GSC GRAYS



SOUTH WONGS FARM

near Tickhill, South Yorkshire

SOUTH WONGS FARM

Blyth Gate Lane, Tickhill, Doncaster, South Yorkshire, DN11 9RQ

AN IMPRESSIVE 4 BEDROOM DETACHED FARMHOUSE REQUIRING MODERNISATION, A SUBSTANTIAL RANGE OF TRADITIONAL FARM BUILDINGS WITH DEVELOPMENT POTENTIAL AND GENERAL PURPOSE AGRICULTURAL BUILDINGS, ALL STANDING IN AROUND 5 ACRES ON THE EDGE OF THE SANDBECK ESTATE

FARMHOUSE

Hallway • Sitting room • Dining room • Family room • Kitchen • Utility room
Cellar • Four bedrooms • House bathroom & WC • Attic rooms

TRADITIONAL BUILDINGS

Stabling • Stone Barn • Two storey Granary • Garaging and Car Ports
Extending overall to almost 8000 sq ft and arranged around a central courtyard

OUTSIDE

General purpose agricultural buildings extending to some 4680 square feet
Gardens • Paddock

In all some 4.94 acres | For sale by private treaty as one lot

GSC GRAYS

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GSCGRAYS.CO.UK















SITUATION

South Wongs Farm is located on the northern edge of the historic Sandbeck Estate and takes full advantage of its rural setting surrounded by open countryside. The appealing rural situation belies its convenience, close to the South Yorkshire/ Nottinghamshire border and a short distance from the A60, some 11 miles south of Doncaster. The A1 (M) junction at Blyth is a 10 minute drive offering excellent road accessibility further afield, with East Coast mainline rail connections at Doncaster and Retford . The region's commercial centres, particularly Sheffield, are within comfortable commuting distance.

DESCRIPTION

It is understood South Wongs Farm was constructed by The Estate in the C18 century, and is offered for sale for the first time following the retirement of a long-standing agricultural tenant.

Comprising one lot and standing in around 4.94 acres bordering estate farmland, this unique property will appeal to a wide range of potential purchasers.

The detached predominantly stone build farmhouse has extensive accommodation, currently comprising four double bedrooms and three reception rooms, with a large cellar and potential to convert attic rooms into further bedroom accommodation if required, Extending to overall to some 3394 sq ft, the property is now in need of modernisation and improvement

There is a significant range of traditional stone farm buildings that would readily convert to residential use (subject to appropriate consents). The buildings incorporate an impressive stone barn, two-storey granary with three-bays plus workshop and garage, and a stable courtyard comprising six boxes, tack room, two stores, and covered yard with lean-to storage to the rear. There is also a four bay open garage/carport for numerous vehicles. Overall, the traditional farm buildings extend to some 7865 sq ft.

To the north are two general purpose agriculture buildings, accessed via a separate agricultural entrance and latterly used for grain storage, but suitable for a variety of uses (subject to appropriate consents) and extending overall to some 4680 sq ft.

There is a pleasant south facing outlook to the front of the farmhouse, an enclosed vegetable garden with greenhouse, and gently sloping grazing paddock beyond, with the holding overall being some 4.94 acres.













ADDITIONAL INFORMATION

Tenure
Freehold with vacant possession on legal completion. The sporting and mineral rights are excluded from the sale.

Mode of Sale
The property for sale as a whole as one lot. The vendor's preference is an outright sale, although consideration would be given to proposals that are subject to planning. In any event the vendor does reserve the right to include a clawback provision relating to planning permission that might be granted for alternative use(s) in the future.

Development Potential
Preliminary enquiries have been made of the local authority with further information available from the selling agents.

Services
Mains electricity. Oil central heating. Mains water via a metered private supply billed quarterly by The Estate. Private drainage currently to a septic tank which will require replacement. No mains gas. Interested parties should make their own inquiries of the relevant providers.

Easements & Rights of Way
The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

Local Authority & Council Tax
Doncaster Council - Band F.

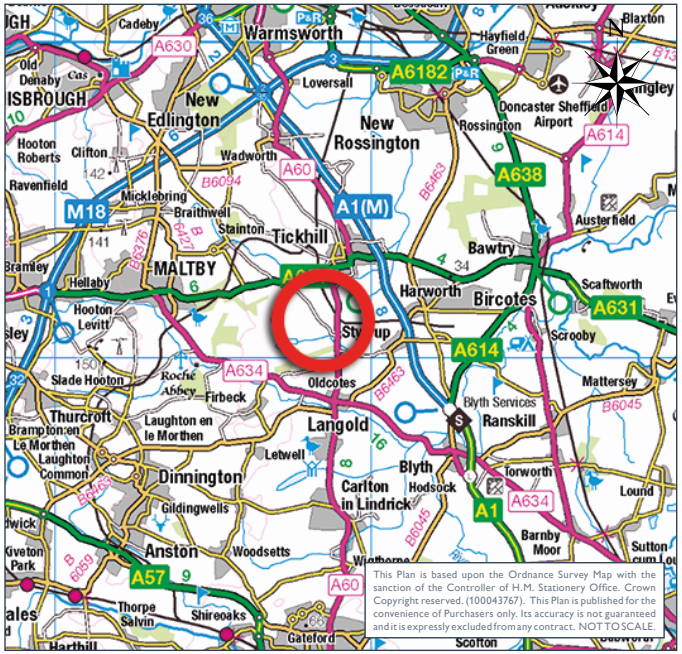
Directions
At the crossroads in Oldcotes, proceed north on the A60 towards Doncaster. After 0.75 miles, turn left onto Blyth Gate Lane. After 0.25 miles the property will be seen on the left hand side.

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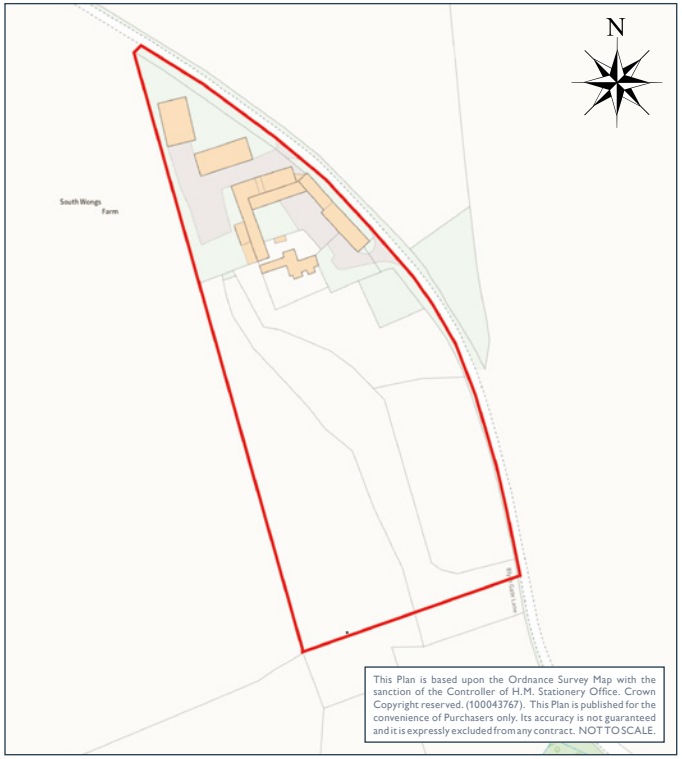
Viewing Arrangements
Strictly by appointment through GSC Grays -
T: 01423 590500 | E: tajw@gscgrays.co.uk

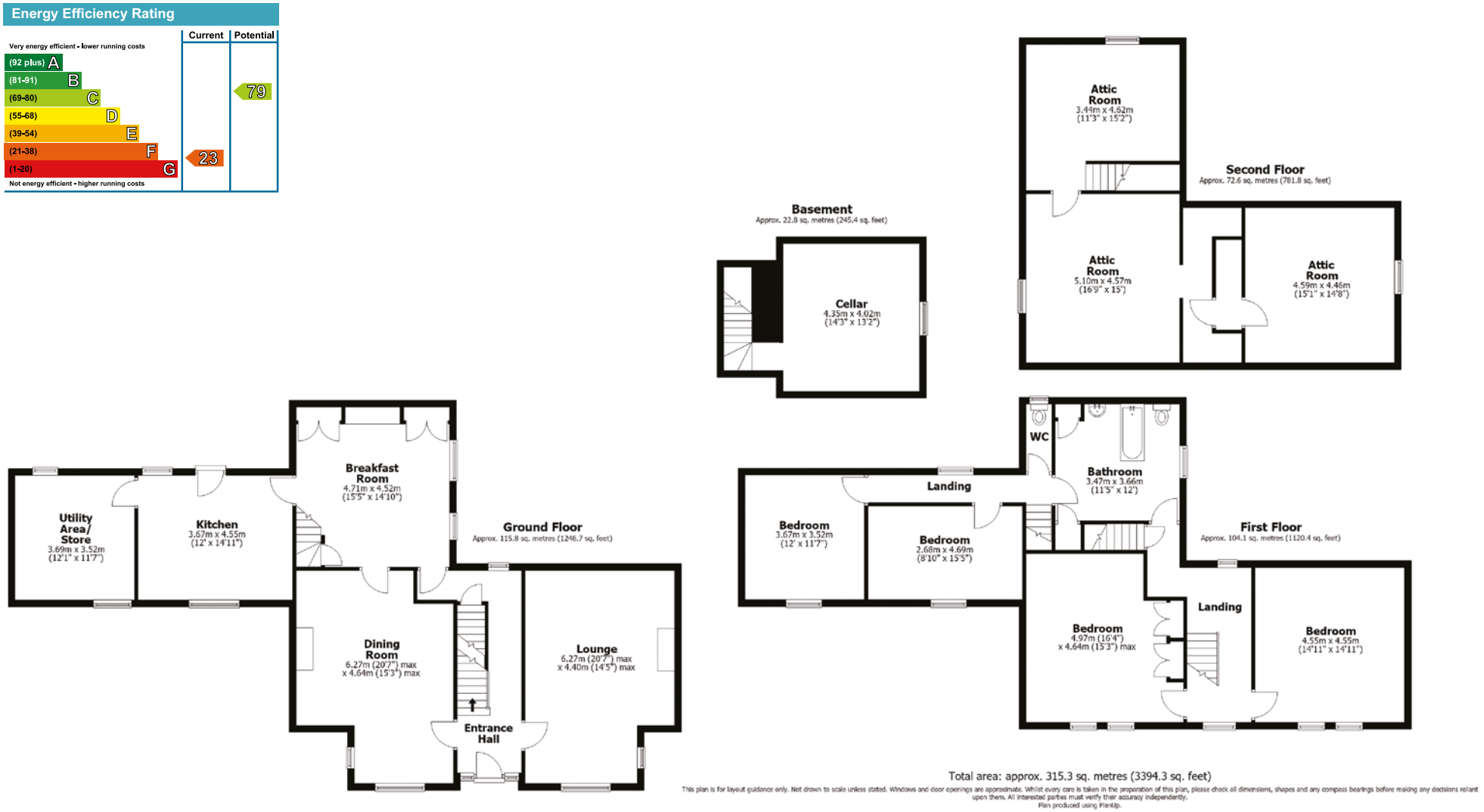





Warmsworth
Cadeby
A630
Hayfield Green
Blaxton
A6182
Loversall
New Edlington
New Rossington
Doncaster Sheffield Airport
Rossington
A614
Hooton Roberts
Clifton
Wadworth
A60
B6094
A638
Ravenfield
Mickleoring
Braithwell
M18
A1(M)
B6463
Austerfield
Stainton
Tickhill
Bawtry
MALTBY
Hellaby
Harworth
Bircotes
Scaftworth
A631
Hooton Levitt
Scrooby
A614
A634
Roche Abbey
Firbeck
Oldcotes
Mattersey
Slade Hooton
Blyth Services
Ranskill
B6045
Thurcroft
Laughton en le Morthen
Langold
Letwell
Blyth
Dinnington
Carlton in Lindrick
Hodsock
Torworth
A634
A1
Lound
Gildingwells
Barnby Moor
Anston
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A57
A60
Thorpe Salvin
Shireoaks
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South Wongs Farm
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