



**LOWLANDS FARM**  
**TRUMFLEET LANE, MOSS, DONCASTER, DN6 0DJ**

**JH Pickup & Co**



# LOWLANDS FARM

## WITH UP TO 2.36 ACRES (0.96 HECTARES) OF LAND

or thereabouts by separate negotiation

**Trumfleet Lane, Moss, Doncaster, DN6 0DJ**

(Doncaster 9 miles, Knottingley 12 miles)

### FOR SALE BY PRIVATE TREATY

Offers in the region of £475,000

The property is situated off Trumfleet Lane to the south of the village of Moss, which itself lies approximately ten miles north of the City of Doncaster and in the County of South Yorkshire. Junction 34 of the M62 motorway lies approximately eight miles to the north west.

**Selling Agents**

JH Pickup & Co  
2 Doncaster Road  
Bawtry, DN10 6NF  
Tel: 01302 714399  
Ref: Tom Cooper

E-mail: [tom.cooper@jhpickup.co.uk](mailto:tom.cooper@jhpickup.co.uk)



## Property Description

This property provides an excellent opportunity for renovation and updating. It is in a private but accessible rural location and comprises a four bedroom detached red brick built farmhouse under a pantile roof in need of modernisation.

## The accommodation comprises:

### Ground Floor

**Entrance Hallway** With UPVC front door

**Kitchen** Dual aspect with feature exposed beam ceiling, a range of fitted floor and wall units, stainless steel sink unit, Rayburn oil fired central heating boiler and fitted appliances including gas oven (Propane)

**Utility** Dual aspect with feature exposed beam ceiling, stainless steel sink unit and plumbing for a washing machine with open stairs to first floor

**Living Room** With an open fireplace with back boiler connecting to heating system and door leading to rear garden/farmyard

**Sitting Room** With a feature exposed beamed ceiling and a fireplace

**Dining Room** With a feature exposed beamed ceiling and tiled open fireplace

**Pantry** Dual aspect

### First Floor

**Bedroom One** With built-in cupboards and open fireplace

**Bedroom Two** With a tiled open fireplace

**Bedroom Three** With exposed breams and tiled open fireplace

**Bathroom** Part tiled with yellow suite comprising pedestal wash hand basin, low flush WC and panel bath, with airing cupboard housing hot water cylinder and immersion heater

**Attic** Two large attic rooms within roof space, currently used for storage, with exposed structural beams



**Externally** The farmhouse is accessed off Trumfleet Lane and benefits from a pleasant front and rear garden with orchard, with attractive open views across surrounding countryside

**The Farm Buildings**

**Brick Twin Garage** Accessed from the residential drive

**Lean-to Crewyard** Of steel frame and concrete block construction under a corrugated fibre cement roof

**Straw Shed** Of 6 bay steel frame construction under a corrugated fibre cement sheet roof

**Lean to** Of timber pole construction under a steel box profile sheet roof

**Further Brick Barn and Traditional Brick Built Outbuildings with Workshop/Store and a traditional Crewyard area.**

**General Information**

**Services**

There are mains water and electricity supplies to the property. Drainage is to a septic tank.

**Local Authority**

City of Doncaster Council, Civic Office, Waterdale, Doncaster DN1 3BU  
Council Tax - Band D.

**Tenure and Possession**

The property is offered freehold with vacant possession upon completion.

**Viewings**

Strictly by appointment only through the selling agents: 01302 714399.  
Email: tom.cooper@jhpickup.co.uk or lucy.barraclough@jhpickup.co.uk

**Fixtures & Fittings**

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price.

**Method of Sale**

The property is offered for sale as a whole by Private Treaty (private negotiation) with offers invited in the region of £475,000. Additional land is available by separate negotiation. Interested parties are invited to speak to Tom Cooper of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.

**Additional Note**

Additional land available subject to further negotiation.

**Easements, Wayleaves and Rights of Way**

The property is offered subject to, and with the benefit of, all other existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

**Energy Performance Certificate**

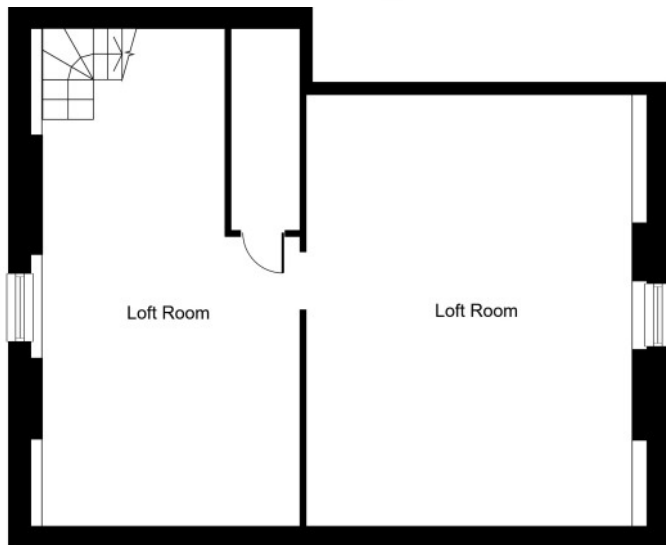
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	



Ground Floor





First Floor



Second Floor



	Farmhouse & Buildings
	Land by Separate Negotiation

**Important Notice**

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