GREENACRE Trumfleet Lane, Moss, Doncaster, South Yorkshire DN6 0EB

Offers Over £680,000









- Spacious Detached Four Bedroom Family Home
- Attached One Bedroom Ground Floor Annexe
- Private Equestrian Facilities including Stabling, Wash Box, Turn Out Paddock and Manège
- Further Outbuildings • Ample Parking • Just Under 1 Acre In All
- Accessible Location with Good Road Links

REF: AR8919

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









GENERAL AND SITUATION

Approximate Distances:
Askern 2 miles ● Barnby Dun 3 miles ● Doncaster 7 miles

A spacious detached four bedroom family home with attached one bedroom annexe and private equestrian facilities including stables, wash box, hay store, turn out paddock and manège, set in approx. one acre, in an accessible location with good road links.

The property has been utilised as a family home for the vendors and their ponies.

Situated in the popular village of Moss, which has an excellent equestrian supplies outlet nearby. The local towns of Askern and Barnby Dun offer a good range of shops, pubs and schooling. Also within easy reach is the city of Doncaster which offers a full range of amenities and facilities, as well as a mainline rail link. The nearby road links make the property extremely accessible to the A19, A1, M1, M18 and M62, ideal for commuting or travelling to the numerous show centres within the area which include Sykehouse Arena, Moorhouse Equestrian Centre, Epworth Equestrian Centre, Manor Grange Equestrian Centre, Port Royal, Speetley Equestrian Centre and Arena UK.

THE RESIDENCE

A four bedroom detached house with attached one bedroom annexe, benefitting from biomass central heating and double glazing. The accommodation in brief is as follows, with approximate room sizes:

Double doors to the front of the property lead into the **Entrance Hall / Dining Hall** 4m x 3.7m (13' x 12'3) which has stairs rising to the first floor and laminate flooring.

The **Playroom / Office** 2.4m x 2.3m (7'9 x 7'6) has laminate flooring and leads through to the lounge.

The **Lounge** 6.1m x 4.6m (20' x 15') which has double glazed bi-folding patio doors to the rear garden, laminate flooring and a focal fireplace with logburner set in a stone fireplace on a tiled hearth with matching stone plinths. There are some exposed faux beams to the ceiling.

The **Kitchen / Dining Room** 6.1m x 3.6m (20' x 11'9) is fitted with a range of modern wall and base units with worksurfaces, single drainer sink with mixer tap, integral electric oven, free-standing dual fuel Belling Range cooker with extractor over, space and plumbing for a dishwasher and an American fridge freezer, laminate flooring. An archway leads through to the entrance hall / dining hall and a door leads to the **Utility Room** 2.9m x 2.6m (9'6 x 8'6) which has tiled flooring, space for a tumble dryer, doors to outside and storage cupboards, one of which houses the biomass boiler.

To the **First Floor** the **Landing** has two skylights and gives access to the **Four Bedrooms** and **Family Bathroom.**

The **Main Bedroom** 4.4m max x 3.5m (14'3 max x 11'6) is a sizeable double principle room with an **Ensuite** with jacuzzi bath, wash hand basin with vanity unit below, WC, heated towel rail, tiled walls and flooring, spot lighting, skylight and extractor.

















Bedroom Two 5.2m x 5.2m (17' x 17') with side window and access to the loft space above. Nb. some sloping ceilings. **Bedroom Three** 3.7m x 3.7m (12'3 x 12'3) with front facing window and fitted wardrobes and **Bedroom Four** 3.3m x 2.9m (10'9 x 9'6) also has front facing window.

The **Family Bathroom** has a double shower cubicle with electric shower, wash hand basin with vanity below, WC, heated towel rail, tiled walls and flooring with underfloor heating .

THE ANNEXE

The **Annexe** is well presented and is connected to the biomass central heating system in the main house. There is double glazing throughout.

An **Entrance Porch** leads into a **Central Hallway** with laminate flooring.

The **Kitchen / Lounge** 5.1m x 3.4m (16'9 x 11'3) has vinyl laminate effect flooring, coal effect gas fire set in a timber fireplace with tiled hearth, and there are double doors opening out to the rear garden. To one end the **Kitchen Area** there is a range of modern wall and base units with worksurfaces, single drainer sink with mixer tap, Lamano gas hob and electric oven and integrated fridge.

The Bedroom 3.4m x 2.8m (11'3 x 9'3) has a window.

Shower Room fitted with a shower cubicle, wash hand basin and WC.

OUTSIDE, OUTBUILDINGS & LAND

From the road, driveways at both sides of the house give access to the rear. On the left-hand side double gates and a pedestrian gate lead on to a gravel driveway which provides ample vehicle parking to the side of the house. The driveway to the right offers space for horse trailer / lorry and caravan

There is a front garden and a paved **Patio Area** to the rear, bordered by a low wall with a lawned area beyond planted with a variety of ornamental trees and shrubs.

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THE EQUESTRIAN FACILITIES

There are the following **Equestrian Facilities** with approximate sizes:

To the left of the driveway there is a :

Stable Block with power, lighting and water supplies and a concrete yard area to the front.

Stable One 4m x 3.7m (13' x 12'3) with rubber matting, **Stable Two** 4m x 3.7m (13' x 12'3) with rubber matting, **Stable Three** 4.4m x 4.1m (14'3 x 13'6).

Further Stable / Store 2.8m x 2.7m (9'3 x 8'9).

Adjoining Hay Store 2.8m x 2.5m (9'3 x 8'3).

Wash Box and **Feed Room Area** with rubber matting 4.9m x 4m (16' x 13').

Garage 7.2m x 3.7m (23'6 x 12'3) with double doors to the front and two side doors.

There is space for further parking, including the parking of another horse box or large vehicle if required.

Barn 11.9m x 5.7m (39' x 18'6) currently utilised used for storage

Manège approx. 30m x 28m

Small Turnout Paddock with post and rail fencing.

Hard-standing Area

IN ALL APPROX. 1 ACRE (About 0.4 Hectares)

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CITY OF DONCASTER COUNCIL

SERVICES

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

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

DIRECTIONS

From the west turn off the A19 at Askern onto Moss Road and after approx. two miles turn right onto Trumfleet Lane. Continue along and the property will be found on the left-hand side.

From the east, on the A614 via Fishlake or Sykehouse, follow the signs for Moss. Continue into the middle of the village and onto Trumfleet Lane and the property will be found on the left-hand side.

Greenacre can be identified by its own signage, there is no For Sale board.

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The Property Ombudsman

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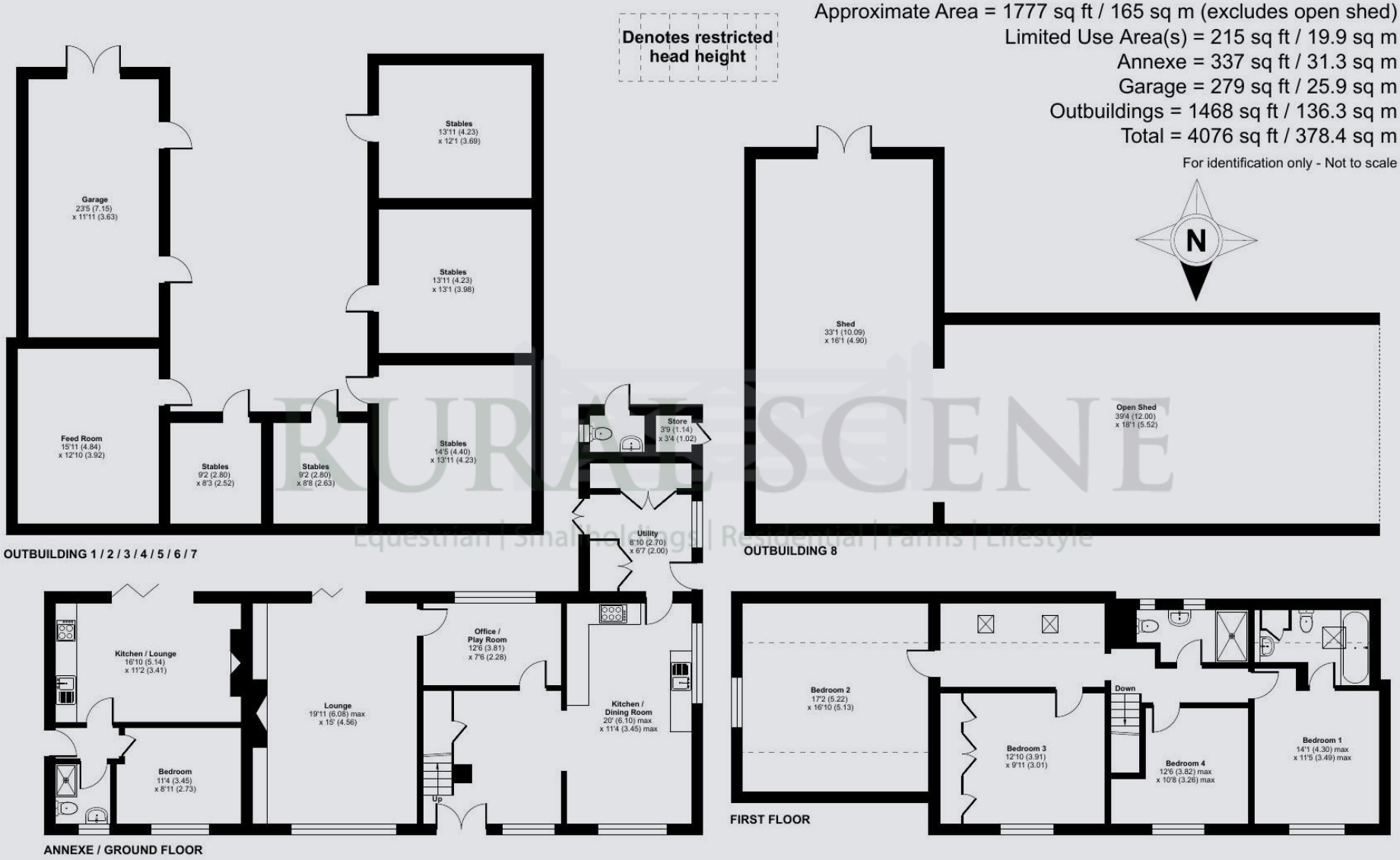
CH V:1

GREENACRE Trumfleet Lane, Moss, Doncaster, South Yorkshire DN6 0EB Floorplan Ref AR8919

Approximate Area = 1777 sq ft / 165 sq m (excludes open shed)
Limited Use Area(s) = 215 sq ft / 19.9 sq m
Annexe = 337 sq ft / 31.3 sq m
Garage = 279 sq ft / 25.9 sq m
Outbuildings = 1468 sq ft / 136.3 sq m
Total = 4076 sq ft / 378.4 sq m
For identification only - Not to scale



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