



- Detached Four Bedroom Family Home with Integral Self-Contained One Bedroom Annexe
  - Kennels, Stabling and Agricultural Barn • Approx. Two Acres In All
- Planning Permission Granted for Conversion of the Stable Block and Barn into a Four Bedroom Dwelling
  - Haulage Yard Currently Operating from the Site
- Flexible And Diverse Property with Huge Potential, in a Popular Location

REF AR7721

## GENERAL AND SITUATION

Approximate Distances:

Askern 2 miles • Barnby Dun 3 miles • Doncaster 7 miles

An extensive four bedroom detached family home with integral one bedroom annexe, set in approx. two acres, with a range of outbuildings and planning permission for a second dwelling, currently utilised as a haulage yard, in a popular and accessible location.

This diverse property, currently functioning as a multi-generational home, with private kenneling and a commercial haulage yard, had full planning permission granted in March 2026 for conversion of the stables and barn on site into a second, four bedroom home.

Situated in the popular village of Moss, the property is within easy reach of Askern and Barnby Dun, both of which have a wide range of shops, supermarkets, schooling, pubs and restaurants. Doncaster has all the facilities and amenities you would expect of city of this size, including excellent mainline rail links and Doncaster Finningley Airport.

The property is surrounded by an excellent road network, with easy access to the A19, A1, M1, M18 and M62, ideal for commuters.

## THE RESIDENCE

An extremely well- presented four bedroom property benefiting from CCTV, uPVC double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Hallway** with tiled flooring, alarm control panel and fitted cloaks/ storage cupboard. Double doors to the right lead to a **Formal Dining Room** with wood effect laminate flooring, an exposed ceiling beam and front elevation window.

To the left of the **Entrance Hallway** a downstairs bedroom used as the **Principal Bedroom**, has a bay window, a range of fitted wardrobes to one wall and feature wood effect paneling to another wall.

Also off the **Hallway** is a **Downstairs Bathroom**, comprising a bath with electric shower over and shower screen, wash hand basin with vanity below, fitted shelves and storage cupboards, and a WC. There is tiling to the walls and floor, a heated towel rail, extractor, wall mounted mirror and a window.

An **Office** has wood effect laminate flooring and double doors leading out to the rear patio.

The spacious **Main Reception Room** has space for all the family, with a front aspect window, feature wooden effect paneling to one wall, exposed ceiling beams and an exposed brick fireplace with stone hearth and wooden mantle above, and stairs rising to the first-floor. Sliding doors lead through into the integral annexe.





The **Kitchen Diner** can be accessed from both the main entrance hall and the side entrance. It is fitted with a range of wall and base units with work surfaces, a single drainer sink with tiled splashback, integral dishwasher, oven with extractor over, space for an American style fridge freezer, and space for a range cooker. There is tiling to the floor and spotlighting to the ceiling.

A door leads to **Pantry/Utility** space with continuation of the tiled flooring and worktops with space/plumbing below for tumble drier and washing machine. A stable style door leads into a **Side Entrance**, which also has tiled flooring, windows to three elevations and a door to outside.

To the **First Floor** the **Landing** gives access to three further bedrooms and a family bathroom.

**Bedroom One** has two skylights, two eaves storage cupboards and a walk-in wardrobe (formerly an ensuite) with a skylight, laminate flooring, hanging rails and extractor fan. The two remaining bedrooms are both comfortable double rooms.

The **Family Bathroom** has a bath with shower off taps and shower screen, wash hand basin with vanity below, WC, part tiled and part wood paneled walls, spot lighting to ceiling, and an extractor fan.



## ANNEXE

The **Integral One Bedroom Annexe** has its own oil-fired central heating system and double glazing. It can be accessed from the lounge of the main house, or via its own external entrance door.

The **Entrance Hall**, with fitted cloak cupboard leads into a spacious **Kitchen/Living** space with bi-fold doors leading out to the patio and four skylights to the ceiling giving a good amount of natural light. Located to one end the **Kitchen Area** has a range of base units with work surfaces, and a fitted breakfast bar, single drainer sink with mixer tap and tiled splashback, space and plumbing for a washing machine and integrated electric hob with extractor above.

A **Wet Room** comprises a wash hand basin in vanity, WC and walk in shower cubicle with glass screen, heated towel rail, tiled flooring, part tiled walls, extractor and spotlights to ceiling.

The **Bedroom** is a good-sized double with a window to the rear and access to the loft space.



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## OUTSIDE, OUTBUILDINGS & LAND

The property is accessed from the road via a wide access driveway to the left-hand side of the property. There are formal gardens located to the front, mainly set to lawn having central water feature fountain and a variety of trees and shrub borders. To the rear, the garden is low maintenance with an enclosed paved patio which serves both the main house and the annexe. A pedestrian gate leads off to the rear driveway and yard beyond.

The **Former Stable Block** is L-shaped with a block paved yard in front and external and internal lights, comprising:

**Utility/Outside WC**

**Washroom/Store** with plumbing for washing machine and space for fridge freezer and adjoining WC

**Seven Stables** including one mare/ foal stable. The stables are currently converted into a range of kenneling with the rear of the stables having external runs. Each stable houses two internal kennels, some with tiling to the floor. The corner stable is utilised as a whelping unit, with the remainder used for storage.

**Agricultural Barn** of breeze block construction and benefitting from power and lighting, roller shutter door and personal door.

**Full Planning Permission** has been obtained for the conversion of the **Stable Block** and **Barn** into a **Four Bedroom Residence**. See Doncaster Council - Application 25/01933/FUL. If implemented, this could allow for multi-generational living, rental income, or be sold off separately once the development was completed. Artist's impressions of the proposed conversion once completed are shown below.

Located on the left of the driveway are **Two Large Kennels** with internal pens and outside runs.

The generous **Rear Haulage Yard**, allows ample space for the parking and turning of the eight commercial haulage HGV's that the vendors currently operate from the site.

Located beyond the haulage yard, **The Land** is predominantly flat and has previously been used for grazing horses.



**IN ALL APPROX. 2 ACRES  
(About 0.8 Hectare)**



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

DONCASTER COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

**TENURE** Freehold **ENERGY RATING** E **COUNCIL TAX** C

## DIRECTIONS

From the west, turn off the A19 at Askern and proceed down Moss Road. The property will be found on the right-hand side, just after the turning for Trumfleet Lane.

From Doncaster via Barnby Dunn follow the sings to Moss and proceed down Trumfleet Lane. At the T- junction right and the property can be identified on the right-hand side.

There is no For Sale board.

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# RURAL SCENE

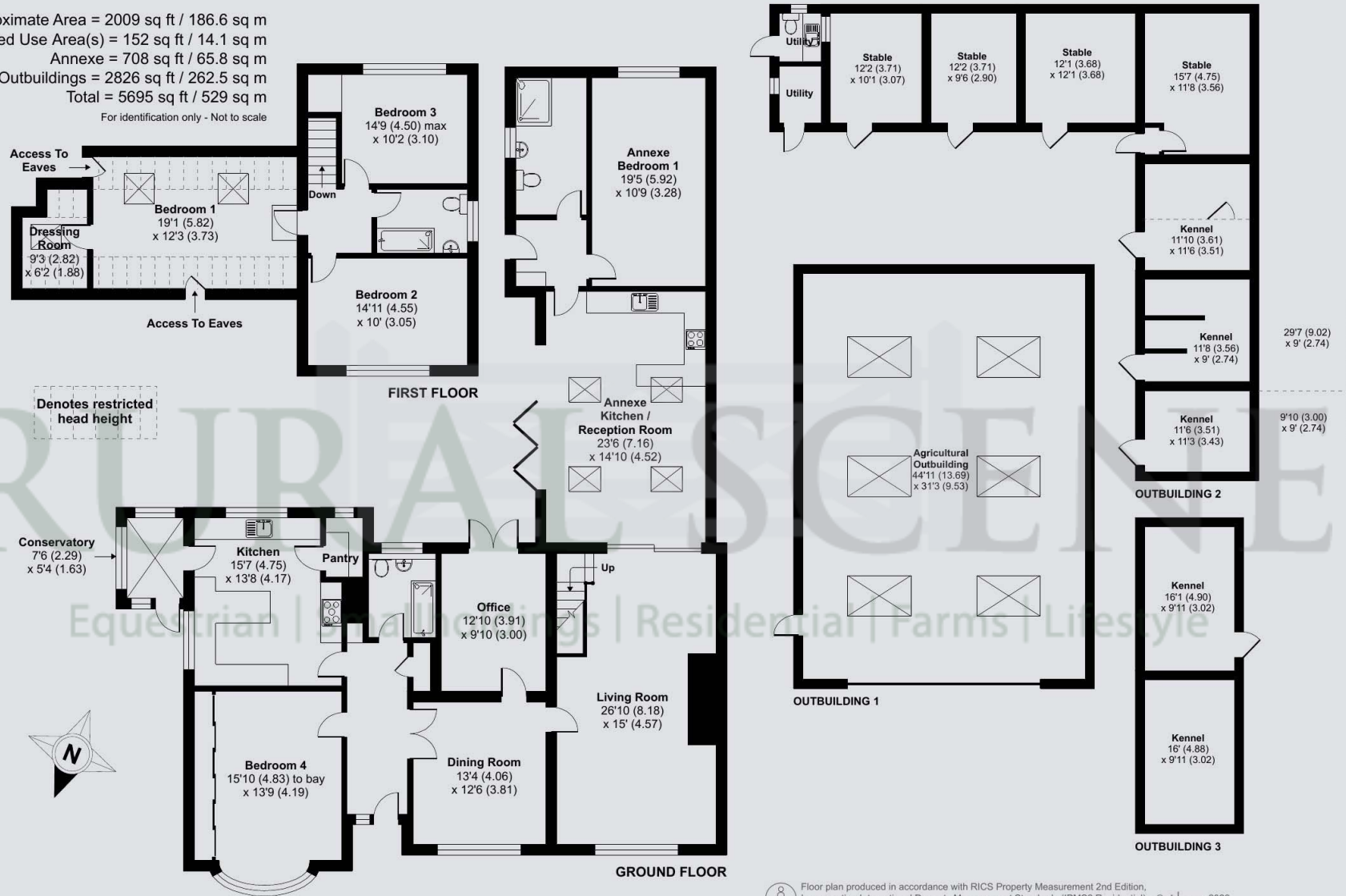
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# PARK GATE FARM Moss Road, Moss, Doncaster, South Yorkshire DN6 0HN FLOORPLAN – Ref AR7721

Approximate Area = 2009 sq ft / 186.6 sq m  
 Limited Use Area(s) = 152 sq ft / 14.1 sq m  
 Annexe = 708 sq ft / 65.8 sq m  
 Outbuildings = 2826 sq ft / 262.5 sq m  
 Total = 5695 sq ft / 529 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rural Scene. REF: 1431240

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