



Gringley Road, Beckingham, Doncaster DN10 4QD
£500,000

HUNTERS®
EXCLUSIVE



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Hunters are delighted to offer this substantial Georgian five bedroom detached family property set in 2 acres (subject to measurement) which has been improved by the current owner and has many original features along with kennels and stables externally and a vacant roof area to one of the buildings which could be converted for further living space with appropriate permissions. **VIEWING IS HIGHLY RECOMMENDED.**





DESCRIPTION

This five bedroom detached property having recently undergone a scheme of refurbishment by the current owners, dates back to the late 1700s and has many original features including beams to ceilings and wooden doors and is set in approximately 2 acres (subject to measurement). The property lies just off the A631 north west of the village of Beckingham with amenities including primary school, post office and village hall and sits in the catchment area of the highly regarded Queen Elizabeth High School. The town of Gainsborough is only a short drive away and offers a wealth of amenities including Marshalls Yard Retail complex, shops, leisure facilities and cafes and restaurants. Outside are four stables, paddocks, and outbuildings with kennels and a vacant roof space with potential to convert into further living accommodation. The property also benefits from partial double glazing and a pellet heating system.

DIRECTIONS

Access to the property is via a lane off the A631 just past the roundabout leading into Beckingham.

ACCOMMODATION

Accessed via the car port to the front via a solid uPVC door leading into

ENTRANCE HALL

Providing access to the Lounge and door leading into Bedroom. A further door gives

access to a passageway leading to the Shower Room and Bedroom and access to the rear garden.

BEDROOM FIVE

9'7" x 6'0"

With window to the rear elevation and door to the side elevation.

LOUNGE

15'6" x 16'8"

Accessed from the Entrance Hall with TV point, beams to ceiling, wood panel flooring, window to the rear elevation, radiator and doors into the Utility Room and Kitchen Diner.

KITCHEN DINER

15'7" x 15'10"

Wall and base units with worktops in cream, space for range style cooker, double sunken porcelain sinks, stone tiled flooring, door to the rear with arch glass panel, spotlights to ceiling, two windows to the rear elevation and one to the side elevation and radiator. Door off leading to further Reception Room, Bedroom and Shower Room.

**UTILITY ROOM**

4'0" x 7'4"

Worktop with plumbing under for two washing machines, spotlights to ceiling, window to the rear elevation.

BATHROOM

7'5" x 5'9"

Matching white suite comprising panel bath, shower unit, pedestal sink, shelving to wall, Velux window to ceiling and radiator.

BEDROOM TWO

17'11" x 8'3"

Wood flooring, beams to ceiling, shoe cupboard, window to the front elevation and radiator.

RECEPTION/FAMILY/MUSIC ROOM

12'2" x 18'1"

Part of the extension with windows to the front, rear and side elevations, beams to ceiling and radiator.

LEADING FROM THE ENTRANCE PASSAGEWAY TO REAR

Sliding door opening to the rear patio with two radiators and window to the rear elevation.

**BEDROOM ONE**

10'6" x 8'6"

Accessed via a Dressing Room with exposed circular brickwork, TV point, obscure window panels and radiator.

SHOWER ROOM

11'5" x 6'2"

Comprising double shower unit, low level flush wc, pedestal sink, tiled flooring, spotlights to ceiling, window to the rear elevation and radiator.

RECEPTION ROOM/GYM

15'4" x 10'9"

Wooden flooring, TV point to wall, elevated window to the side elevation and stairs to two further first floor Bedrooms.

BEDROOM THREE

11'9" x 8'5"

TV point, window to the front elevation, door to vacant loft room and two radiators.

BEDROOM FOUR

11'8" x 13'6"

Beams to ceiling, electric wall heater, windows to the side and front elevations.



EXTERNALLY

There are four stables and two paddocks to the side and rear of the property with fencing plus an allotment and lawned garden with a bandstand. Grooming Parlour measuring 4.58m x 3.75m with water and power plus two kennels and a further two kennels and storage area measuring 5.15m x 3.01m next door, accessed via two separate doors with window to the side elevation.

A set of external stairs leads to a roof space over the car port measuring 8.27m x 6.23m which has window to the front elevation and door into bedroom three, this has the potential to convert to further living accommodation subject to the necessary planning permissions being obtained.

CAR PORT AND STORE

20'2" x 12'0"

The car port has a low level roof and store off housing the pellet heating system and water tank.

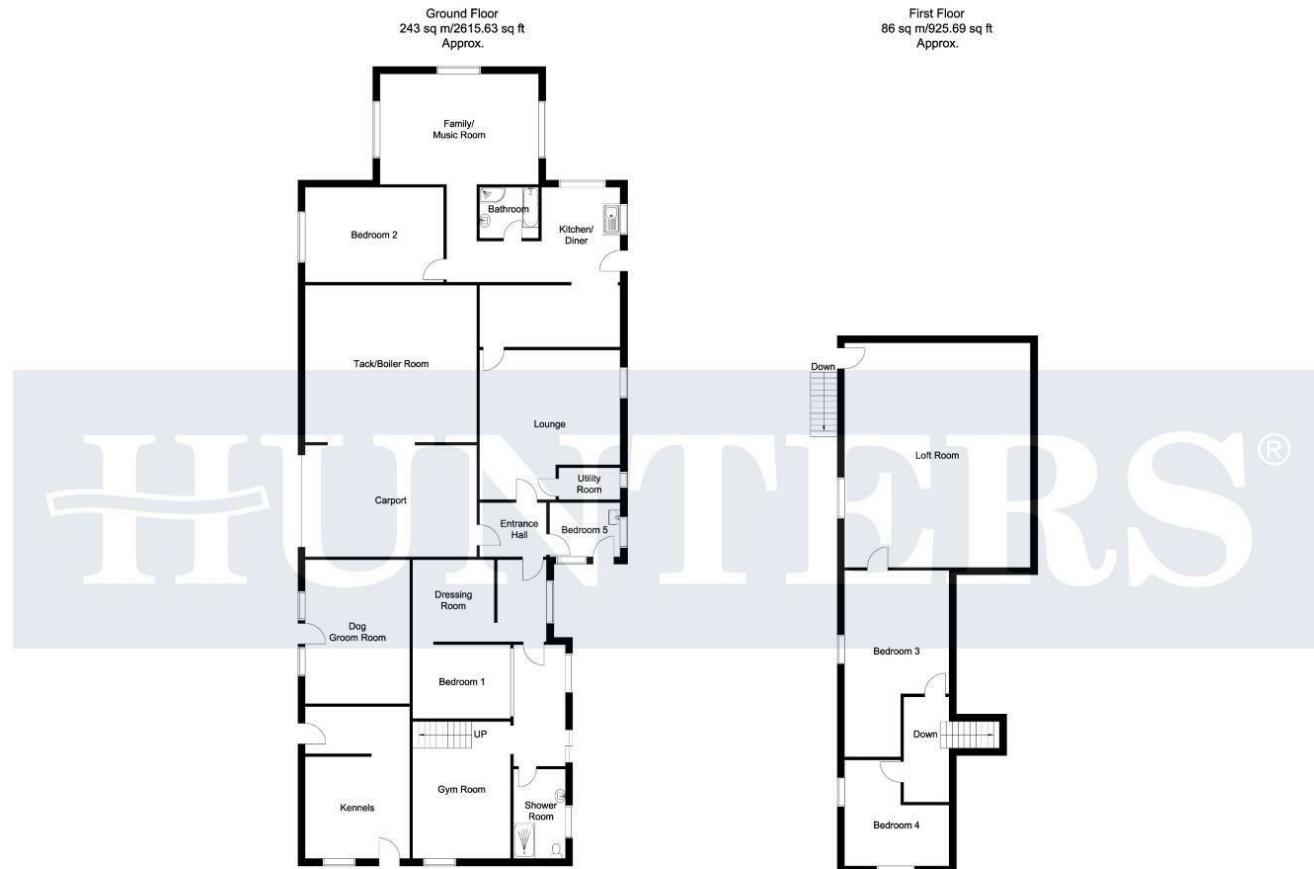
TENURE - Freehold

AGENTS NOTE

The Environment Agency charge an annual subsistence fee of £247.00 re licenced discharge into the ditch. Prospective buyers should make their own enquiries through their legal representative in this regard.

We are advised there are an additional 7 acres of grazing land available to rent under separate negotiation.

These particulars are intended to give a fair and reliable description of the property but the responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars. Purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

CP Property Services @2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	39
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Bawtry -
01302 710773 <https://www.hunters.com>

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