



**The Stables, Beckingham Road, Walkeringham,  
DN10 4HZ**

**Offers In The Region Of  
£900,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



**Beckingham Road, Walkeringham, Doncaster,  
DN10 4HZ**

**Offers In The Region Of  
£900,000**

**!PRICED TO SELL!**

This historic property dating back to the 18th Century was the original coach house for the Grade II listed Manor House has a garden which extend to 1/3 of an acre with an additional 3 acres of paddock and stables. Retaining many original features the owners have also created a useful self contained annex which could be used by extended family members or for business use via Airbnb subject to the usual approvals.

Standing in the shadow of St Mary Magdalene Church which dates back to the 13th Century, the village of Walkeringham provides an ideal base for those that enjoy country living yet need access to reliable commuter links via road, rail or air. VIEWING ESSENTIAL FOR PROCEEDABLE BUYERS.





## DESCRIPTION

Briefly the property comprises an entrance hall, lounge, kitchen diner and stairs to two bedrooms and a bathroom whilst the annex section has a lounge and downstairs cloakroom plus stairs up to a mezzanine bedroom and en suite shower. The property is set in substantial grounds of approximately 3 acres and comprises a secure entrance with turning space, garden with outbuildings including a gym, two stores, a log store and six stables with a barn, water facilities and four paddocks.

## ENTRANCE HALL

7'9" x 19'3"

Accessed via a wood door the entrance hall provides access to the lounge, kitchen diner, stairs to first floor with cupboard under, wood panel flooring, radiator.

## LOUNGE

14'1" x 19'2"

Corner brick feature fireplace with log burner inset, TV point, beams to ceiling and wood panel flooring, double doors to side entrance, windows to front and rear, radiator.

## KITCHEN DINER

12'0" x 20'3"

Country style kitchen with wall and base units, built in oven and grill plus microwave, integrated dishwasher, space for fridge freezer, sunken Blanco sink with mixer tap, tiled splashback, wine rack, shelves, tiled flooring, beams to ceiling, windows to front and rear, door into annex living quarters.



## SELF CONTAINED ANNEX

15'7" x 18'10"

Designed to be disability friendly and comprising living area with worktops, two sinks with mixer taps, cupboard, wall units, TV point, stairs to first floor, stable style door to front, wood panel; flooring, two windows to upper level and door into cloakroom

Cloakroom - tiled throughout with wash hand basin sited on cupboard unit with mixer tap and shelf, further shelves, window into living area, wall radiator.

First floor - Mezzanine bedroom with balustrade overlooking the living area, spotlights to ceiling with smoke alarm, wood panel flooring, radiator and door into en suite

En suite - Shower unit, low level flush wc, wash hand basin with cupboard under and illuminated mirror over, separate vanity unit and wall mounted radiator.

## FIRST FLOOR LANDING

10'4" x 10'4"

Wooden balustrade with flooring, access to two bedrooms and bathroom with arched window to rear.

## MASTER BEDROOM

13'1".14'10" x 19'4"

Steps down from the landing lead to the Master Bedroom, wood panel flooring, beams to ceiling, windows to front, rear and side plus radiator.



## **BEDROOM TWO**

9'3" x 16'4", 278'10"

Built in wooden wardrobes, beam to ceiling, windows to front and rear plus radiator.

## **BATHROOM**

10'5" x 8'7"

Tiled throughout with stand alone bath with mixer tap over, walk in shower, Sanitan wash hand basin with shelves under and light over plus adjustable mirror, low level flush wc, bidet, shaving socket, wood panel flooring.

## **OUTSIDE**

The grounds are entered via a security railing gate with intercom off the A161 which leads to a stone chip drive with turning point leading up to the front of the property. The spacious gardens are laid to lawn with an orchard, trees, mature borders, outside taps and power sockets, two feature lamp posts, two storage outbuilding and separate gym all with power and lighting, pergola, log store. There is a decking area with split jacuzzi spa pool and hot tub and summer house plus gated access to six stables and a barn, menage, four paddocks with fencing, hedging and a gate to the main road.

## **TENURE**

We understand the property to be Freehold

## **COUNCIL TAX**

Local Authority: Bassetlaw

Property Band: E



## **POTENTIAL BUYER INFORMATION**

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 75                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no 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 and the 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.

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Outbuilding 2  
25 sq m/269.09 sq ft  
Approx.

First Floor  
90 sq m/968.75 sq ft  
Approx.

Outbuilding 3  
25 sq m/269.09 sq ft  
Approx.

Outbuilding 4  
22 sq m/236.80 sq ft  
Approx.



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 @2025

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01302 710773 | Website: [www.hunters.com](http://www.hunters.com)

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