



2 Newbigg, Westwoodside – DN9 2AT

Doncaster

Offers In The Region Of £430,000

2 Newbigg

Westwoodside, Doncaster

Rare three-bed detached farmhouse in Westwoodside with original outbuildings, stables, double garage, large gardens and period features. Huge potential. Gated driveway. Must be seen. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning 150–200 Year Old Detached Character Farmhouse
- Incredible Original Stable Block & Large Hayloft with Conversion Potential STPP
- Beautiful Private Rear Garden with Mature Trees & Patio Entertaining Area
- Three Bedrooms & Multiple Versatile Reception Spaces
- Charming Country-Style Kitchen with Belfast Sink & Rangemaster Cooker
- Wealth of Original Features Including Fireplaces, Cobbled Floors & Stable Doors
- Gated Driveway & Double Garage with Power
- Peaceful Village Location Close to Local Amenities, Schools & Transport Links



A Rare Opportunity to Own a Piece of History. Stunning Detached Farmhouse with Exceptional Outbuildings & Endless Potential

Located within the popular village of Westwoodside, this fantastic three-bedroom detached farmhouse is believed to date back approximately 150–200 years and offers an extraordinary blend of timeless character, versatile living space and exciting future potential.

From the moment you arrive behind the gated private driveway, this enchanting home captivates with its period charm, idyllic setting and truly unique collection of original features and outbuildings, including traditional stables, hayloft and former laundry house.

Stepping inside, a welcoming entrance porch provides the perfect practical space for coats and boots before leading into the beautifully presented main lounge. Rich in warmth and atmosphere thanks to the, this inviting room centres around a striking log burner with exposed brick surround, complemented by wooden beams to the ceiling and a generous understairs storage cupboard.

At the heart of the home lies the country-style kitchen. Featuring an range of wall and base units, complementary wood worktops, a classic Belfast sink and an impressive Rangemaster cooker with gas hob, this room effortlessly combines rustic charm with modern practicality. A spacious walk-in pantry offers excellent additional storage along with space for laundry appliances, while a convenient ground floor shower room adds further functionality.

The property continues to impress with a second elegant reception room boasting a magnificent open coal fireplace with decorative surround, flowing seamlessly into an additional living area currently utilised as a spacious home office with direct access onto the beautiful rear garden.

Upstairs, the generous principal bedroom is flooded with natural light and benefits from extensive fitted wardrobe storage. The second bedroom is another spacious double complete with a built-in storage cupboard, while the third bedroom enjoys delightful views across the stunning gardens. A stylish modern family bathroom serves all three bedrooms and features a bath with overhead shower, vanity storage, wash basin and WC.

Externally, this remarkable property truly comes into its own.

The substantial rear garden offers a high degree of privacy and has been lovingly maintained with manicured lawns, mature trees, established shrubbery, patio seating area with canopy and a dedicated children's play space complete with adventure playground.

The original outbuildings are simply exceptional and present enormous scope for future development, subject to the necessary consents. The impressive stable block comprises three original stables with a large hayloft above and retains a wealth of original features including the cobbled flooring, stable doors, feeding troughs, hay racks and tack storage. Whether transformed into a luxury annexe, holiday accommodation, home business, studio or entertainment space, the possibilities are endless!

Further enhancing the property's incredible appeal is the original laundry house, complete with original well and copper wash tin, alongside a charming former outside toilet now perfectly suited as a potting shed.

To the front, the expansive gated driveway provides ample off-road parking for multiple vehicles and leads to a substantial double garage equipped with power.

Properties of this nature rarely become available. Overflowing with history, charm, versatility and opportunity, this truly unique farmhouse must be viewed to be fully appreciated.

Agent Notes

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

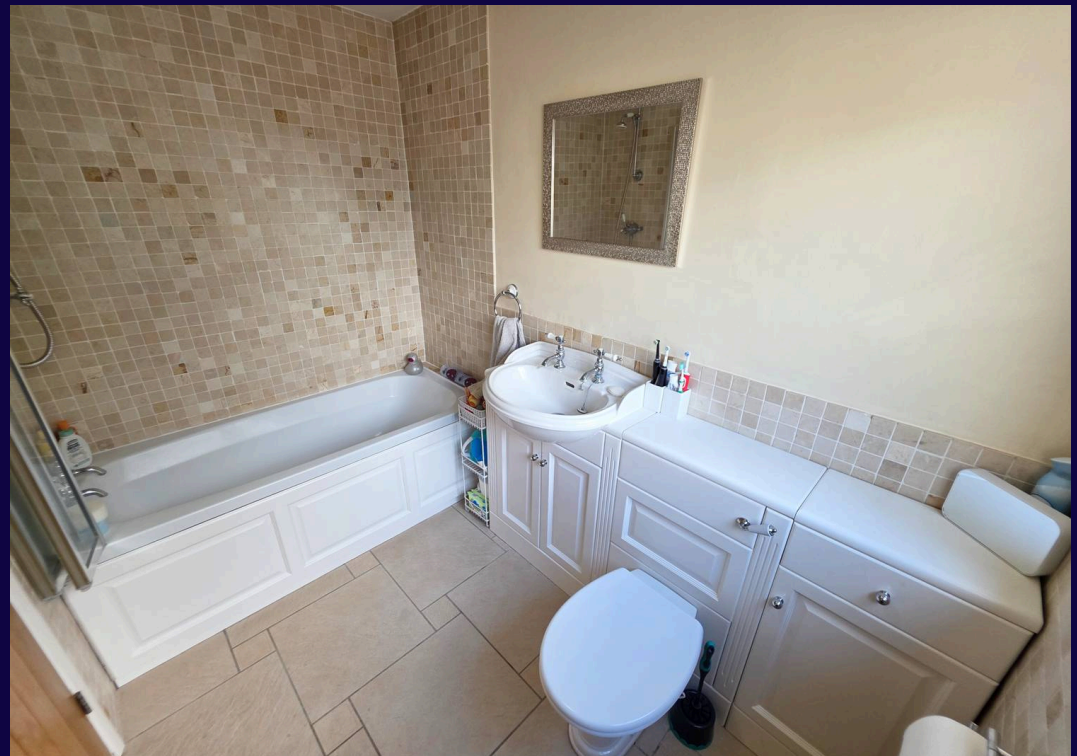
General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.











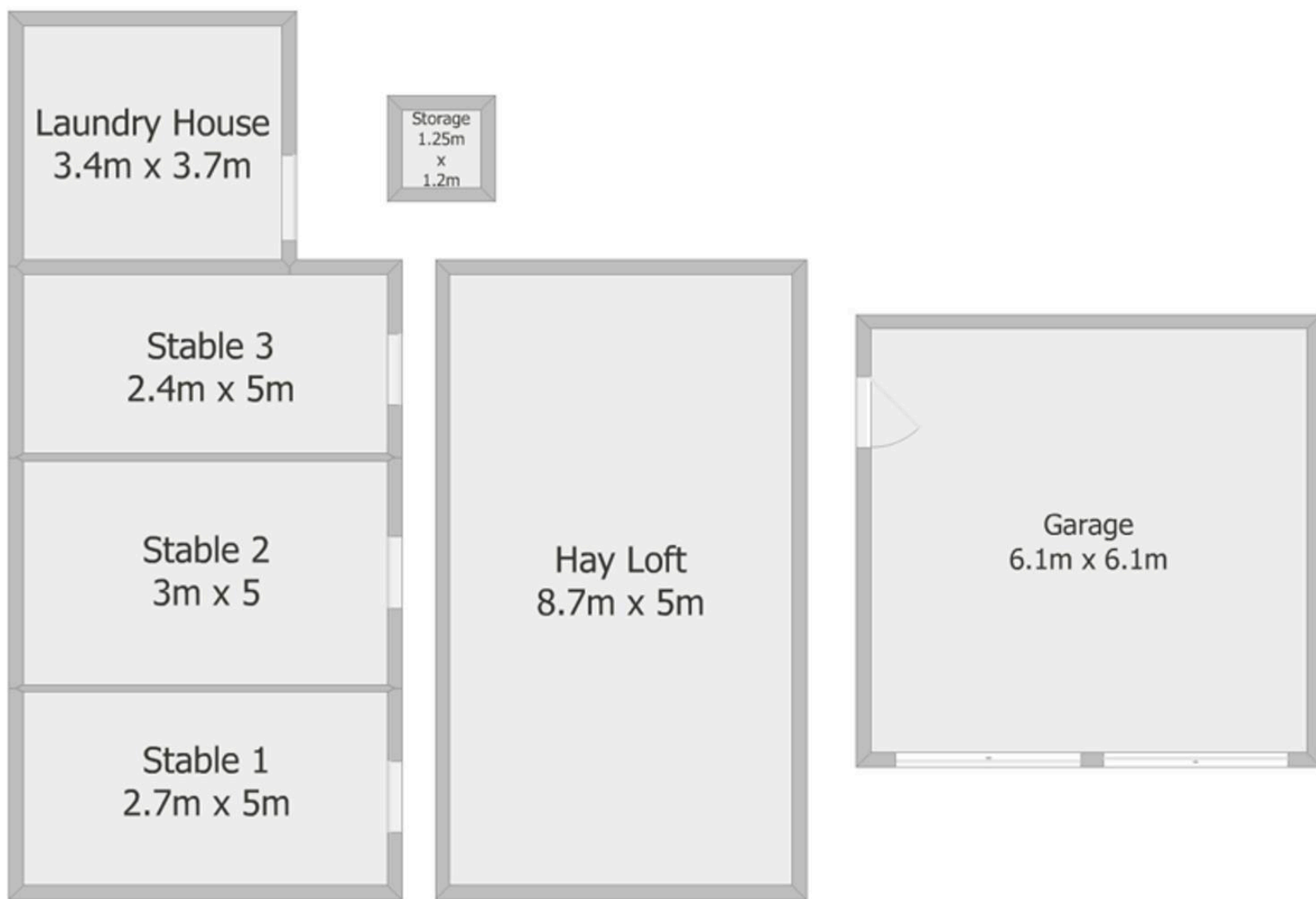






- **Ground Floor 68 sqm**
- **First Floor 51 sqm**
- **House Total 119 sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.



- **Outbuildings - 101 sqm**
- **Garage - 37 sqm**
- **House, Garage, Outbuildings - 257 sqm**

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