



**Moss Farm Moss Road, Moss Doncaster**



**welcome to**

**Moss Farm Moss Road, Moss Doncaster**

An exceptional equestrian and lifestyle property set within approximately 16 acres of attractive grounds. This beautifully presented four bedroom detached family home alongside an outstanding range of equestrian and general-purpose buildings. Featuring well-planned stabling and riding facilities.



**Entrance Hall**

20' 10" x 17' 7" ( 6.35m x 5.36m )

A grand and welcoming reception hall featuring a vaulted ceiling, exposed feature beams, and elegant double entrance doors with full-height double-glazed side panels. Beautiful wood flooring, central staircase, four wall light points, three radiators, and open understairs area.

**Office**

10' 11" x 8' 10" ( 3.33m x 2.69m )

An inviting office area with coving and a central heating radiator.

**Cloakroom**

Fitted with a low-flush WC and a pedestal wash hand basin set within a stylish vanity unit. Double-glazed window to the front elevation and a radiator.

**Dining Room**

25' 11" x 12' 10" ( 7.90m x 3.91m )

A spacious and elegant principal reception room with double-glazed windows to the front and side, coving, two ceiling roses, exposed stone wall with inset electric fire, twin radiators, and television and telephone points.

**Breakfast Kitchen**

17' 6" x 13' 5" ( 5.33m x 4.09m )

Fitted with modern units, onyx worktops and a central island with breakfast bar. Spotlights and wooden flooring run throughout, and integrated appliances include a wine cooler, dishwasher, Rangemaster cooker and five-ring electric hob.

**Sun Lounge**

13' 7" x 12' 4" ( 4.14m x 3.76m )

With two sets of bi-folding doors and two central heating radiators.

**Lounge**

20' 11" x 12' 2" ( 6.38m x 3.71m )

Access through double doors. A bright and comfortable living space with double-glazed windows to the front and side elevations. Coving, four wall light points, twin radiators and an elegant electric fire with marble-effect hearth and timber.

**Bedroom Four / Family Room**

A guest bedroom with double-glazed casement window to the front, inset ceiling lights, television point, and two radiators - an ideal family entertainment space.

**Utility Room**

9' 6" x 8' 10" ( 2.90m x 2.69m )

Fitted with base and wall units incorporating a stainless-steel sink, plumbing for a washing machine, tiled floor and splashbacks, radiator, and door leading out to the decked terrace.

**First Floor Galleried Landing**

Spacious landing with feature gallery overlooking the entrance hall. Twin radiators.

**Bedroom One**

22' 8" x 11' 10" ( 6.91m x 3.61m )

A luxurious principal bedroom with double-glazed window to the front, fitted wardrobes with inset lighting, ceiling lights, radiator, telephone point, and loft access hatch.

**Dressing Area**

A fitted dressing space with a Juliet balcony, a radiator and access to the en-suite facilities.

**En-Suite**

With access off bedroom one, there is a WC, a wash hand basin, a shower cubical with shower, a heated towel rail, underfloor heating and a extractor fan.

**Bedroom Two**

19' 4" x 12' ( 5.89m x 3.66m )

Generous double bedroom with recessed lighting, fitted wardrobes, a radiator, and double-glazed window to the front.

**Dressing Area**

12' 10" x 10' 2" ( 3.91m x 3.10m )

lamineate flooring, coving, recessed ceiling lights, radiator, and double-glazed casement window providing natural light.

**En-Suite Shower Room**

Modern suite with tiled floor and half-tiled walls. There is a wash basin, a WC, walk-in shower cubicle, recessed ceiling lights, radiator, extractor fan, and double-glazed casement window.

**Bedroom Three**

15' 8" x 13' ( 4.78m x 3.96m )

Well-proportioned double bedroom with double-glazed window to the front, laminate flooring, recessed lighting, coving, fitted wardrobes and furniture, and radiator. The room provides access to the en-suite facilities and dressing area.

**En-Suite**

Contemporary bathroom with tiled floor and half-tiled walls. A bath with shower over, a hand wash basin illuminated mirror and shaver point, radiator, and extractor fan.

**Dressing Area**

8' 10" x 3' 11" ( 2.69m x 1.19m )

With laminate flooring, a central heating radiator and a double glazed window to the side.

**House Bathroom**

Fitted with a bath with shower over, a hand wash basin, a WC, an obscured double glazed window and a extractor fan.

**Grounds**

Moss Farm is set well back from the road behind high brick walls and accessed via an electric gated entrance. A broad driveway provides extensive parking and a turning circle, leading to the stables, ménage, land and further parking.

The gardens are attractively landscaped and mainly laid to lawn, with a spacious decked terrace and seating area offering beautiful views.

**Studio Annexe**

31' 6" x 15' 9" ( 9.60m x 4.80m )

Previously used as a utility, there is a range of base units with a stainless-steel sink and mixer tap, tiled floor with underfloor heating, plumbing for washing machine, and double-glazed windows to the front and side. Excellent potential for conversion to an annexe (subject to the necessary planning permissions).

**Annex Bathroom**

Fitted with wash facilities.

**Outbuildings**

Barn accessed via double doors leading to a large covered block-paved courtyard. Surrounding the courtyard are a series of stables most with attached outside pens.

**Barn With 7 Stables**

45' x 30' ( 13.72m x 9.14m )

Three-bay steel-portal-frame structure with block walling and a steel roof and 7 internal stables.

**Open Fronted Turn Out Barn**

90' x 40' ( 27.43m x 12.19m )

Five-bay open-fronted steel portal-frame building with sand surface.

**Tack Room**

30' x 15' ( 9.14m x 4.57m )

Attached to the above building, with roller-shutter door, power, lighting, and storage above.

**Lunge Area**

Fenced lunge or turnout ring adjoining the stable block.

**Manege**

62' x 22' ( 18.90m x 6.71m )

Spacious plot with white plastic duoalock fencing and sand surface.

**Paddock Grazing**

Level paddock grazing with majority post and rail fencing.

**Agent's Note**

The vendors have made us aware that the property has main electric and water klargestest and oil central heating. The property is split over multiple titles but the vendors are wanting to market and sell all titles under this sale but are prepared to discuss options. and have stated the land is grazing land on approximately 16 acres of land.

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## **Moss Farm Moss Road, Moss Doncaster**

- SUBSTANTIAL FOUR BEDROOM DETACHED EQUESTRIAN FARMHOUSE
- GALLERIED HALLWAY AND LANDING WITH THREE EN SUITES
- GROUNDS OF ITS OWN WITH APPROXIMATELY 16 ACRES
- 25 STABLES, MANEGE, GRAZING AND BARNES
- COMPREHENSIVE EQUESTRIAN FACILITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£1,125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124680 - 0006

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