



2 DAIRY FARM COURT, WEST STOCKWITH
Offers in Excess of £500,000

BROWN & CO

2 DAIRY FARM COURT, WEST STOCKWITH, DONCASTER, SOUTH YORKSHIRE, DN10 4FT

DESCRIPTION

A stunning recently constructed in a traditional barn style but featuring quality specification and contemporary accents throughout.

The property offers an array of features with bright living space having light cascading in through wonderful apertures including two storey glazed walling and several double doors opening to the courtyard landscaped grounds.

Accommodation commences with an atmospheric and generously proportioned reception/living space which has garden access and is partly open to two storey height with the glazed balustrading of the galleried landing over. To one side is a lounge also boasting garden access. A useful separate study is provided. The living breakfast kitchen delivers feature bright living space, again with garden access, feature vaulted ceiling and an array of contemporary units, appliances and substantial granite topped island. This room also delivers space for sofa and general relaxation in the hub of the home. A useful utility room and well appointed cloakroom with wc complete the ground floor.

At first floor level the sleeping space is distributed around the substantial l-shaped landing, in part being galleried over the reception hall below. Both the master bedroom suite and guest bedroom suite have dressing areas and en suite shower rooms. Two further well balanced bedrooms are provided and the house bathroom is both generously proportioned and luxuriously appointed including both oversized double ended contemporary bath and generous quadrant showering enclosure.

Externally the grounds have been landscaped with patio areas to either side of the property, lawned gardens, excellent double width block paved driveway and substantial brick built garage with two electrically operated doors.

LOCATION

West Stockwith is a charming village lying adjacent to the River Trent around which there are wonderful views and country walks. The village has an active Marina with nearby public house. It is convenient for accessing larger centres of Doncaster, Retford and Gainsborough. This area in general boasts good transport links by road, rail and air with London Kings Cross available from Retford (approx. 1hr 30 mins). Air travel is convenient via nearby Doncaster Sheffield international airport. Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

Leave the A631 at the northern roundabout adjacent to Beckingham, passing through the village of Walkeringham. On entering Misterton, turn right at the mini roundabout signposted West Stockwith. Proceed into the village passing the Marina and public house over the humpback bridge onto Main Street. Turn left onto North Carr Road and Dairy Farm Court will be found on the right hand side.

ACCOMMODATION

Oversized door in two storey height glazed wall opens to

RECEPTION/LIVING HALL 23'7" x 18'7" to 10'5" (7.19m x 5.66m to 3.19m) truly atmospheric, open to full two storey height with galleried landing over having glazed balustrading. Multi-functional living space suitable for dining and relaxation, half turn staircase ascending to first floor and double doors opening to patio and garden beyond, radiator, double doors open to

LOUNGE 18'7" x 13'9" (5.66m x 4.18m) dual aspect and garden access via double doors to rear, radiators.



STUDY 10'5" x 7'7" (3.19m x 2.31m) side aspect window, radiator.

LIVING BREAKFAST KITCHEN 17'7" x 16'2" (5.35m x 4.93m) luxuriously appointed with contemporary range of colour washed timber effect units to wall and floor level, base cupboards surmounted by granite working surfaces with coordinating upstands. In laid sink unit. An array of integrated appliances including halogen hob, contemporary extractor over, fan assisted oven, dishwasher, fridge and freezer. Contrasting contemporary grey central island with substantial granite worktop featuring integral breakfast bar. Ample additional breakfasting or sofa space for relaxation, feature vaulted ceiling. Two sets of double doors letting natural light cascade in and providing direct garden access to Indian sandstone patio and garden beyond. Additional side entrance door to further courtyard style garden. Radiator.



UTILITY ROOM 11'6" x 7'8" (3.50m x 2.34m) overall dimensions including cloakroom, contemporary high gloss units to wall and floor level, working surface, sink unit and coordinating tiled splashback, under stairs storage cupboard off, external door to front, plumbing for washing machine, radiator.

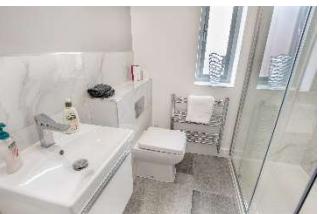
CLOAKROOM luxuriously appointed with wall hung contemporary basin, wc with concealed cistern, tiled to complement to half height, chrome towel warmer.

FIRST FLOOR

GALLERIED LANDING glazed balustrade overlooking reception/living hall below, natural light flooding in through two storey glazed walling to front, access hatch to roof void, walk in storage cupboard, radiator.

MASTER BEDROOM SUITE

Bedroom 16'3" x 11'2" (4.94m x 3.39m) with feature vaulted ceiling having beamed accent and roof light, radiator.



Dressing Area

En Suite Shower Room contemporary suite including generous 1400 showering enclosure having overhead deluge rainfall shower and additional handset, complementing tiling, wall hung contemporary basin, wc with concealed cistern, further tiled splashbacks and tiled flooring in natural tones to complement, chrome towel warmer.

GUEST BEDROOM TWO 13'7" x 12'9" (4.14m x 3.89m) with feature vaulted ceiling, rear aspect window, radiator.



DRESSING ROOM radiator.

EN SUITE SHOWER ROOM with 1650 showering area. Being attractively tiled with storage niche, overhead deluge rainfall shower and additional handset, wall hung basin, wc with

concealed cistern, marble effect tiled splashbacks, tiled flooring in natural tones to complement, chrome towel warmer.

BEDROOM THREE 13'7" x 8'9" (4.14m x 2.68m) rear aspect window, radiator.

BEDROOM FOUR 10'8" x 10'8" (3.25m x 3.25m) front aspect window, radiator.

HOUSE BATHROOM again luxuriously appointed and generously proportioned with oversized contemporary double ended bath, quadrant showering enclosure, wall hung basin, wc with concealed cistern. Fully tiled walls and flooring in contemporary natural tones, chrome towel warmer.



OUTSIDE

The property enjoys a location on the prestigious private and modest development of Dairy Farm Court. Approached by the gravelled driveway the subject property has a private block paved double width driveway facilitating off road parking and terminating at the substantial brick built **DOUBLE GARAGE 17'8" x 17'3" (5.39m x 5.26m)** with two electrically operated up and over doors, light and power.

The rear gardens are landscaped and attractively laid out in a wraparound style to either side of the property. Perimeter walling creates an attractive courtyard effect. There is an Indian sandstone patio directly accessible from the reception/living hall, living breakfast kitchen and off set from the lounge. Beyond is a lawned garden with perimeter shrubbery.

To the other side there is a further lawned garden in courtyard style with additional Indian sandstone sitting out area, paved pathways sweep around either side of the property.

There is external accent lighting, water supply.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band TBA.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

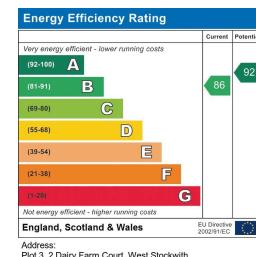
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were prepared in May 2021 and amended in September 2021.





IMPORTANT NOTICES

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