

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



**LIMESTONE HILL FARMHOUSE, ROTHERHAM ROAD (A631),
TICKHILL, DN11 9PQ.**

- A very spacious Grade Two Listed Detached Property which is part operating as holiday letting accommodation and with great potential to increase occupation/turnover •

DESCRIPTION

- The main property is two storey and comprises holiday letting accommodation which includes seven Bedrooms and associated Bathrooms and Reception Rooms.
- There is a separate two storey three Bedroomed Annex.
- Extensive Garden with Garages and Storeplace.
- Our client has been employing an outside agency and due to personal circumstances has not been able to fully exploit the letting business. In our opinion, with more 'hands on' management there is scope to increase turnover (subject to any necessary planning consents). We hold some information regarding trading figures and level of bookings etc., and will be pleased to discuss this point with seriously interested parties.

LOCATION

The property is directly to the north of the A631 and is set in open countryside approx. half a mile to the west of the very popular and well regarded market town of Tickhill (population approx. 5, 228 as at 2011 Census), junction 1 of the M18 is approx. 5 miles to the west.

Accommodation (room sizes approx. only)

Ground Floor

ANNEX

ENTRANCE LOBBY with 1 radiator and understairs cupboard with radiator (presently used as office).

SITTING ROOM (about 4.5m x 3.76m) having French doors to patio area, 2 radiators and wall mounted electric fire.

KITCHEN (about 5m x 3.5m) having range of base cupboard and drawer units, wall mounted cupboards, single drainer sink unit, work surfaces, wine rack and built-in oven, hob, extractor hood over, microwave, dishwasher and fridge/freezer.

DINING ROOM (about 4.37m x 3.2m).

UTILITY ROOM (about 2.9m x 1.9m) having 1 radiator and plumbing for washer and drier.

SEPARATE W.C. OFF.

BEDROOM (about 4.4m x 3.64m) having 1 radiator,

DRESSING ROOM (about 2.83m x 1.85m) with 1 radiator.

EN-SUITE BATHROOM (about 2.8m x 2.8m) having bath, 11/2 shower cubicle, w.c., and vanity wash basin. 1 radiator.

First floor

HALF LANDING with radiator.

LANDING

BEDROOM 2 (about 3m x 2.45m) with 1 radiator.

BEDROOM 3 (about 4.44m x 4m) with 1 radiator.

BATHROOM (about 3.15m x 1.6m) having bath, wash basin and w.c. 1 radiator.

FARMHOUSE

KITCHEN (about 4.45m x 3.4m) having base cupboard and drawer units, wall mounted cupboard, work surfaces, 1 ½ bowl single drainer sink unit, built-in fridge, range with extractor over and 1 radiator.

DINING AREA (about 4.34m x 4.61m) having brick fireplace and stove. 1 radiator.

LOUNGE (about 4.4m x 4.4m) having 1 radiator, fireplace surround and stove.

BEDROOM (about 3.25m x 2.5m) having 1 radiator.

BATHROOM (about 4.76m x 2.22m) having wash basin and w.c., free standing bath, double shower cubicle and ladder style radiator.

ROADSIDE UNIT

ENTRANCE HALL with 2 radiators.

DINING ROOM (about 4.32m x 4.62m) with 1 radiator.

LOUNGE (about 5.85m x 6.19m) having bay window, period fireplace surround with open fire.

RECEPTION HALL with 1 radiator.

UTILITY ROOM (about 3.4m x 3m) having 1 ½ bowl single drainer sink unit, base cupboard and drawers, work surfaces, plumbing for washer and drier, 1 radiator and two walk-in cupboards.

SECOND HALLWAY with 1 radiator.

CLOAKROOM having w.c., and wash basin. 1 radiator.

First floor

LANDING

BEDROOM (about 4.61m x 3.25m) with 1 radiator.

EN-SUITE BATHROOM (about 3.4m x 2.3m) having bath with shower over, wash basin and w.c. Ladder style towel rail.

BEDROOM (about 4.47m x 4m) having 1 radiator.

SHOWER ROOM (about 2.63m x 2.8m) having shower cubicle, wash basin and w.c. Ladder style radiator.

SHOWER ROOM (about 3.26m x 3m) having shower cubicle, double vanity wash basin and w.c. Ladder style radiator.

BEDROOM (about 3.4m x 3.2m) having 1 radiator.

OPEN LANDING AND LIBRARY AREA having 1 radiator.

BEDROOM (about 6.32m x 4.32m) having 2 radiators.

EN-SUITE SHOWER ROOM (about 5.13m x 1.3m).

OUTSIDE The total site extends to approx. 0.348ha (0.861 of an acre) and includes courtyard, formal gardens and orchard etc.

Integral Garage (about 3m x 3.5m) (with oil fired boiler).

Detached brick built Garage (about 6.7m x 4.2m).

SERVICES (not tested) Mains water and electricity. Drainage to private system. Oil fired central heating.

COUNCIL TAX Cottage - Band G. Annex – Band A.

TENURE Freehold.

VIEWING THIS IS STRICTLY BY PRIOR APPOINTMENT. BEFORE ARRANGING A VIEWING PROOF OF FUNDING WILL BE REQUIRED.

EPC RATINGS Limestone Hill Farm – Band D. Annex – Band

NOTE- The property is subject to TPOs.



Limestone Hill Farmhouse Rotherham Road Tickhill DN11 9PQ

Approximate Gross Internal Area
Main House = 6092 sq ft - 566 sq m
Garage = 463 sq ft - 43 sq m
Total = 6555 sq ft - 609 sq m



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for 247 Property Services orders@asbuiltenergysurveys.co.uk

23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.

**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.