amenities, such as highly rated restaurants, boutique shops and public houses. Moments away from the home is Bawtry Golf Club, which is set for exciting development in the coming years. The property is well situated for connections to the A1, M18 and M1 for journeys up and down the country. Doncaster train station is accessible within a short drive and provides a range of rail journeys, including London Kings Cross which is reachable in around 1.5 hours.

Detached Cottage

The property briefly comprises of on the ground floor: Hallway, WC, boot room, utility room, breakfast kitchen, pantry, lounge and entrance vestibule.

On the first floor: Landing, master bedroom, master balcony, bedroom 2, bedroom 3 and family bathroom.

Barn 1

On the ground floor: Reception with a kitchenette/WC and a store, storage room, under-stairs delivery cupboard and guest room 1 with a living area, bedroom/kitchenette and shower room.

On the first floor: Balcony, guest room 2 with a bedroom, living area/kitchenette and shower room, storage room and guest room 3 with a bedroom, living area/kitchenette and shower room.

Barn 2

On the ground floor: Guest room 4 with a living area/ kitchenette and a bathroom. Two external stores.

On the first floor: Bedroom.

Barn 3

On the ground floor: Guest room 5 with a bedroom/ kitchenette/living area and bathroom and guest room 6 with a bedroom/kitchenette/living area and bathroom. Externally accessible linen store.

Outbuildings: Four-bay outbuilding and a two-bay open outbuilding.

GROUND FLOOR

Double hardwood doors with triple glazed panels and matching side panels open to the hallway.

Hallway

Serving as the informal entrance to the home, the welcoming hallway has recessed lighting and limestone tiled flooring with under floor heating. Two separate sets of double oak doors open to a cloaks and shoe cupboard with respective cloaks hanging and shelving. Oak doors open to the WC and utility room. An oak stable-style door opens to the boot room. An opening leads into the breakfast kitchen.

WC

Having a side facing hardwood triple glazed obscured window, recessed lighting, extractor fan and limestone tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wall mounted Twyford wash hand basin with a chrome mixer tap.

Boot Room

Having recessed lighting and limestone tiled flooring with under floor heating.

Utility Room

Having a side facing hardwood triple glazed window, recessed lighting, extractor fan and limestone tiled flooring with under floor heating. A range of fitted base and wall units incorporate a work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. Beneath the work surface is space/provision for a washing machine and a tumble dryer. The utility room houses the Ideal boiler, Prostel hot water cylinder and under floor heating valves.

Breakfast Kitchen

18'5 x 14'0 (5.61m x 4.27m)

A wonderful breakfast kitchen with side facing hardwood triple glazed windows, an exposed timber beam, recessed lighting, pendant light points and limestone tiled flooring with under floor heating. A range of fitted base and drawer units incorporate an oak work surface and panelled splashbacks. A central island provides additional storage with an oak work surface and a 2.0 bowl Belfast sink with a Quooker boiling tap and an Insinkerator waste disposal unit. The appliances include a two-oven Aga with two hot plates and an extractor hood above, an integrated Zanussi microwave and an integrated Siemens dishwasher. There is space/provision for an American style fridge/freezer. Oak doors open to the pantry and lounge.

Pantry

Having flush light points, an extractor fan and limestone tiled flooring with under floor heating. A range of fitted base units incorporate an oak work surface, upstands and matching shelves above provide useful storage.

Lounge

18'5 x 14'6 (5.61m x 4.40m)

A homely reception room with front and side facing hardwood triple glazed windows, a side facing hardwood triple glazed panel, an exposed timber beam, flush light points, TV/aerial/data points and under floor heating. The focal point of the room is the Chesneys log burner, which is set within a brick chimney breast and has a quarry tile hearth. An oak door opens to the entrance vestibule.

Entrance Vestibule

Serving as the more formal entrance to the home, the entrance vestibule has side facing hardwood triple glazed panels, a recessed light point and tiled flooring with under floor heating. A hardwood door with a triple glazed panel opens to the front of the property.

From the lounge, a staircase with oak hand rails and balustrading rises to the first floor.



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BREAKFAST KITCHEN



WC



LOUNGE

LOUNGE

FIRST FLOOR

Three double bedrooms allow ample space for family living, along with a contemporary family bathroom.

Landing

Having a side facing hardwood triple glazed window, pendant light points and a central heating radiator. Oak doors open to the master bedroom, bedroom 2, bedroom 3 and the family bathroom. Access can also be gained to the loft space.

Master Bedroom

18'9 x 15'7 (5.72m x 4.75m)

An exceptionally spacious master bedroom with a side facing hardwood triple glazed window, pendant light points, central heating radiator and a TV/aerial/data point. Bi-folding hardwood doors with triple glazed panels open to the master balcony.

Master Balcony

Having wrought iron balustrading.

Bedroom 2

13'5 x 11'5 (4.10m x 3.49m)

A superb double bedroom with a side facing hardwood triple glazed window, pendant light point and a central heating radiator.

Bedroom 3

13'3 x 11'6 (4.03m x 3.51m)

Another double bedroom with front and side facing hardwood triple glazed windows, pendant light point, central heating radiator and a decorative brick fireplace.

Family Bathroom

A stylish family bathroom with a front facing hardwood triple glazed obscured window, recessed lighting, extractor fan, partially tiled walls, two shaver points and tiled flooring with under floor heating. A suite in white comprises a low-level Imex WC and a RAK Ceramics wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a panelled bath with an Instinct chrome mixer tap. To one corner is a walk-in shower enclosure with a fitted Grohe rain head shower and an additional Grohe hand shower facility.



BEDROOM 3



MASTER BEDROOM



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM








Detached
Three Bed
Cottage
Barn 1
Barn 3
Barn 2

EXTERIOR & GARDENS (DETACHED COTTAGE & GENERAL)

The exterior of Home Farm is extensive and easily accommodates residents and guests, each with separate areas of gardens and parking.

Detached Cottage

From High Street, a timber pedestrian gate opens to the front of the detached cottage where there is a path leading to an entrance door with exterior lighting and planted borders containing mature trees and shrubs.

To the rear of the property is a block paved seating terrace with exterior lighting, raised planters, external power points and a water tap. Access can be gained to the hallway. A timber pedestrian gate opens to a pathway at the left side of the property with pedestrian gates opening to High Street and the rear of barn 2. A timber pedestrian gate also opens to the courtyard.

General

Also from High Street, an electric timber gate for vehicular access opens to a gravelled courtyard, which provides parking for multiple vehicles and has exterior lighting, external power points and an electric car charging point. Access can be gained to barn 1, two stores within barn 3 and a timber pedestrian gate opens to the rear of the detached cottage.



BARN 1 - GROUND FLOOR

A stone flagged path with exterior lighting provides access via heavy timber doors to the reception, storage room, under-stairs delivery cupboard and guest room 1.

Reception

14'1 x 12'7 (4.30m x 3.83m)

Currently utilised as a reception for the business but could be adapted into another bedroom suite if desired. Having a side facing UPVC double glazed obscured window, rear facing UPVC double glazed window, exposed timber beams, recessed lighting, central heating radiator and a telephone point. A range of fitted furniture incorporates cupboards and drawers. Timber doors open to the store and kitchenette.

Store

Having recessed lighting and exposed timber beams.

Kitchenette

Having recessed lighting and a central heating radiator. A fitted base unit incorporates an inset 1.0 bowl stainless steel sink with a chrome mixer tap and an additional matching work surface has space beneath for an appliance. A sliding timber door opens to the WC.

WC

Having a recessed light point, extractor fan, a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

Storage Room

Having an automatically activated flush light point, an extractor fan and a work surface with a stainless steel sink and a Triton hot/cold tap.

Under-Stairs Delivery Cupboard

Having an automatically activated light and a fitted work surface.

Guest Room 1

32'6 x 11'11 (9.91m x 3.62m)

Living Area

Having a rear facing partially obscured UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. A wide opening leads into the bedroom/ kitchenette.

Bedroom/Kitchenette

Having a flush light point, recessed lighting and a central heating radiator. The kitchenette comprises a range of base units with a work surface, an inset 1.0 bowl stainless steel sink with traditional chrome taps and space for an under-counter appliance. An oak door opens to the shower room.

Shower Room

Having recessed lighting, an extractor fan, an illuminated vanity mirror, a chrome heated towel rail and a shaver point. A suite in white comprises a low-level Imex WC and a wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner is a walk-in shower enclosure with a fitted Hansgrohe shower and a glazed screen.

From the courtyard, a staircase with stone flagged steps and wrought iron balustrading rises to a balcony on the first floor.



BARN 1



RECEPTION



GUEST ROOM 1 - LIVING AREA



GUEST ROOM 1 - BEDROOM/KITCHENETTE



GUEST ROOM 1 - BEDROOM/KITCHENETTE



GUEST ROOM 1 - SHOWER ROOM

BARN 1 – FIRST FLOOR

Balcony

The balcony is enclosed by wrought iron balustrading, has exterior lighting and provides access to guest rooms 2 and 3, and a storage room.

Guest Room 2

32'8 x 11'11 (9.96m x 3.63m)

Bedroom

Having a rear facing UPVC double glazed window, side facing UPVC double glazed obscured window, wall mounted light points, TV/aerial point and a central heating radiator. Access can be gained to a loft space. A wide opening beneath a heavy timber beam leads into the living area/ kitchenette.

Living Area/Kitchenette

Having a front facing UPVC double glazed window, recessed lighting, wall mounted light points, central heating radiators and a TV/aerial point. The kitchenette comprises a range of base units with a work surface, a tiled splashback, an inset 1.0 bowl stainless steel sink with traditional chrome taps and space for an under-counter appliance. A timber door opens to the shower room.

Shower Room

Having a front facing UPVC double glazed obscured window, flush light point, extractor fan, an exposed timber beam, fully tiled walls, illuminated vanity mirror, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a Burlington wash hand basin with traditional Burlington chrome taps. To one corner is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Storage Room

Having an automatically activated flush light point and a central heating radiator. A range of fitted base and wall units incorporate a work surface, an inset 1.0 bowl stainless steel sink with traditional chrome taps and space for an under-counter appliance. The storage room also houses the Vaillant boiler.

Guest Room 3

17'6 x 14'2 (5.34m x 4.32m)

Having front, side and rear facing UPVC double glazed windows, vaulted ceiling, exposed timber beams, recessed lighting, wall mounted light points and a central heating radiator. A kitchenette includes fitted base units with a work surface, an inset 1.0 bowl stainless steel sink with traditional chrome taps and space for an under-counter appliance. A timber door opens to the shower room.

Shower Room

Having a front facing UPVC double glazed obscured window, flush light point, extractor fan, fully tiled walls, chrome heated towel rail, an illuminated vanity mirror and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.



BALCONY



GUEST ROOM 2 - BEDROOM/LIVING AREA/KITCHENETTE



GUEST ROOM 2 - BEDROOM



GUEST ROOM 2 - BEDROOM/LIVING AREA/KITCHENETTE



GUEST ROOM 3



EXTERIOR & GARDENS CONTINUED AND BARN 2

A gravelled driveway continues from the courtyard to provide access to barns 2 and 3. To the side of barn 2, guest room 4 and two useful stores can be accessed. Two openings within brick walling lead to a garden at the rear of barn 3 that is available for guest usage and has a lawn, a stone flagged patio and planted borders containing shrubs and plants. An arched opening within a mature hedge leads to the continuation of the lawn and patio, all of which is enclosed by mature hedging. A stone flagged path with exterior lighting runs along the rear of barn 3 and provides access to guest rooms 5 and 6.

Barn 2

Ground Floor

Guest Room 4

19'5 x 15'11 (5.92m x 4.85m)

Living Area/Kitchenette

A heavy timber door with an obscured glazed panel and a matching side panel opens to the living area/kitchenette. Having side facing UPVC double glazed windows, vaulted ceiling, exposed timber beams, recessed lighting, central heating radiators and a TV/aerial point. The kitchenette comprises fitted base and drawer units, which incorporate a work surface, tiled splashbacks and an inset 1.0 bowl Lamona stainless steel sink with a chrome mixer tap. Integrated appliances include a Lamona under-counter fridge and a Lamona microwave. A timber door opens to the bathroom.

Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, illuminated vanity mirror, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled bath with a chrome mixer tap, an additional hand shower facility and a glazed screen.

From the living area/kitchenette, a staircase with hand rails and balustrading rises to the:

First Floor

Bedroom

16'4 x 16'1 (4.99m x 4.90m)

Having a rear facing UPVC double glazed window, Keylite roof windows, exposed timber beams, wall mounted light points, central heating radiators and a TV/aerial point. Double timber doors open to a built-in storage cupboard.



BARN 2



GUEST ROOM 4 - LIVING AREA/KITCHENETTE



GUEST ROOM 4 - LIVING AREA/KITCHENETTE



GUEST ROOM 4 - BEDROOM

BARN 3

Guest Room 5

20'4 x 12'10 (6.21m x 3.91m)

Bedroom/Kitchenette

A heavy timber door with an obscured glazed panel and a matching side panel opens to the bedroom/kitchenette. Having a side facing UPVC double glazed obscured window, rear facing UPVC double glazed window, exposed timber beams, recessed lighting and a central heating radiator. The kitchenette incorporates a base unit with a work surface to one side and an inset 1.0 bowl stainless steel sink with a chrome mixer tap and space for an under-counter appliance. A timber door opens to the bathroom and an opening leads into the living area.

Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a hand shower facility and a glazed screen.

Living Area

Having recessed lighting, a central heating radiator and a TV/aerial point.

Guest Room 6

19'5 x 13'1 (5.93m x 3.98m)

Living Area/Kitchenette/ Bedroom

A heavy timber door with an obscured glazed panel and a matching side panel opens to the living area/kitchenette/ bedroom. Having front and rear facing UPVC double glazed windows, vaulted ceiling, exposed timber beams, recessed lighting, central heating radiators and a TV/aerial point. The kitchenette incorporates a base unit, an inset 1.0 bowl stainless steel sink with a chrome mixer tap, a work surface and space for an under-counter appliance. A timber door opens to the bathroom.

Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one wall is a panelled bath with a chrome mixer tap, a hand shower facility and a glazed screen.



BARN 3



GUEST ROOM 5 - BEDROOM/KITCHENETTE



GUEST ROOM 5 - BATHROOM



GUEST ROOM 6 - LIVING AREA/KITCHENETTE/BEDROOM



GUEST ROOM 6 - LIVING AREA/KITCHENETTE/BEDROOM

EXTERIOR & GARDENS CONTINUED - GENERAL

The gravelled driveway continues past barns 2 and 3 to a four-bay parking area with exterior lighting. Opposite is a pretty, lawned orchard with a variety of fruit trees. There is also a planting garden to the rear of barn 2 which has raised beds, a water tap, exterior lighting and a gravelled patio area. From the parking area, a metal gate opens to a further gravelled parking area with an additional three bays that are suitable for motorhomes pitches. Access can be gained to a four-bay outbuilding and a two-bay open outbuilding. There is a 5000 litre underground rainwater harvesting tank with a pump that serves the vegetable garden irrigation system.

Four-Bay Outbuilding

41'7 x 18'8 (12.68m x 5.68m)

Having four sets of double timber access doors, light, power, a water tap and a timber personnel entrance door.

Two-Bay Open Outbuilding

26'9 x 12'4 (8.15m x 3.76m)

With power and two water taps.

Beyond the gravelled parking area, a grass path leads to a vegetable garden and a metal gate opens to the wildlife field.

Vegetable Garden

An enclosed area with timber fencing, raised planters ideal for growing a multitude of produce, a water tap and a greenhouse.

Wildlife Field

A large expanse of land that extends to over an acre with mature trees, a duck pond and areas for seating. There two enclosures for livestock with a wooden field shelter and an area for composting. The wildlife field is fully enclosed by mature hedging.











ORCHARD/PARKING AREA



FOUR-BAY OUTBUILDING & TWO-BAY OUTBUILDING



WILDLIFE FIELD



VEGETABLE GARDEN

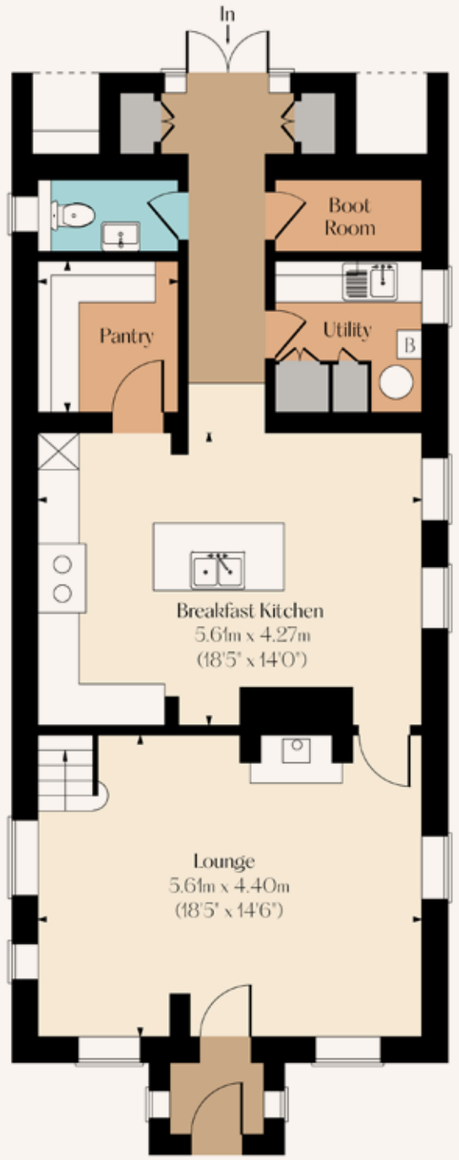


ANIMAL ENCLOSURES

GROUND FLOOR

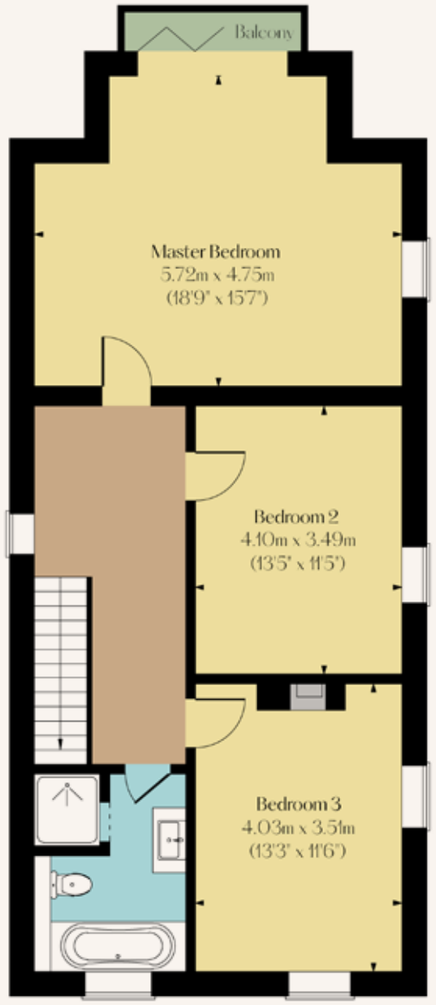
Approximate Floor Area:
819 SQ.FT. (76.1 SQ.M)

Main House Total Approximate Floor Area:
1613 SQ.FT. (149.9 SQ.M)



FIRST FLOOR

Approximate Floor Area:
794 SQ.FT. (73.8 SQ.M)



BARN 1

Ground Floor Approximate Floor Area:
749 SQ.FT. (69.6 SQ.M)

First Floor Approximate Floor Area:
749 SQ.FT. (69.6 SQ.M)



BARN 2

Ground Floor Approximate Floor Area:
608 SQ.FT. (56.5 SQ.M)

First Floor Approximate Floor Area:
262 SQ.FT. (24.4 SQ.M)



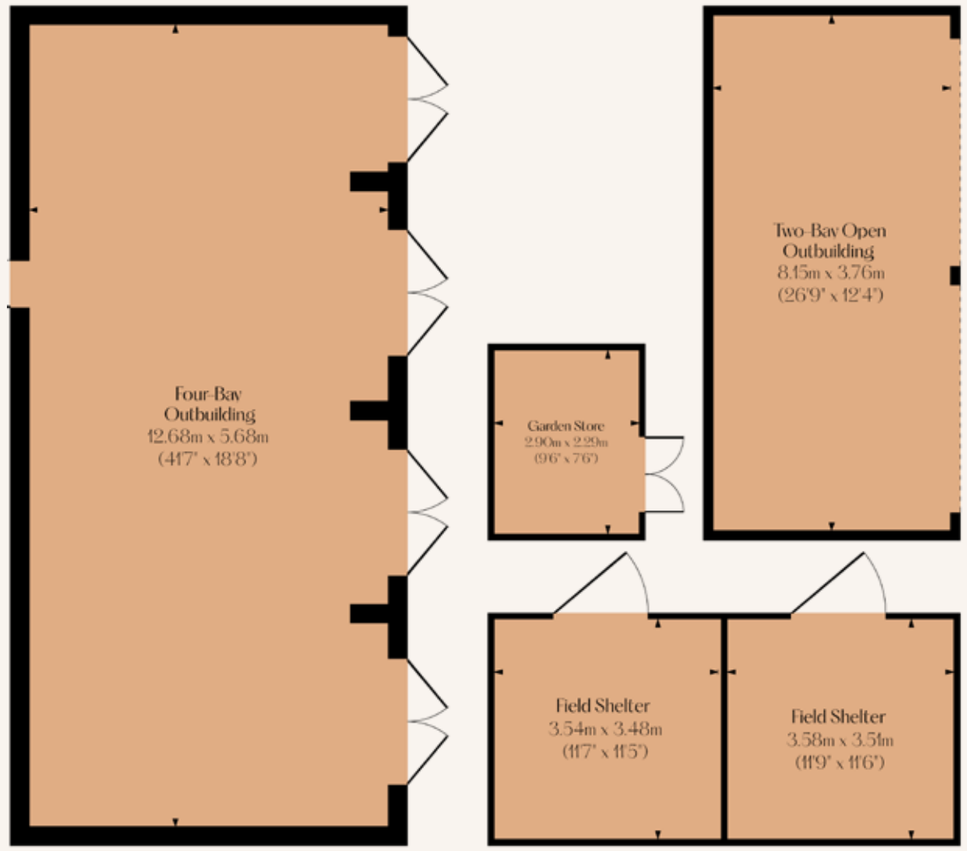
BARN 3

Total Approximate Floor Area:
642 SQ.FT. (59.7 SQ.M)



OUTBUILDINGS

Approximate Floor Area:
1449 SQ.FT. (134.6 SQ.M)



BEDROOMS (HOUSE & BARNS) 3 / 6	BATHROOMS (HOUSE & BARNS) 1 / 6
LIVING ROOMS (HOUSE & BARNS) 1 / 6	SQFT (HOUSE / BARNS / OUTBUILDINGS) 1,613 / 3,010 / 1,449
TENURE Freehold	COUNCIL TAX D

Services

Mains gas, mains electricity, mains water and mains drainage. There is full fibre broadband at the property with two separate lines into the main house and barn 1. The mobile signal quality is average.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves

There is a wayleave to grant access to the electricity board for the cables that run above the wildlife field. There are no covenants or easements. and the flood risk is very low.

Further Information

There is a development overage on the right hand side of the wildlife field that was placed by the previous owners. Planning permission was previously granted in 2017 for five detached properties without any overage conditions.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

HOME FARM

High Street, Austerfield, Doncaster,
DN10 6QU

Asking Price
£1,250,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk