

Old Hall Farm, Stubbs Walden, Doncaster, DN6 9BU

3 2 1 E

Asking Price £325,000

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Old Hall Farm, Stubbs Walden, Doncaster

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this individual beautifully presented charming Grade 2 listed barn conversion. The property was originally a hayloft and 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; to the ground floor a spacious entrance hall, cloakroom/wc, living room with multi fuel stove, stunning feature beams, dual aspect windows along with French doors leading into one of the three outdoor areas, kitchen and dining room. To the first floor the stairs lead to a beautiful landing with exposed stone wall, master bedroom benefitting from underfloor heating and an ensuite bathroom along with two further bedrooms and the family bathroom. Externally there is the choice of three garden areas; a York stone patio at the front of the property in the courtyard with parking, at the back another garden with York stone patio enclosed by a hedge and the third, a private lawned garden with countryside views, decking and patio area is located behind the garages. The property has a single garage with electric charging point 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.

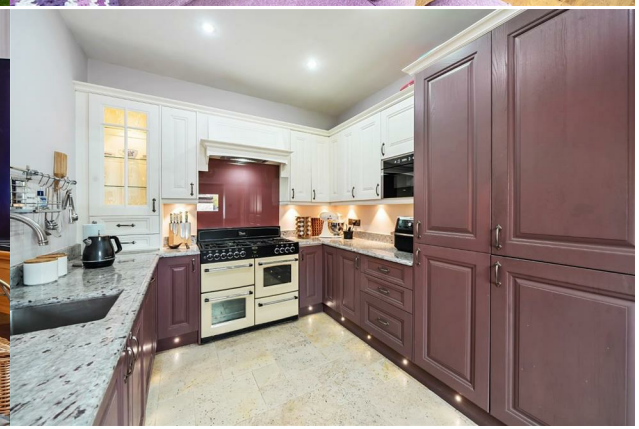
LOCATION
Stubbs Walden is a small, rural village and civil parish in North Yorkshire. Situated north of Doncaster and 7 miles south east of Pontefract it lies close to the borders of South Yorkshire, East Riding and West Yorkshire: both the A1 and M62 motorways are accessed within 10 minutes giving excellent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

Material Information - Selby
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : E









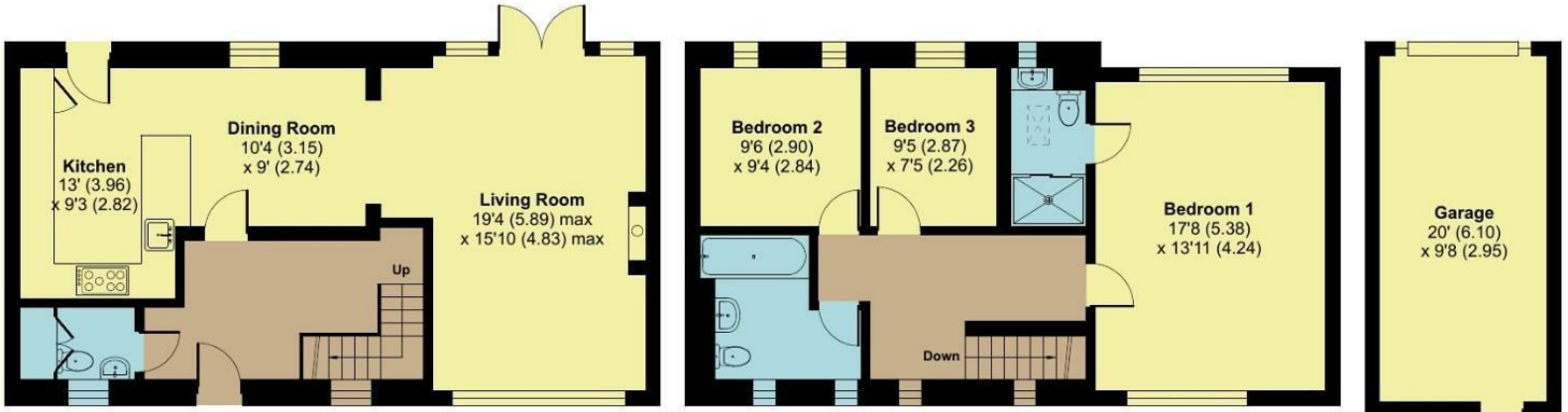




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Approximate Area = 1316 sq ft / 122.2 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 1509 sq ft / 140.1 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 62 SQ M
(668 SQ FT)

FIRST FLOOR
APPROX FLOOR
AREA 60.2 SQ M
(648 SQ FT)

GARAGE
AREA 17.9 SQ M
(193 SQ FT)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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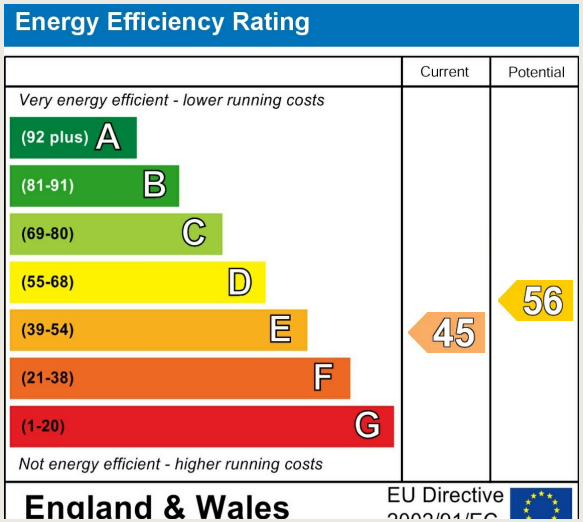




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ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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

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