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the family estate agents

Reduced Price Guide

**£595,000**

EPC Rating: TBC

## Weathercock Farm, Belton Road

Beltoft, Doncaster, North Lincolnshire, DN9 1NN

4 Bedroom Detached Cottage



- ✓ AN OUTSTANDING BRICK BUILT DETACHED COTTAGE
  - ✓ 3 FINE RECEPTION ROOMS & STUDY
  - ✓ ATTRACTIVE COUNTRY STYLE DINING KITCHEN
    - ✓ 4 DOUBLE BEDROOMS
- ✓ FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
  - ✓ MATURE PRIVATE GARDENS
  - ✓ MONITORED ALARM SYSTEM
    - ✓ NO UPWARD CHAIN



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'Weathercock Farm' is a distinctive detached village cottage offering much charm and appeal, thought ideal for a family or professional couple being surrounded by beautifully landscaped private gardens having been lovingly restored within recent years by the current owners. The well-appointed and arranged accommodation comprises;

### PLEASANT CENTRAL RECEPTION HALLWAY

Measures approx. 1.97m x 4.5m (6' 6" x 14' 9"). Enjoying a twin panelled and glazed entrance door, rear uPVC double glazed window, part tiled and part oak laminate flooring, useful study area, staircase allowing access to the first floor accommodation with grab rail and doors through to;



### QUALITY BESPOKE FITTED DINING KITCHEN

Measures approx. 4.26m x 4.5 (14' 0" x 14' 9"). Enjoying a front uPVC double glazed window and a hand built solid wooden shaker style matching kitchen with low level units and wall units with cast iron curved pull handles with two glazed wall display units and a complementary butcher block polished worktop that incorporates a Belfast ceramic sink unit with drainer to the side and block mixer tap, space for a range cooker within a bespoke delft style tiled chamber, space for an American style fridge freezer, tiled flooring, inset ceiling spotlights and access through to a utility and doors through to;



### USEFUL STORE ROOM

Enjoying a front uPVC double glazed window, continuation of tiled flooring, part panelling to wall, large fitted storage cupboard, loft access with spotlights and doors through to;



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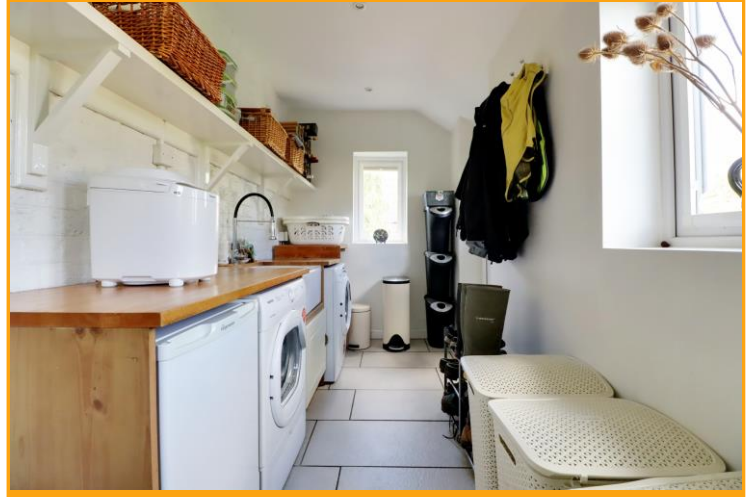
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## GROUND FLOOR SHOWER ROOM

Measures approx. 2.01m x 2.08m (6' 7" x 6' 10"). Enjoying a light well with Velux double glazed roof light and a quality three piece suite in white comprising a low flush WC, pedestal wash hand basin, corner fitted shower cubicle with overhead main shower, mosaic tiling to walls and glazed screen, tiled flooring, part panelling to walls and inset ceiling spotlights.

## UTILITY ROOM

Measures approx. 4.37m x 1.72m (14' 4" x 5' 8"). Enjoying a multi aspect with rear and side uPVC double glazed windows with fitted blinds and with a rear uPVC double glazed entrance door allowing access to the garden, enjoying base storage cabinets with a solid wooden butcher block worktop above which incorporates a Belfast ceramic sink unit with block mixer tap, plumbing and space for appliances, continuation of tiled flooring, inset ceiling spotlights, loft access and a wall mounted Baxi central heating boiler.



## FORMAL DINING ROOM

Measures approx. 4.21m x 4.5m (13' 10" x 14' 9"). Enjoying a front uPVC double glazed window, attractive oak laminate wooden flooring, picture railing, corner fitted display cabinet and a feature brick built fireplace with inset cast iron grate, cast iron fire back, tiled hearth and a very handsome marbled effect surround and projecting mantel and an internal door leads through to;



## PLEASANT MAIN LIVING ROOM

Measures approx. 6.95m x 4.5m (22' 10" x 14' 9"). Enjoying twin front uPVC double glazed windows, feature beamed ceiling, four wall light points, a feature brick built Inglenook fireplace with inset flagged hearth and wooden mantel, a central multi-fuel cast iron stove, adjoining bespoke display cabinet with storage beneath and an internal original stable style door leads through to a;



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## GARDEN ROOM

Measures approx. 4.4m x 3.3m (14' 5" x 10' 10"). Enjoying surrounding uPVC double glazed windows with fitted blinds, matching rear French doors allowing access to the garden, oak laminate style flooring, two Nobo wall heaters, ceiling spotlights, loft access and TV point.

## FIRST FLOOR LANDING

Enjoying two rear uPVC double glazed window, part panelling to walls and doors off to;

## MASTER BEDROOM 1

Measures approx. 3.95m x 4.5m to wardrobes (13' 0" x 14' 9"). Enjoying a front uPVC double glazed window, picture railing and fully fitted bank of quality bespoke wardrobes with three mirrored doors.

## FRONT DOUBLE BEDROOM 2

Measures approx. 3.7m x 4.5 (12' 2" x 14' 9"). Enjoying a front uPVC double glazed window, picture railing, fitted wardrobe and loft access.

## FRONT DOUBLE BEDROOM 3

Measures approx. 3.52m x 3.21 (11' 7" x 10' 8"). Enjoying a front uPVC double glazed window and picture railing.

## FRONT DOUBLE BEDROOM 4

Measures approx. 3.63m x 3.25m (11' 11" x 10' 8"). Enjoying a front uPVC double glazed window and attractive fitted wardrobe.



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THE  
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PROFESSIONALS

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## FAMILY BATHROOM

Measures approx. 2.61m x 1.92m (8' 7" x 6' 7"). Enjoying a front uPVC double glazed window with inset patterned glazing and a three piece shell style suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, majority tiling to walls, cushioned flooring and inset ceiling spotlights.

## GROUNDS

The property enjoys excellent extensive mature gardens which have been sympathetically laid out and planted to match the age and style of the property and is entered via a decorative wrought iron gate onto a pea pebbled driveway providing extensive parking to large number of vehicles including room for a caravan or motorhome if required and benefitting from brick built stables/storerooms with the drive continuing within the garden to a double garage which has been created from the detached barn. The gardens to the front come principally laid to lawn with mature well stocked flower shrub borders, manageable rectangular pond with flagged edging and a Yorkshire stone flagged pathway allowing access to the front entrance door. The broad rear garden enjoys extremely private and safe environment for a family with a number of very pleasant lawned gardens with furthermore stocked borders, two raised vegetable plots and a herb garden and a number of flagged seating areas.

## DOUBLE GARAGE

The property enjoys a superb range of brick outbuildings which are former farm buildings and benefits from a double garage measuring 8.46m x 5m (27' 9" x 16' 5") maximum with twin electric roller remote operated front doors, internal power and lighting, loft storage.



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## WORKSHOP/POTTING SHED

Adjoining the garage and within the same footprint there is a large workshop/potting shed with front entrance and two shuttered windows measuring approx. 6.82m x 5.15m (22' 5" x 16' 11") with vaulted ceiling.

## USEFUL STORE

To the other side of the garage there is a useful store measuring approx. 2.61m x 4.6m (8' 7" x 15' 1") with entrance door and shuttered front window, brick tiled flooring and a small mezzanine flooring for storage.

## STABLE STYLE BUILDING 1

Measuring approx. 7.25m x 3.61m (23' 9" x 11' 10") with timber entrance doors and window with shutter, internal power and lighting.

## STABLE STYLE BUILDING 2

Measures approx. 2.13m x 3.3m (7' 0" x 10' 10") with timber entrance door.

## STABLE STYLE BUILDING 3

Measures approx. 1.94m x 3.4m (6' 4" x 11' 2") with timber entrance door

## STABLE STYLE BUILDING 4

Measures approx. 4.21m x 3.31m (13' 10" x 10' 10") with timber entrance door and internal power and lighting.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected. Fibre BT broadband.

## CENTRAL HEATING

There is a modern gas fired central heating system.

## DOUBLE GLAZING

The property benefits from full uPVC double glazed windows and doors.

## \*\*IMPORTANT\*\*

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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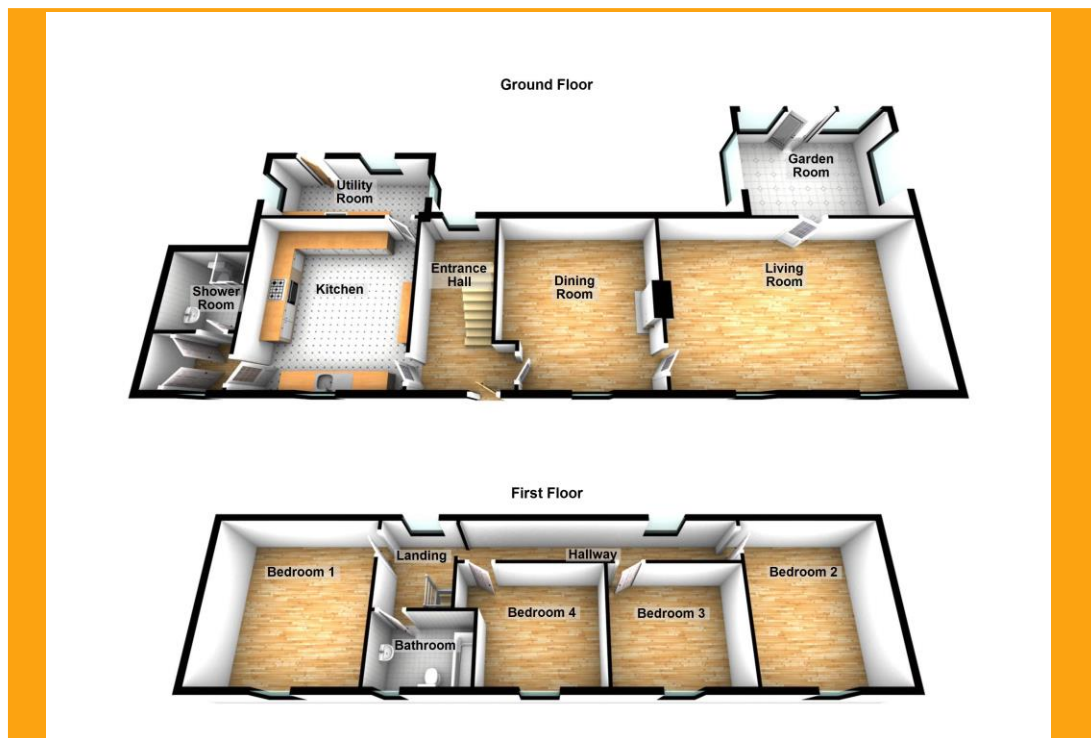
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