



**The Old Farm House Sandtoft Road, Thorne Doncaster DN8
5TG**

welcome to

The Old Farm House Sandtoft Road, Thorne Doncaster

William H Brown are proud to present to the market this exceptionally presented family home on a stunning private plot boasting spacious country living throughout. With gated sweeping driveway, peaceful outdoor space & beautiful living throughout. A MUST VIEW PROPERTY!



Entrance Hall

Entering into the property there is a front facing PVC door, tiled flooring & stairs rising to the first floor.

Lounge/Kitchen/Dining Area

The ground floor boasts spacious open plan living, flooded with natural light as it benefits from solid green oak double glazed floor to ceiling windows, double glazed patio doors onto the rear garden & a front facing double glazed window in the lounge area. The lounge benefits from wooden flooring, open chimney which is well maintained by the current vendor & spotlights to the ceiling. An open walkway guides you to the dining/kitchen area with sandstone tiled flooring, kitchen island & wall and base units with contrasting granite worktops, bespoke light fittings over dining table & kitchen area, integrated dishwasher & cookerhood.

Utility Room

The utility space leads off of the kitchen area and benefits from boot cupboard, tiled flooring, side facing PVC door, worktop space to one wall & and downstairs bathroom with shower cubicle, w/c & wash hand basin.

Office

The office benefits from a side facing double glazed window & tiled floor covering.

Snug/Reception Room Two

The snug/second reception room benefits from a front facing double glazed bay window, laminate floor covering, spotlights to the ceiling & TV point.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces & loft space, benefits from hardwood flooring & a front facing double glazed window at the top of the landing.

Master Bedroom

The master bedroom comprises of two side facing double glazed windows, carpet floor covering, two

centrally heated cast iron feature radiators, patio doors leading onto the Juliet balcony to the rear to enjoy the stunning open views that surround.

Master Walk-In Wardrobe

The walk-in wardrobe benefits from a side facing double glazed window & carpet floor covering.

Bedroom Two

The second bedroom comprises of a front facing double glazed window, centrally heated radiator, spotlight to the ceiling & carpet floor covering.

Bedroom Three

The third bedroom comprises of a front facing double glazed window, spotlights to the ceiling, laminate floor covering & centrally heated radiator.

Bedroom Four

The fourth bedroom comprises of laminate floor covering, centrally heated radiator & rear facing double doors leading off of the Juliet balcony.

Family Bathroom

The family bathroom comprises of a rear facing double glazed window, full tiling to walls & floor, low flush w/c, free standing bath, free standing sink with fitted mirror & bespoke wooden style vanity stand.

Outside & Exterior

To the front of the property there is a sweeping driveway with electric gate access & large foliage to privatise from the road side, the garden wraps around the whole property with a stretching lawn to the front, a side garden with a planting area & open views & rear garden with stunning patio area with a pergola and hot tub looking out onto a vast lawn space with mature shrubbery to the edges.



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welcome to

The Old Farm House Sandtoft Road, Thorne Doncaster

- Idyllic Family Home
- Open Plan Lounge/Kitchen/Diner
- Additional Sitting Room
- Master Bedroom With Walk In Wardrobe
- Four Generous Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105399 - 0005

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