

Stanley House Farm, Moss Road, Moss Doncaster DN6 0HL



This magnificent home is a property of two halves, being substantially extended and beautifully refurbished five bedroomed detached property including a one bedroom annexe, triple bay garage/workshop and a summerhouse.

Situated in an extensive ½ acre plot within the village location of Moss, a viewing of this unique property is highly recommended to appreciate the size of the accommodation on offer. The property benefits from PVC double glazing, LPG central heating and comprises; Entrance hall, dining room, main lounge, dining kitchen, sitting room/garden room, downstairs shower room, utility room, first floor landing, five double bedrooms one with en-suite and a large luxury family bathroom. Also comprising of an adjoining annexe which comprises; entrance hall/utility area, kitchen, lounge, spacious dining room, luxury shower room and a double bedroom. Outside there are substantial gardens, a sizeable detached summerhouse, a block paved driveway and a triple bay garage/workshop. The property in total offers 3600 square feet of spacious living accommodation all set in beautiful gardens.

Offers Over £500,000

ACCOMMODATION

A brick pillared stone porch gives shelter to a PVC double glazed door which leads into the entrance lobby.

ENTRANCE LOBBY

With two single central heating radiators and open access into the entrance hall.

ENTRANCE HALL

This has a feature barley twist spindled staircase which leads to the first floor accommodation, an opening into the dining room and a connecting door which leads to the adjacent annexe.



DINING ROOM

5.84m(19'2") x 3.81m(12'6")

A spacious and tastefully decorated room with a front facing PVC double glazed bay window, a double panelled central heating radiator, a central ceiling light with ceiling rose, ornate cornicing with complimentary frieze, skirting boards, double doors which lead through to the kitchen and an door which leads to the main lounge.



LOUNGE

5.79m(19'0") x 5.33m(17'6")

An impressive room with three feature arch windows, an attractive hand painted period style fireplace with solid marble inset and hearth with a inset gas fire, three double panelled central heating radiators, two central ceiling lights with ceiling roses and cornicing with complementary frieze.



UTILITY ROOM

With base units and a granite effect work surface, plumbing for a washing machine, a single panel central heating radiator, burglar alarm key pad, power points, a Worcester LPG modern condensing boiler which supplies the domestic hot water and central heating systems and a PVC double glazed door leads to the rear.

REAR SITTING/GARDEN ROOM

This is another spacious room with PVC double glazed sliding doors giving a pleasant aspect over the patio area and gardens, painted tongue and groove to the walls, a double panelled central heating radiator and a stone fireplace with a log burner and a door which leads to the shower room.



DOWNSTAIRS SHOWER ROOM

Fitted with a shower enclosure with a mains plumbed shower, a low level flush wc and pedestal wash basin. Finished with tiling to the walls and coordinating floor tiles.



DINING KITCHEN

7.92m(26'0") x 5.13m(16'10")

A superbly sized kitchen fitted with a range of high quality cream wooden door fronted high and low level units with a glazed display cabinet and concealed lighting and a complementary beech block work surface over which incorporates a cream sink composite sink with gold pillar tap over. Finished with tiling to the splash back areas, slate tiled flooring, corncicing with complementary frieze, two central ceiling lights, an integrated dishwasher, a seven burner freestanding range style cooker with extractor fan above, two PVC double glazed windows, a door leading to the utility area, a door leading to the second sitting room.



FIRST FLOOR LANDING

This has doors which lead to the bedrooms and bathroom, two central heating radiators and an access point into the loft space.

MASTER BEDROOM

5.77m(18'11") x 5.33m(17'6")

A very spacious and tastefully decorated bedroom with three single panel central heating radiators, ornamental 'Louis Adams' style fire surround, a door to the walk-in dressing room, a door to the en-suite shower room, two PVC double glazed windows, a central ceiling light with ceiling rose and cornicing with complementary frieze.

DRESSING ROOM

This has open fronted wardrobes and shelving and drawers units, providing ample storage space.



EN-SUITE SHOWER ROOM

A large shower room fitted with a suite which comprises of two period style pedestal wash basins, a low level flush rope edge wc and large double shower enclosure with a mains plumbed shower with an antique style shower head. Finished with half panelled walls with a decorative dado rail, cream stone effect ceramic tiled flooring and a single panel central heating radiator.





BEDROOM 2

4.50m(14'9") x 3.86m(12'8")

Again this is tastefully decorated with two single panel central heating radiator, two PVC double glazed windows, a central ceiling light with ceiling rose and cornicing with complementary frieze.



BEDROOM 3

4.27m(14'0") x 3.99m(13'1")

With two single panel central heating radiators, two PVC double glazed windows, a central ceiling light with ceiling rose and cornicing with complementary frieze.



BEDROOM 4

A double bedroom currently used a large office/study, with a single panel radiator, a central ceiling light with ceiling rose, cornicing with complementary frieze and a PVC double glazed window.

BEDROOM 5

3.89m(12'9") x 3.10m(10'2")

Another good size double bedroom currently used as a first floor tv room; with a bronze effect 'Louise Adams' style fireplace with a living flame LPG gas fire inset, a single panel central heating radiator, a PVC double glazed window, central ceiling light with ceiling rose and cornicing with complementary frieze.



HOUSE BATHROOM

4.24m(13'11") x 2.74m(9'0")

A beautifully appointed and spacious luxury bathroom fitted with a large square double spa type bath with antique style mixer tap and shower attachment, pedestal wash hand basin and low flush wc. Finished with black tiling to the splash back areas, checkerboard effect tiled flooring, a single panel central heating radiator, extractor fan, PVC double glazed window, a central ceiling light with ceiling rose and cornicing with complementary frieze.

ANNEXE ACCOMMODATION

A PVC double glazed entrance door leads into the entrance hall/utility area

ENTRANCE HALL/UTILITY ROOM

Having a burglar alarm key pad, independent Worcester LPG gas boiler which supplies the domestic hot water and central heating systems, plumbing for a washing machine, modern grey laminate storage cupboard, vinyl wood effect flooring and a PVC double glazed door which leads into the kitchen.

ANNEXE KITCHEN

4.34m(14'3") x 2.62m(8'7")

A stylishly appointed kitchen fitted with modern high and low level units with laminate grey fronts with a complementary high gloss black work surface over which incorporates a stainless steel 1 ½ bowl sink unit with mixer tap over and a freestanding range style cooker with an extractor hood over. Finished with tiling to the splash back areas, vinyl wood effect flooring, plumbing for a dishwasher and a door which leads to the lounge.



ANNEXE LOUNGE

5.84m(19'2") x 3.96m(13'0")

A very spacious room, nicely decorated benefitting from a PVC double glazed bay window to the front, a wooden period style fire surround with a living flame LPG gas fire inset, a single panel central heating radiator, cornicing with complementary frieze, a central ceiling light with ceiling rose and double doors which lead into the dining room.

ANNEXE DINING ROOM

3.91m(12'10") x 2.39m(7'10")

With PVC double glazed double opening French style doors which lead onto the rear patio area, a single panel central heating radiator, a central ceiling light with ceiling rose, cornicing with complementary frieze and a door which leads to the shower room and a door which leads to the bedroom





ANNEXE BEDROOM

5.13m(16'10") x 3.07m(10'1")

A large rear facing double bedroom with a range of mahogany effect fitted furniture, a PVC double glazed window, a central ceiling light with ceiling rose and corncicing with complementary frieze.

ANNEXE SHOWER ROOM

A nicely appointed room fitted with a large double width shower cubicle with a chrome mains shower, a high level flush wc and pedestal wash basin. Finished with built in bathroom cupboards, a single panel central heating radiator, a PVC double glazed window, ceramic tiled flooring and ceramic tiling to the shower cubicle and splash backs.



OUTSIDE

The property benefits from an impressive white frontage with an outlook onto Moss Road and stands behind ornate wrought iron fencing and brick walling.

To the front of the property there is a shaped lawned garden with ornate stone effect balustrade walls, external security lighting, an external water tap, a block paved driveway which leads to the side of the property onto a gravel driveway which widens to the rear and provides extensive off road parking and leads to a triple bay garage/workshop.



GARAGE/ WORKSHOP

Being of tremendous proportions (34' x 24') having three roller shutter doors, lighting, power points, water tap and alarm system.



REAR GARDEN

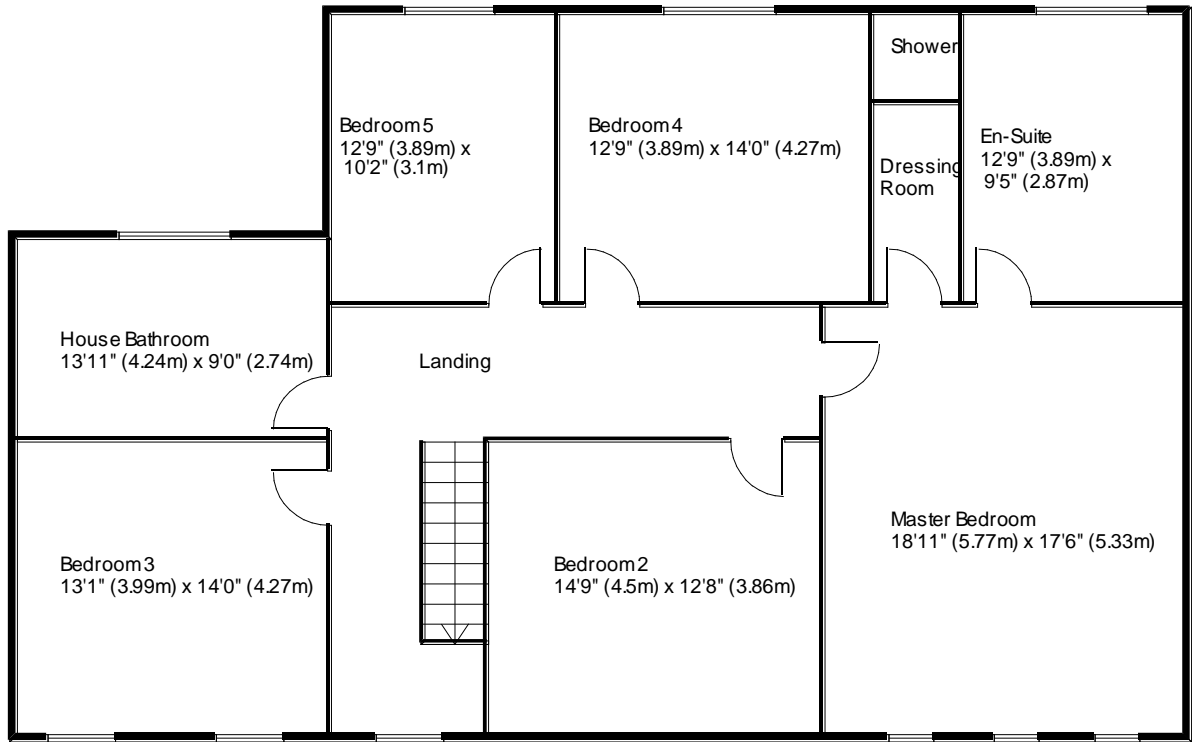
There is a large split level stone flagged patio area with ornate stone work balustrade walls, two Victorian style lampposts, external security lighting, a lawned area with shaped borders stocked with a variety of flowering plants and a feature water fountain.

SUMMER HOUSE

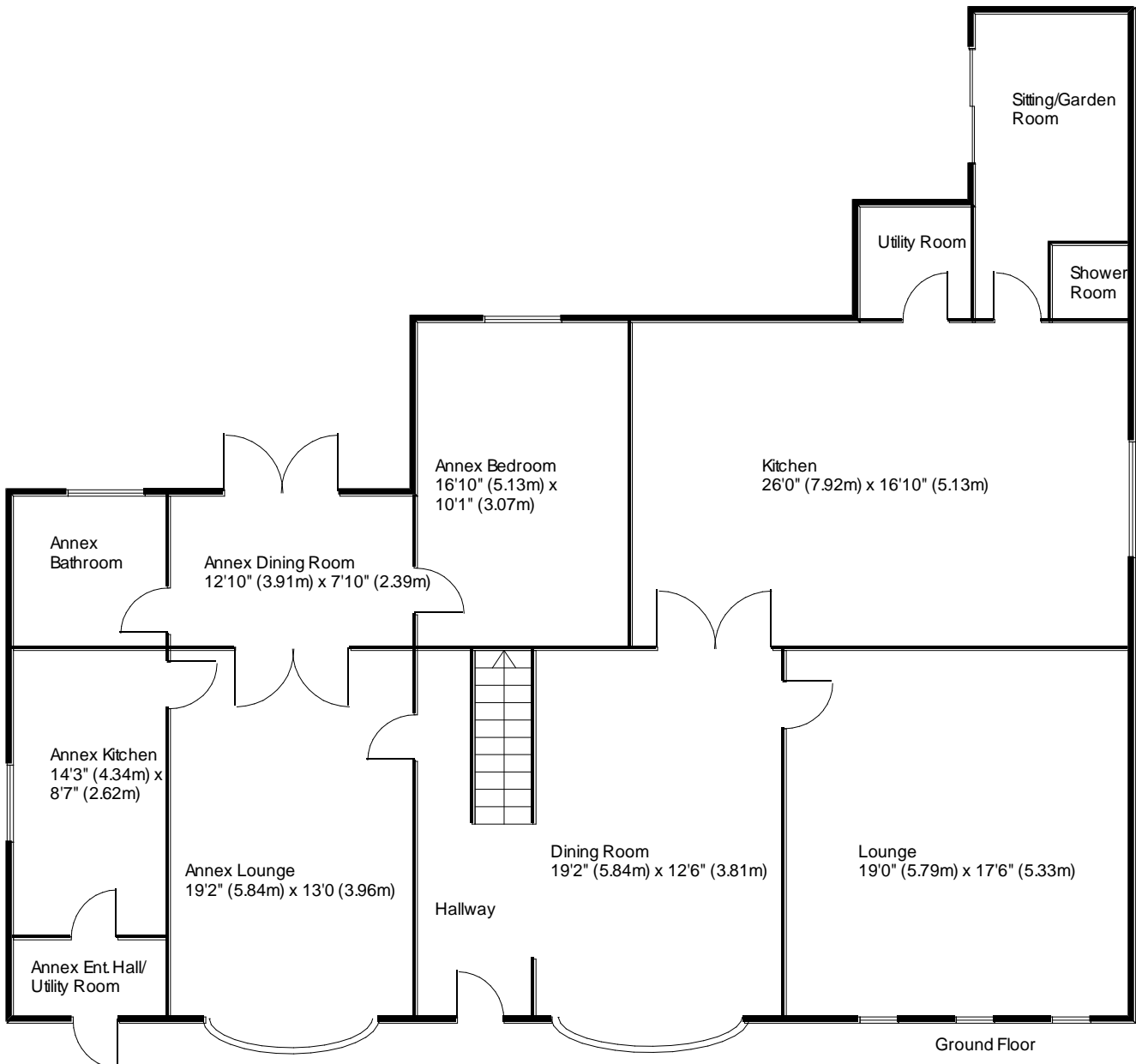
Currently used as a gymnasium but can be used for a multitude of purposes, it is built from rendered breeze block and stone and has lighting, power points, water tap, PVC double glazed window and PVC double glazed French style doors.



FLOOR PLAN



First Floor



Ground Floor

HOW TO GET THERE

From the agents Doncaster office leave the Town Centre over St Georges Bridge. At the roundabout take the 4th exit onto Bentley Road A19 and continue to follow the A19 through to Bentley High Street. At the roundabout take the 1st exit onto Askern Road A19 and continue for approx. 5 miles (going straight over 1 roundabout). At the traffic lights by Askern Lake turn right onto Station Road and continue onto Moss Road for approx. 2.3 miles. Once you have past Iron Horse Equestrian supplies on the left the property can be identified by our 'For Sale' board.

AGENTS NOTES

PLEASE NOTE:

All doors, decorative moulded architraves and skirting boards are Oak.

DOUBLE GLAZING

The property is fitted with PVC double glazing, where stated.

HEATING

The property has a LPG central heating system fitted.

DRAINAGE

The property is not connected to the mains drains and has a cess pit.

VIEWING

By prior telephone appointment with horton knights estate agents on Doncaster 01302 760322.

TENURE

FREEHOLD NOT CONFIRMED

It is believed the property is Freehold, however we are unable to confirm this as we have no access to the necessary documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MEASUREMENTS

Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS

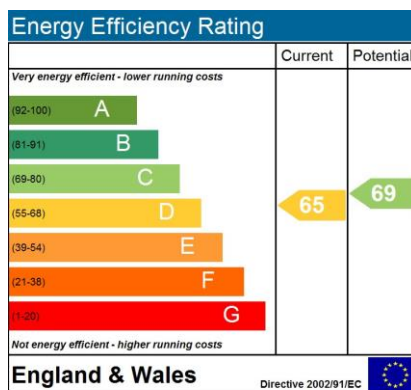
We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisor.

FREE VALUATIONS

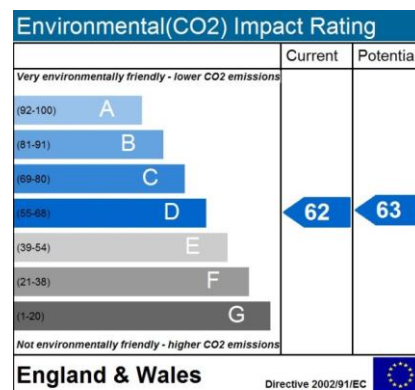
If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

OPENING HOURS

Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00
Sunday www.hortonknights.co.uk



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.