



North Ferry Farm, Belshaw Lane

BELTON, DONCASTER, DN9 1PF DRAFT DETAILS



paul fox
FINEST

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North Ferry Farm' is a beautiful, render finished detached farmhouse dating back to 1850. Located towards the fringe of the highly desirable village of Belton its idyllic setting is perfect for equestrians. The farmhouse enjoys a superb range of outbuildings, including five stables. It is set up for equestrians with excellent immediate off road hacking; the perfect location for safe riding. The accommodation approaches 2250 square feet and offers, if required, the option to accommodate multi-generational living. Comprising of front entrance hallway, large boot room/utility room, cloakroom, peaceful sitting room with 'French' doors to the formal family garden. The central dining room leads to a large rear living room that benefits from a feature fireplace and further 'French' doors to the formal garden. The open plan country style dining kitchen has a rear entrance porch and a useful ground floor shower room. The first floor provides 5 generous bedrooms with a family bathroom and separate shower room all accessed from two landings. To the outside there are private lawned formal gardens with large amounts of parking available, that lead to centrally positioned outbuildings. The grass laid paddock areas are lined with attractive woodland and are sectioned for rotation with a central high quality competition arena. The outbuildings briefly comprise of a detached sectional double car garage, open double height hay barn with an internal divide, linked stable block and brick-built workshop.

FRONT ENTRANCE HALLWAY

Measures approx. 2.62m x 1.77m (8' 7" x 5' 10"). With a hardwood entrance door with a patterned leaded window, a hardwood double glazed window and doors through to a utility/boot room and a further door to a formal dining room and inset ceiling spotlights.



FORMAL DINING ROOM

Measures approx. 3.68m x 4.76m (12' 1" x 15' 7"). Having a broad side hardwood double glazed bow window, attractive wooden flooring, internal doors leading through to the kitchen and main lounge and a traditional straight flight staircase allowing access to the first floor accommodation.

FORMAL MAIN LIVING ROOM

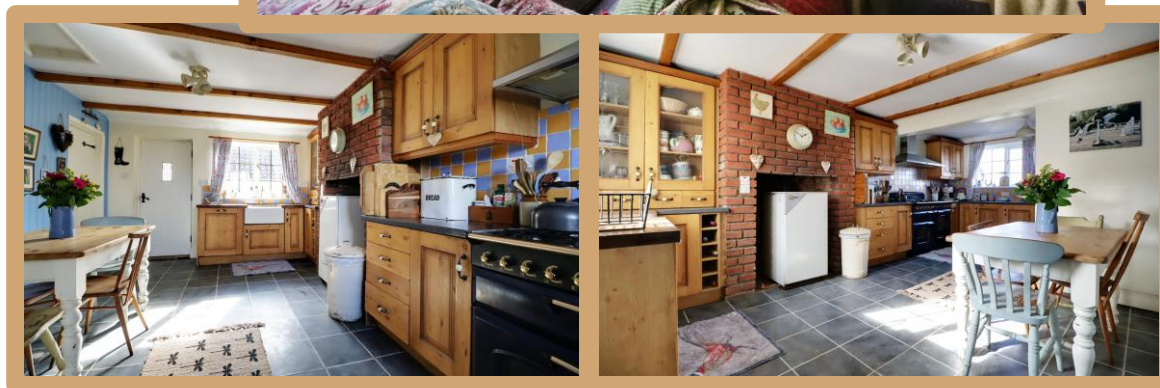
Measures approx. 3.68m x 3.68m (12' 1" x 12' 1"). Enjoying a side broad hardwood double glazed bow window, matching French doors with adjoining sidelights allows access to the garden, open floor boards, wall to ceiling coving, feature rustic brick fireplace with inset multi-fuel cast iron stove with oak brick mantel and TV point.

BESPOKE FITTED KITCHEN

Measures approx. 3.46m x 5.6m (11' 4" x 18' 4"). Enjoying a dual aspect front and rear hardwood double glazed windows. The kitchen enjoys an extensive range of oak panelled matching low level units, drawer units and wall units with one wall unit having a glazed front, enjoying a complementary patterned worktop that provides space for a range cooker with overhead stainless steel canopied extractor, built-in Belfast ceramic sink unit, tiled effect flooring, gas fired central heating boiler and doors through to;

GROUND FLOOR SHOWER ROOM

Measures approx. 2.3m x 1.89m (7' 7" x 6' 2"). Having a front hardwood double glazed window with patterned glazing, a three piece suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted shower cubicle with overhead electric shower and glazed screen, slate effect flooring and tiling to walls.



REAR ENTRANCE

Has a side hardwood entrance door with a patterned leaded glazed window, rear hardwood double glazed window, tiled effect flooring.

LARGE BOOT ROOM

Measures approx. 2.91m x 4.19m (9' 7" x 13' 9"). Enjoys a dual aspect with front and rear hardwood double glazed windows, providing a range of white fronted base, drawer and units with a patterned worktop incorporates a one and a half bowl sink unit with a drainer to the side and block mixer tap, fluorescent ceiling strip light and a door leads through to;

PLEASANT SITTING ROOM

Measures approx. 3.63m x 4.18m (11' 11" x 13' 9"). Having a dual aspect with front hardwood double glazed bay window, rear French doors allowing access to the garden, staircase allowing access to the first floor accommodation and doors to;

CLOAKROOM

Measures approx. 1.56m x 1.5m (5' 1" x 4' 11"). Having rear hardwood double glazed window with patterned leaded glazing, a two piece suite in white comprising a low flush WC and pedestal wash hand basin with tiled splash backs.

FIRST FLOOR LANDING

Has two side hardwood double glazed windows, wall to ceiling coving and loft access.

LANDING TOILET

With side hardwood double glazed window with patterned glazing, a two piece suite in white comprises a low flush WC, pedestal wash hand basin with a storage cabinet beneath and tiled splash backs and wooden effect cushioned flooring.

DOUBLE BEDROOM 3

Measures approx. 3.67m x 3.69m (12' 0" x 12' 1"). Having a side hardwood double glazed window, built-in over the stairs storage, wall to ceiling coving and doors through to a central family bathroom.

DOUBLE BEDROOM 4

Measures approx. 2.65m x 4.15m (8' 8" x 13' 7"). Having a dual aspect with rear and side hardwood double glazed window, door through to the landing and fitted wardrobes.



DOUBLE BEDROOM 5

Measures approx. 2.68m x 2.65m (8' 10" x 8' 8"). With side hardwood double glazed window and wall to ceiling coving.

SECOND LANDING

Measures approx. 2.2m x 3.62m (7' 3" x 11' 11"). Having a front hardwood double glazed window, with access from the sitting room, built-in airing cupboard and loft access.

CENTRAL FAMILY BATHROOM

Measures approx. 2.64m x 1.78m (8' 8" x 5' 10"). Having a front hardwood double glazed window with patterned glazing, a three piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, wood effect flooring, tiled walls, clad effect finish to ceiling and an internal door leads through to bedroom 2.

SHOWER ROOM

Measures approx. 3.58m x 1.89m (11' 9" x 6' 2"). Having a rear hardwood double glazed window with patterned glazing, enjoying a three piece suite comprising a low flush WC, pedestal wash hand basin, corner fitted shower cubicle with overhead electric shower, tiled walls and glazed screen, stylish cushioned flooring and doors through to bedroom 4.

GROUNDS

The property is located within one of the villages finest positions offering a tranquil self-contained equestrian lifestyle available for immediate occupation both for a family and associated animals. Entered via a traditional five bar timber gate and onto an extensive driveway that leads to a vast parking area that can accommodate a multitude of domestic and commercial vehicles and offering excellent privacy and leads to the range of outbuildings. The property provides two excellent grass paddocks being well fenced and with a central fenced competition arena that has water measuring 20m x 40m (65' 7" x 131' 3").



OUTBUILDINGS

The property enjoys a vast array of useful outbuildings that are essential for equestrian living including, a concrete sectional attached double garage, a large double height haybarn with adjoining brick garage, five stables within a hard standing yard and with further adjoining brick workshops.

DOUBLE GLAZING

The property has hardwood double glazed windows.

CENTRAL HEATING

There is a gas fired central heating system to radiators via bottled Calor gas.



FLOORPLAN

Ground Floor



First Floor





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