



Scunthorpe Rd/High Levels Bank  
Thorne DN8 5SH

Offers Over £650,000

**FREEHOLD**

**VIEWING ESSENTIAL.** Fabulous and substantial detached country farmhouse standing in approximately TWO ACRES with stables and large double garage. Extending to over 3,000 sq.ft you have FOUR DOUBLE bedrooms, Two bathrooms, Formal lounge, Dining room, Snug, Living/kitchen/diner, Utility, Office and Impressive panelled hallway. Minutes from M180 junction opening up M18/M62 and A1.



- **FOUR DOUBLE BEDROOM DETACHED HOUSE** • Standing in approximately 2 acres • Formal lounge, Dining room, Utility room

## INFORMATION

Rose House Farm has been lovingly built and converted over the years, by the current owners, which has created a superb and spacious family home and is now being offered for sale due to downsizing. The property has been meticulously maintained and loved and offers a really flexible home that would be ideal for a growing family or one that is big enough to also house dependent relatives. The grounds extend to a total area of approximately 2 acres of which half of this is currently paddock, but for those with horses/ponies, you could easily extend the grazing and use up more of the lawned area surrounding the house. The property is ideally placed within a rural location yet minutes drive from the M180 junction 1 and 2, which then opens up the M18, M62 and A1 with major cities and towns such as Doncaster and Goole easily reached within 30 minutes and Sheffield and Leeds well within the hour. For rail users, there are Stations at Thorne and Hatfield & Stainforth, (both around 10 minutes drive away) which provide access to several networks and opening up many destinations including Doncaster, Goole, Hull, Scunthorpe and with London accessed in just 2 hours, 20 mins. The nearby market town of Thorne, which is just over 5 minutes drive away, has shopping facilities such as Sainsburys, Aldi, Lidl, B & M, McDonalds and KFC. You have the benefit of living in the countryside but having facilities all within a few minutes drive.

## ENTRANCE PORCH

Front timber entrance door with adjoining double glazed windows. Glazed double doors leading into the main entrance hall.

## MAIN ENTRANCE HALL

26'6" x 11'6"

Grand and imposing formal entrance hall with feature spindle balustrade staircase with brass carpet rods leading to the galleried landing. Feature panelling to the walls. Glazed double doors leading into the dining room, doors into the formal lounge and living/kitchen/kitchen and doors into the snug and w.c. Useful understairs storage cupboard. Radiator.

## FORMAL LOUNGE

23'9" x 14'10"

Front and rear facing sealed unit double glazed windows. Feature Timber fireplace with marble hearth and inset to a coal effect gas fire. Coved ceiling with two ceiling roses. Two radiators.

## DINING ROOM

14'10" x 14'8"

Rear facing sealed unit double glazed window. Karndean flooring. Coved ceiling with ceiling rose. Radiator.

## SNUG

10'5" x 8'11"

Currently used as a cosy T.V and play room. Rear facing sealed unit double glazed window. Coved ceiling. Radiator.

## W.C

6'2" x 2'7"

Fitted with a w.c and wash hand basin. Radiator.

## LIVING/KITCHEN/DINER

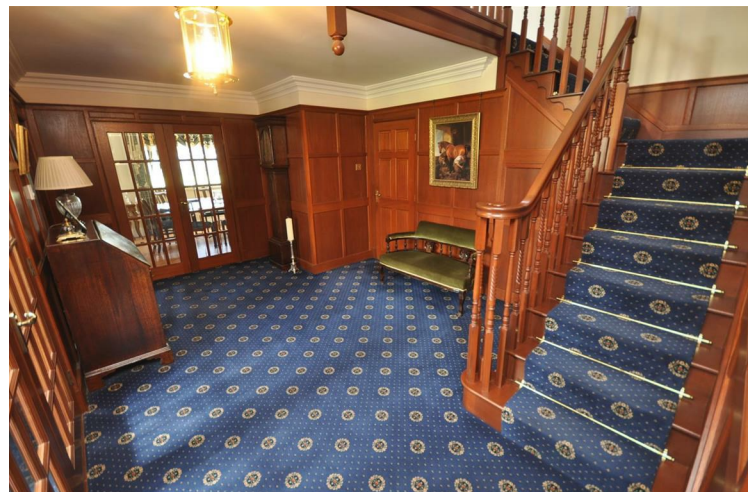
22'11" x 14'9"

Superb sized room offering laid back and informal country farmhouse living. Front facing sealed unit double glazed window and rear facing sealed unit double glazed french doors leading onto the patio overlooking the paddock. Fitted with a range of oak wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing range style cooker with extractor hood above. Inset ceiling spotlights and pedant light to the dining area. Tiled floor. Radiator. Door into the utility room/side entrance hall.

## UTILITY AREA

8'6" x 6'7"

Rear facing sealed unit double glazed window. Fitted with a range of oak wall and base units with laminate worksurface incorporating a one and a half bowl sink and



- Impressive hallway, Study, Two ground floor w.c's • Master bedroom with en-suite, Family bathroom • Sealed unit double glazed, Oil fire central heating

drainer with splash back tiling. Open access into the rear entrance/boot room area and door into the study. Tiled floor.

#### STUDY

8'6" x 7'9"

Front facing sealed unit double glazed window. Laminate floor. Radiator.

#### REAR ENTRANCE HALL

10'5" x 8'10"

Side sealed unit double glazed entrance door with adjoining window. Ideal boot room sized space. Tiled floor. Radiator. Oak cupboard housing the oil fired central heating boiler. Door into the w.c.

#### W.C

8'10" x 4'0"

Side facing sealed unit double glazed window. Karndean floor. Radiator.

#### GALLERIED LANDING

Spacious landing with front and rear facing sealed unit double glazed windows and feature timber balustrade staircase. Doors off to all rooms. Two radiators.

#### MASTER BEDROOM

17'2" x 14'8"

Front and rear facing sealed unit double glazed windows. Fitted with a matching range of wardrobes and drawers. Coved ceiling. Two ceiling pendant lights. Radiator. Doors into the en-suite bathroom and walk-in wardrobe.

#### EN-SUITE BATHROOM

9'0" x 8'9"

Side facing sealed unit double glazed window. Fitted with a four piece suite comprising of a corner panelled bath, tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. radiator.

#### WALK-IN WARDROBE

8'9" x 5'4"

Fitted with sliding door wardrobes and also housing the hot water tank.



#### BEDROOM TWO

17'8" x 14'10"

Front and rear facing sealed unit double glazed windows. Radiator.

#### BEDROOM THREE

21'3" x 14'10"

Rear facing sealed unit double glazed window. Radiator. Loft access point. This room could easily be split into two bedrooms if required or to create an en-suite.

#### BEDROOM FOUR

14'3" x 10'10"

Rear facing sealed unit double glazed window. Fitted wardrobes and drawers to one wall. Radiator.

#### FAMILY BATHROOM

10'5" x 8'10"

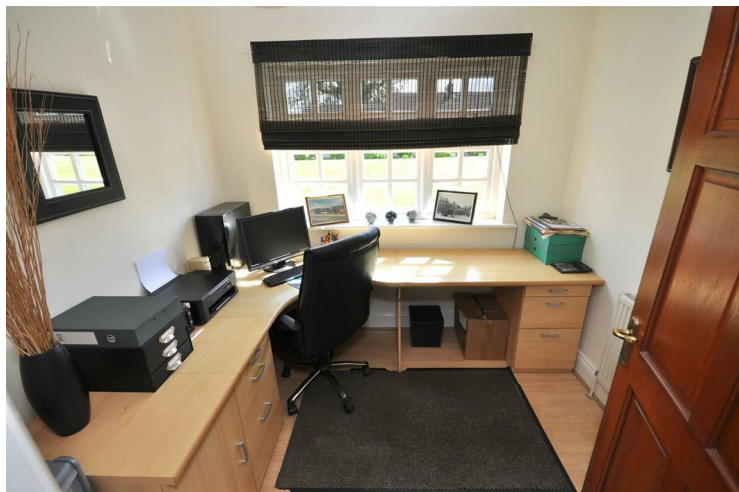
Rear facing sealed unit double glazed window. Fitted with a four piece suite comprising of a feature free standing rolltop claw foot bath, tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Fully tiled walls. Karndean flooring. Radiator.

#### OUTSIDE

Rose House Farm standings in a commanding position and is set within approximately 2 acres of grounds in total, of which the paddock forms about 1 acre of this total. Approached through a timber five bar entrance gate, the gravelled driveway continues towards the stables and creates a thoughtful and practical parking area for a horse box or larger vehicles with the main block paved driveway sweeping up towards the house and leading to the double garage. The grounds are immaculately kept with lawns and feature planted beds and a large block paved seating area to the rear of the house. For those with an equestrian interest you could easily make the paddock larger by using more of the lawned grounds. There is a concrete yard with post and rail fencing in front of the stable block with gated access directly into the paddock.

#### STABLE BLOCK

Breezeblock and rendered construction divided into a tack/feed room and two stables.



- Two stables & tack/feedroom, Double garage
- Immaculate grounds and presentation throughout
- Viewing Essential to appreciate size
- Extending to approx. 287.3 sq.m / 3,092 sq.ft

#### STABLE ONE

11'7" x 11'5"

#### STABLE TWO

11'10" x 11'7"

#### TACK/FEED ROOM

11'7" x 7'4"

#### DOUBLE GARAGE

21'1" x 20'3"

Front up and over access door and side timber pedestrian access door. Electric light and power.

#### LOCATION

Rose House Farms address is Scunthorpe Road, but for ease of finding on maps and to save confusion, the property is accessed off Green Bank which is located just off High Levels Bank (showing on Googlemaps) which is also known as Scunthorpe Road.

#### VIEWINGS

Viewings are strictly by appointment only, please contact the branch to arrange.

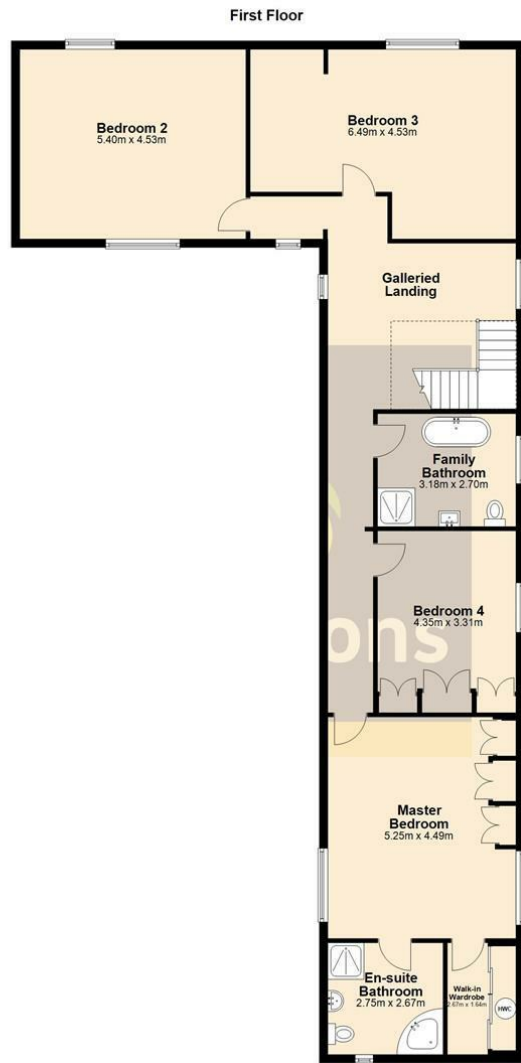
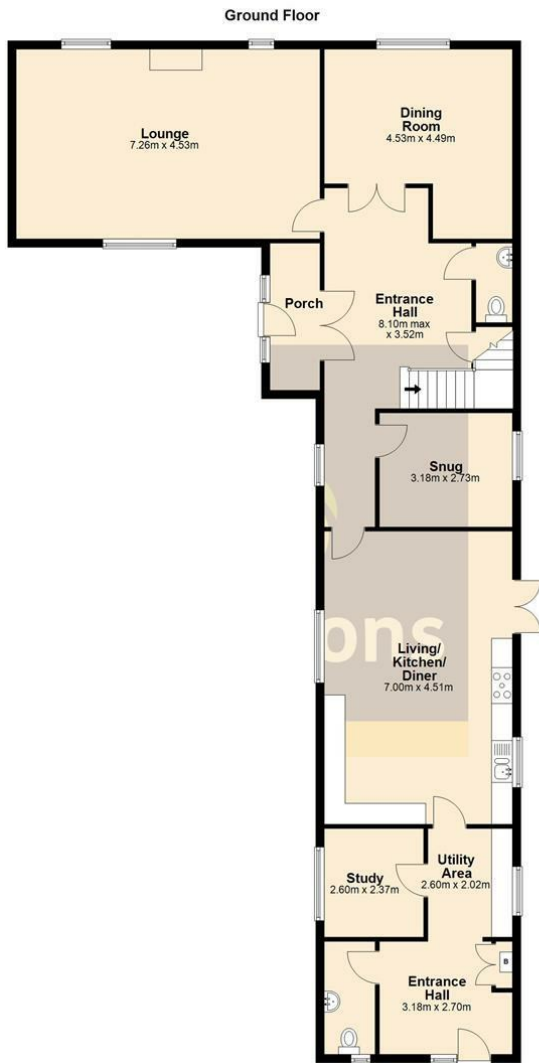




## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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