

## Abbey Game Farm, Raw Lane, Stainton



**Offers In Region Of £750,000**

An outstanding stone-built four-bedroom detached bungalow offering exceptionally spacious and highly versatile family living accommodation, occupying a commanding position on the fringe of this highly desirable semi-rural location. Set within grounds extending to well over two acres, the property presents a rare opportunity to acquire a substantial residence combined with extensive outdoor space, paddocks and a superb range of outbuildings, creating endless possibilities for both lifestyle and business use.

The bungalow itself provides an impressive amount of internal living space, with generously proportioned rooms throughout that are perfectly suited to modern family life, providing excellent flexibility to adapt to individual requirements, offering a wonderful balance of reception and bedroom space, creating a home that can comfortably accommodate growing families, multi-generational living or those simply seeking spacious single-storey accommodation.

Externally, the property truly comes into its own. Attractive lawned gardens surround the bungalow, providing pleasant areas for relaxation, entertaining and enjoying the peaceful surroundings. Beyond the formal gardens lie extensive grassed paddocks and open land, offering tremendous appeal to equestrian enthusiasts, smallholders, hobby farmers or those wishing to enjoy a more rural lifestyle. The grounds provide ample space for grazing animals, recreational pursuits or future landscaping projects, all whilst enjoying attractive views across the surrounding countryside.

A particular feature of the property is the impressive collection of concrete and timber-framed outbuildings situated within the grounds. These highly versatile structures provide a wealth of opportunities and could be utilised for a variety of purposes including workshops, storage facilities, agricultural use, equestrian facilities, vehicle housing, machinery storage, home business operations or leisure pursuits. Subject to any necessary planning permissions and consents, there may also be scope for alternative uses, making this an exciting proposition for purchasers seeking a property with genuine potential. Properties of this calibre, offering such an exceptional blend of spacious accommodation, extensive grounds, versatile outbuildings and future potential, are extremely rare. Early viewing is strongly recommended to fully appreciate the scale, setting, versatility and lifestyle opportunities that this outstanding home has to offer.



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**DISCLAIMER**

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

#### OFFER PROCEDURE

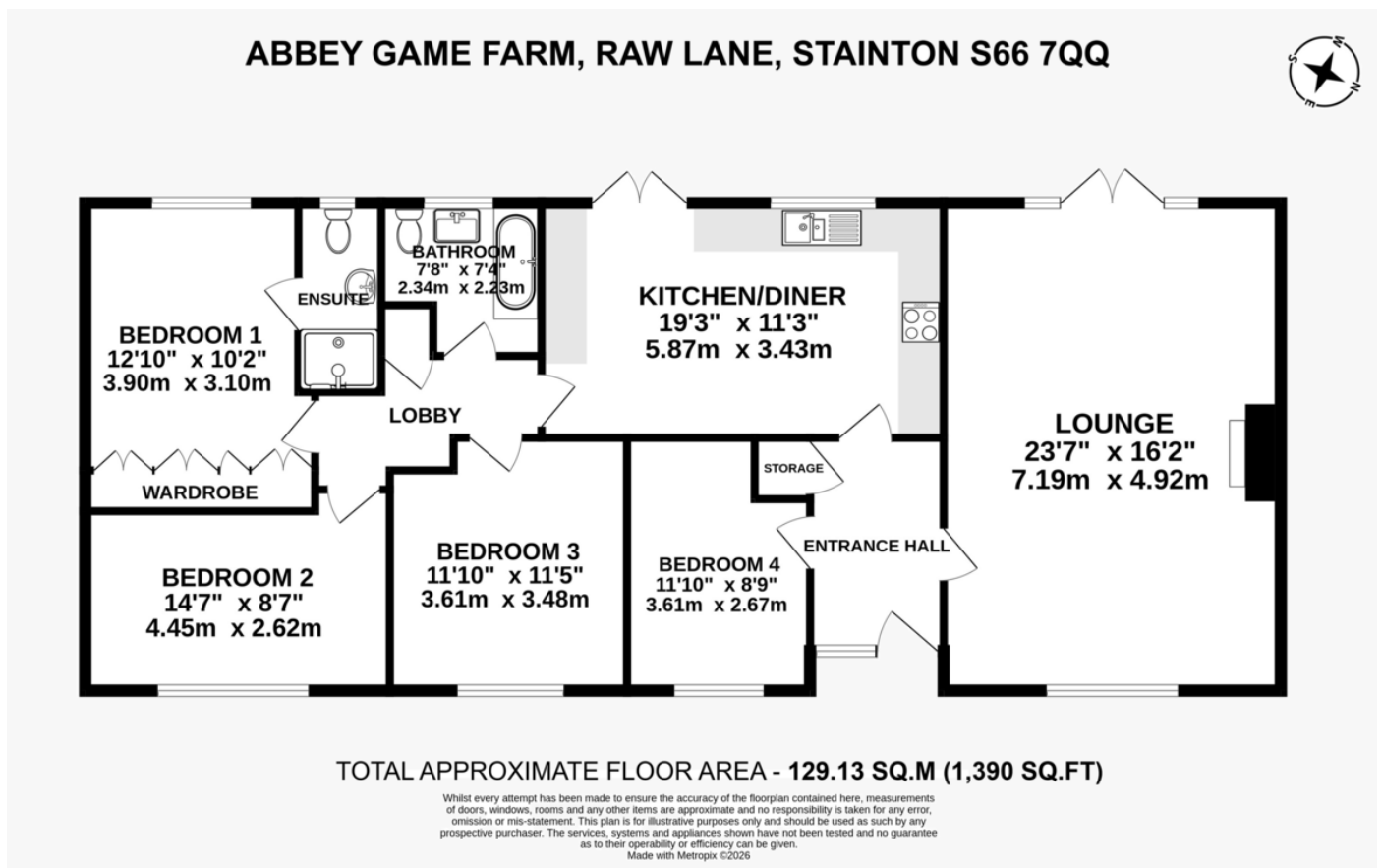
To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

**LOCATION MAP**

**ENERGY PERFORMANCE GRAPHS**

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**FLOOR PLAN**



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.