



Approach Farm
West End Road | Epworth | Doncaster | DN9 | EW

FINE & COUNTRY





Step inside

Approach Farm

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INTRODUCTION

Designed and built by the current owners Approach Farm is a superb home which offers a unique combination of stylish family accommodation with ample space for entertaining. Representing an outstanding opportunity for a buyer desiring equestrian facilities or to simply embrace 'The Good Life', having space to become semi self-sufficient.

The detached home opens to provide four bedroom family accommodation set within approximately three and a half acres of land.

The property has been designed so that the rooms to the ground floor flow though to provide a fantastic entertaining space. A spacious front formal entrance hall leads to the first floor and the two ground floor bedrooms, which are served by a superb family bathroom with a freestanding claw and ball footed bath.

The rear entrance accesses directly into the useful boot room with cloakroom for when you come in from the land leading into the modern open plan kitchen and dining room, which via double opening doors flows into a stylish yet comfortable lounge room with an Inglenook fireplace and multi fuel burning stove creating a cosy feel.

To the first floor there is a superb master suite of outstanding proportions to include a full en-suite with claw and ball footed bath enjoying magnificent paddock views from the triple rear facing windows. A fourth bedroom is currently utilised as an upstairs study/sitting room forms an indulgent perfect adult retreat.

The property is approached from a gated frontage into a reception area providing ample parking and double garaging. Formal lawns and seating area provide ample space for the family. There is a range of outbuildings for a variety of uses including a chicken

run, and kennel block with a paddock as well as a stocked fishing lake.

Situated in a rural location on the outskirts of the popular town of Epworth with a variety of local amenities and schooling. There is a relaxed style and welcome to this excellent family home and offers a lifestyle that is rarely available.

WELCOMING RECEPTION HALL

Spacious hallway provides access to the ground floor accommodation with pine stained interior doors and wide board quality Elm effect laminate flooring, spindle balustraded staircase.

LOUNGE

17' 10" x 19' 7" (5.43m x 5.96m)

A traditionally appointed reception room with Inglenook fireplace with a multi fuel burning cast iron stove on stone and brick hearth, radiator, TV aerial point, uPVC double glazed window to the front and internal double opening doors to:

KITCHEN/DINING ROOM

30' 8" x 12' 4" (9.35m x 3.75m)

The informal heart of the home triple aspect with views over the land to the rear from a uPVC double glazed window additional French doors to the side and uPVC window to the front, tiled flooring, radiator. Extensively appointed with a range of shaker style light oak effect high and low level finished units with obscure glazed cabinet and contrasting mottled roll top work surfacing to include a composite one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher; space for an American style refrigerator; inset Leisure Cuisine Master 100 electric cooker with 5 ring hob and griddle with curved glass extractor hood over. Open plan to dining area with double opening doors to the lounge and space for a family sized table and chairs and dresser if required.







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BOOTROOM/UTILITY

Rear entrance to the property referred to as the boot room for use when coming in off the land. With uPVC half glazed rear entrance door and a uPVC window. Deep built in store cupboard with drawer and inner cupboard storage radiator and overhead light. Stainless steel single drainer sink unit with mixer tap over unit with laminated roll top working surfaces and cream low level unit. Plumbing and space for washing machine and space for tumble dryer, Grant oil fired central heating boiler. Tiled flooring. Door to kitchen and:

CLOAKROOM

Low level w.c small pedestal hand wash basin, radiator and uPVC obscure glass window to rear.

BEDROOM 3

14' 10" x 11' 11" (4.52m x 3.63m)

UPVC double glazed window to the rear aspect with view over the lake, radiator, T.V aerial point.

BATHROOM

8' 4" x 10' 0" (2.55m x 3.04m)

A high quality family bathroom in white to include close coupled wc, traditional styled pedestal wash hand basin with taps with white porcelain handle insets, free standing claw and foot bath set on a raised tiled plinth with telephone mixer taps with white porcelain insets. Corner shower cubicle with Mira electric shower. Complementary tiling in cream marble effect to flooring with complimentary half tiled walls and fully tiled shower cubicle. Extractor fan and under floorheating.

BEDROOM 4

11' 11" x 21' 9" (3.62m x 6.64m)

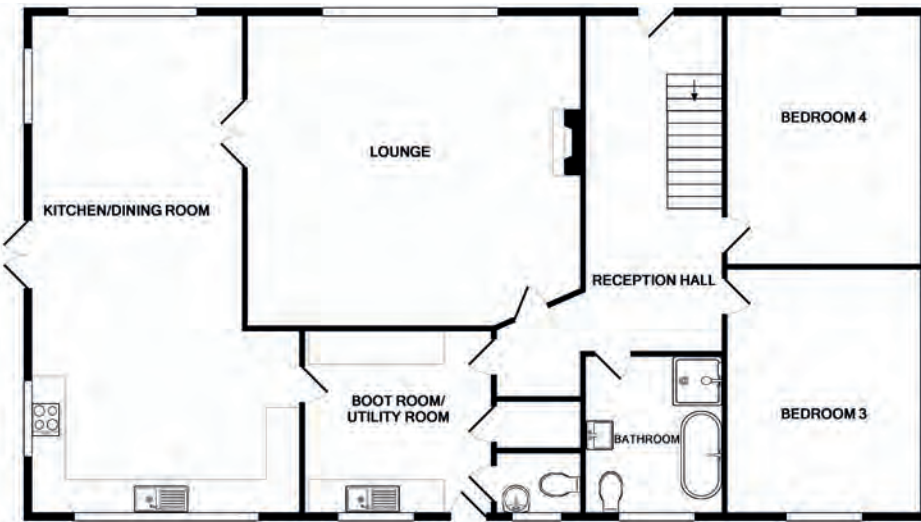
UPVC double glazed window to the front aspect, radiator, T.V aerial point.

FIRST FLOOR

LANDING

Accessed from spindled staircase and leading to the two first floor bedrooms with access to under eave storage area and access to the loft space, radiator





GROUND FLOOR
APPROX. FLOOR
AREA 1607 SQ.FT.
(149.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1006 SQ.FT.
(93.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2613 SQ.FT. (242.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUPERB MASTER SUITE 32' 1" x 19' 0" (9.78m x 5.78m)

Designed to maximise views to the rear garden and paddock with three uPVC double glazed windows dual aspect with a uPVC double glazed window to the side. Open plan room of large dimensions sectioned off by furniture placement to create a separate dressing area. There is ample space for a sitting or reading area within the suite. Radiator, TV aerial point and two over head ceiling lights.

EN SUITE

A modern indulgence with a suite in white with to include modern claw and ball footed freestanding bath set on a raised tiled plinth with telephone mixer taps with white porcelain insets. A close coupled w.c, traditional styled pedestal wash hand basin with taps with white porcelain handle insets, fully tiled corner shower cubicle with thermostatically controlled shower and sliding doors, complementary tiling in cream marble effect to flooring with complimentary half tiled walls. Extractor fan. Radiator uPVC obscured glazed window and under floor heating.

BEDROOM TWO

12' 0" x 19' 0" (3.65m x 5.78m)

Dual aspect uPVC windows to the side and rear aspects, radiator, TV aerial point.

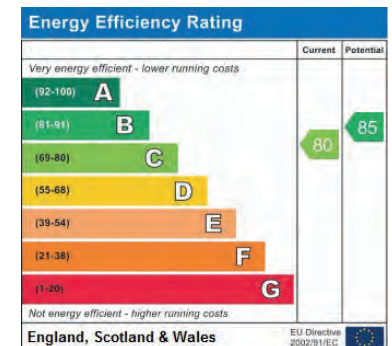
OUTSIDE

Fronted by gated entrance to an open reception area beyond which there is a detached pitched roofed double garage 23' 11" x 19' 0" (7.3m x 5.8m) with twin up and over entrance doors and insulated floor, side uPVC entrance door and uPVC side window. There is ample additional parking area if required. Immediately to the rear of the property is the lawned and fenced family garden with timber sleeper borders to the rear of the property. Part of the family garden includes a well stocked fishing lake with a range of

breeds for main course fishing to include trout, Mirror, Common and Cruechon Carp. Forming the far perimeter of the land to the property is a field currently divided into three separate paddocks with timber post partitions for use with electric fencing if required, this allows for strip grazing. The mature hedging and trees provides a wind break and privacy.

A large steel constructed agricultural building approximately 50 ft x 14 ft with mains water and power, insulated floor, natural light, sockets every eight feet allowing for use as a workshop, kennels, poultry rearing etc subject to any relevant planning requirements.

There are several further outbuildings including a six block built kennel unit with galvanized security mesh on fronts and doors, two additional galvanized steel constructed kennels, chicken run with galvanized fencing and sheds and a timber framed barn with corrugated steel cladding and roof.





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