



High Street, Norton Doncaster

welcome to

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A characterful six-bedroom home offering the perfect blend of equestrian lifestyle and business potential, with a three-acre field, stables and workshop. Formerly an antiques shop, the property presents a rare opportunity to combine home, horses and business in one unique setting.



Entrance

13' 9" x 11' (4.19m x 3.35m)

With rear facing French doors and a side facing double glazed window. There is a central heating radiator and access through to the inner hall.

Inner Hall

With access through to the lounge, dining room, kitchen and ground floor WC.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin. There is a heated towel rail, tiled flooring and a rear facing obscure double glazed window.

Lounge

14' 8" x 15' 9" (4.47m x 4.80m)

With two front facing double glazed windows, a side facing double glazed window, two central heating radiators, feature beams and a focal feature fireplace with open fire.

Dining Room

10' 9" x 14' 8" (3.28m x 4.47m)

With a front facing double glazed window, fitted storage, stairs which rise to the first floor, a focal feature fireplace with open fire and double doors giving access to the kitchen.

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

Fitted with a range of solid wooden wall and base units with coordinating granite roll edge work surfaces housing the ceramic sink and drainer. The kitchen has a double oven and grill, microwave, a four ring electric hob and an integrated fridge and dishwasher. There is plinth lighting, underfloor heating, a rear facing double glazed window and access through to the utility room.

Utility Room

With useful storage, plumbing for a washing machine, a wall mounted boiler and access through to the ground floor WC.

First Floor Landing

With a useful airing cupboard.

Bedroom One

12' 6" x 14' 8" max (3.81m x 4.47m max)

With a front facing double glazed sash window, a side facing single glazed sash window, coving to the ceiling, a cast iron feature fireplace and access to the garden room and en-suite.

En-Suite Shower Room

Fitted with a shower cubicle with electric shower and a front facing obscure double glazed window.



Garden Room

10' 11" x 13' 7" (3.33m x 4.14m)

A unique position with elevated views over the rear garden and field with a lantern roof, a side facing double glazed window and a stunning rear Juliet balcony.

Bedroom Two

12' 6" x 14' 8" max (3.81m x 4.47m max)

With a front facing double glazed window, a central heating radiator and a cast iron feature fireplace.

Bedroom Three

11' 8" x 7' 10" (3.56m x 2.39m)

With a rear facing double glazed window, wooden flooring and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin, bidet and a roll top slipper focal feature bath. There is a central heating radiator and a side facing obscure double glazed window.

Antiques Shop

Mirroring the main home and formerly a boutique Antiques Shop now provides one detached family home.

Reception Room

17' x 10' 11" (5.18m x 3.33m)

With a front facing exterior door, a front facing single window, stairs which rise to the first floor and access through to the dining room.

Dining Room

10' 9" x 10' (3.28m x 3.05m)

With a rear facing single glazed window.

Kitchen

10' 7" x 7' 7" (3.23m x 2.31m)

With a rear facing single glazed window. There is a sink and drainer, space for a fridge and freezer and plumbing for a washing machine.

Ground Floor W.C.

Fitted with a low flush WC and a central heating radiator.

Additional Reception Room

14' 6" x 11' 9" (4.42m x 3.58m)

With two rear facing single glazed windows and a side facing door.

First Floor Landing

And additional staircase rise from the ground floor former antiques shop.

Bedroom Four

11' 8" x 12' (3.56m x 3.66m)

With a front facing single glazed window.

Bedroom Five

11' 8" x 10' (3.56m x 3.05m)

With a front facing single glazed window and a central heating radiator.

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Bedroom Six

10' 7" x 10' (3.23m x 3.05m)

With a rear facing obscure single glazed window and a central heating radiator.

Outside

A side driveway gives access to the rear of the property where there is a stone feature detached stable, workshop and store. There is outdoor power and lighting and a courtyard style private garden which is ideal for outdoor dining and entertaining. There is a small holding three acre field situated to the rear which forms part of the property particulars with stunning views on a unique substantial plot, perfect for those with horses and an equestrian lifestyle.

Outbuilding

13' x 12' 1" (3.96m x 3.68m)

Double Stable

13' x 12' 1" (3.96m x 3.68m)

Additional Information

Formerly one house and a separate boutique antiques shop now combined to create an extensive, characterful detached family home. The former antiques shop could be converted back to a shop, home office or annex space, subject to relevant planning permissions and building regulations. The said three acre field has a building clause, however forms part of the property particulars. The vendors have made us aware that the property is sold under a residential title on one council tax band.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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High Street, Norton Doncaster

- RARE LIFESTYLE AND EQUESTRIAN OPPORTUNITY
- APPROXIMATELY THREE-ACRE FIELD
- STABLES IDEAL FOR EQUESTRIAN USE
- GENEROUS WORKSHOP AND OUTBUILDINGS
- EXCITING HOME BUSINESS POTENTIAL

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in the region of

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR123775 - 0007

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