



Bleak Farm House
Misterton, Doncaster, South Yorkshire

BROWN & CO



Bleak Farm House, 1 Grovewood Road, Misterton, North Lincolnshire, DN10 4EF

Dating back over 200 years, is this beautiful Victorian farmhouse with a mix of modern and period features situated on a generous plot within the highly sought after village of Misterton.

The property benefits from spacious living accommodation comprising of an entrance hall, dining room, sitting room, family room, breakfast kitchen, utility, study and WC to the ground floor, along with master bedroom with en-suite, three further bedrooms all with fitted wardrobes and wash basins, bathroom and WC to the first floor. Outside to the front is a large, mature, landscaped gardens with a variety of decorative shrubs and trees. There is also a pleasant patio area, hidden garden, driveway and double garage.



ACCOMMODATION

Ground Floor

Entrance Hall

Front entrance door, staircase rising to first floor, understairs storage cupboard with access to cellar, terracotta tiled floor, ornate cornicing, radiator.

Sitting Room

Double glazed sash window to front aspect, gas fire with decorative surround, mantle and hearth, ornate cornicing, radiator.

Dining Room

Double glazed sash window to front aspect, ornate cornicing, radiator.

Family Room

Two double glazed windows to side aspect, gas stove inset to fireplace, two cupboards built into the alcoves, exposed beam to ceiling, coving, radiator.

Breakfast Kitchen

Two double glazed windows to rear aspect and one to side aspect, drainer sink inset to preparation worktop, matching base and eye level storage units, dresser unit, integrated gas hob with extractor over, integrated double oven, water softener, tiled flooring, radiator and pantry.

Utility

Entrance doors and windows to both front and rear aspects, spaces and plumbing for washing machine, tumble dryer and fridge freezer.

Study

Double glazed window to rear aspect, radiator.

WC

Double glazed window to front aspect, WC, wash basin, radiator.

First Floor

Landing

Double glazed window to front aspect, loft access, airing cupboard, radiator.

Bedroom One

Double glazed windows to front and side aspects, fitted wardrobes, two radiators.

En Suite

WC, shower cubicle, vanity wash basin, heated towel rail.

Bedroom Two

Double glazed window to front aspect, fitted wardrobe, vanity wash basin, radiator.

Bedroom Three

Double glazed window to side aspect, fitted wardrobe, vanity wash basin, radiator.

Bedroom Four

Double glazed window to side aspect, fitted wardrobes, vanity wash basin, radiator.

WC

Double glazed window to rear aspect, WC, wash basin.



Bathroom

Double glazed window to rear aspect, bath, large walk in shower, vanity wash basin, heated towel rail.

Outside

To the front is a large, mature and beautifully landscaped garden predominantly laid to lawn with decorative borders comprising of a variety of shrubs and trees. . The cellar is accessed from an external entrance. There is a hidden garden along with a side garden with patio providing a pleasant seating area. To the side of the property is a driveway which leads to a double garage which can also be accessed from the rear garden

Situation

Misterton is located 6 miles North-West of Gainsborough, 15 miles East of Doncaster and 18 miles South West of Scunthorpe. It is also within easy reach of the M180 and A1. The village itself has excellent amenities including a primary school, Co-op, a pub, doctor surgery, pharmacy, garage, various takeaways and sports clubs.

TENURE & POSSESSION

Freehold and for sale by private treaty.

COUNCIL TAX

Band F

MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.



BROADBAND

We understand from the Ofcom website that standard, superfast and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 220 Mbps.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304

AGENT

James Drabble
01522 504304
lincolnresidential@brown-co.com

Energy performance certificate (EPC)

1 GROVEWOOD ROAD MISTERTON DONCASTER DN10 4EF	Energy rating D	Valid until: 2 October 2034
Certificate number: 7790-8872-0122-0006-3043		

Property type Detached house	Total floor area 183 square metres
----------------------------------------	----------------------------------------------

Rules on letting this property

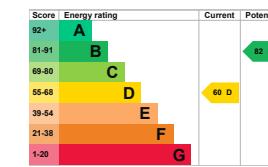
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

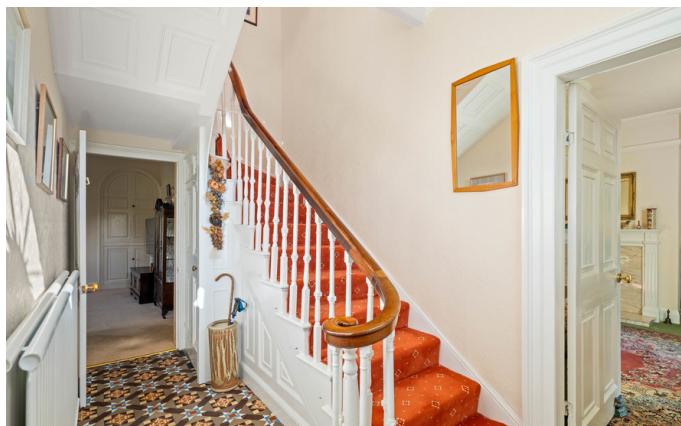


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

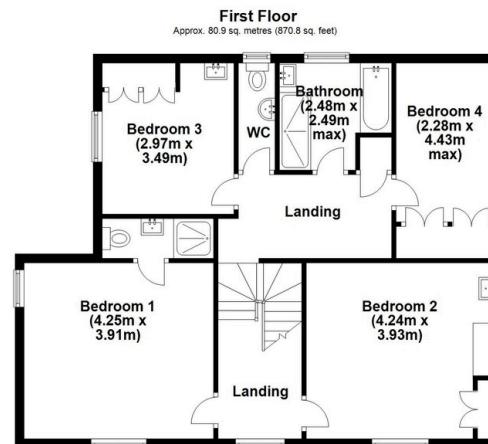
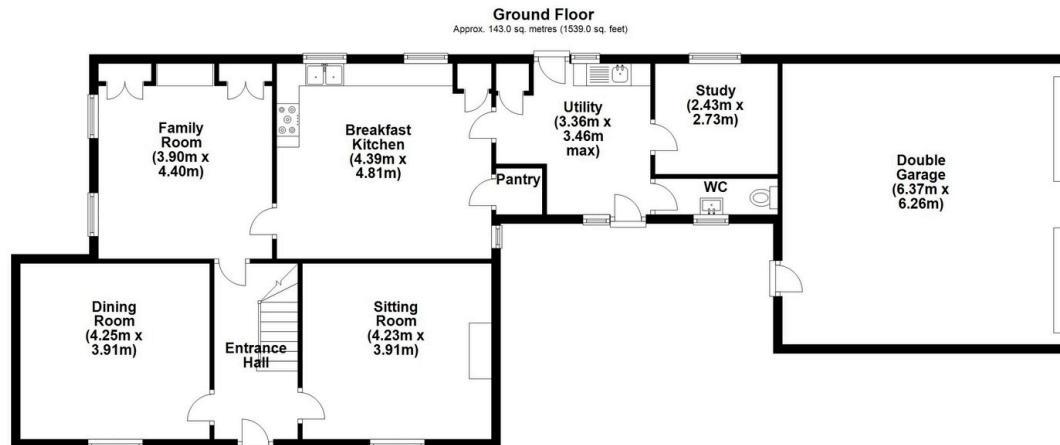
For properties in England and Wales:

the average energy rating is D
the average energy score is 60









Total area: approx. 223.9 sq. metres (2409.8 sq. feet)

The marketing plan's shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated