



**PLANE TREE FARM**  
**HIGH STREET, BARNBURGH, DONCASTER, DN5 7EP**

**JH Pickup & Co**

# PLANE TREE FARM

## WITH UP TO 2.22 ACRES (0.90 HECTARES) OF LAND

High Street, Barnburgh, Doncaster, DN5 7EP  
(Doncaster 7 miles, Barnsley 10 miles)

### FOR SALE BY PRIVATE TREATY

Offers over £1,000,000

A superb 5 bedroom farmhouse in a commanding position within a sought after village

With a comprehensive set of outbuildings the property lends itself to interest from equestrian and developer buyers

#### Selling Agents

JH Pickup & Co  
2 Doncaster Road  
Bawtry, Doncaster  
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 rural village lifestyle. In a very accessible location, the secluded garden courtyard compliments the property and the extensive outbuildings have a multitude of uses and potential.

## The accommodation comprises:

### Ground Floor

#### Hallway

#### Kitchen

Tiled throughout with external door to garden and rear of the property

#### 2nd Kitchen/Utility

Wood floor throughout with stairs to bedroom above providing separate accommodation if required

#### Lounge

With a fitted log burner

#### Dining Room

With a fitted log burner

#### Study/Office

#### Reception Room

#### Pantry

Leading to a vaulted cellar

### First Floor

**Bedroom 1** with en-suite

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bedroom 5** with en-suite

#### House Bathroom

### Externally

The farmhouse is accessed off Barnburgh Lane and benefits from a pleasant front and rear garden with courtyard and orchard.



### **The Farm Buildings**

#### **Garage & Stabling**

148 sqm stone built barn providing parking for two cars, storage and stabling for two horses

#### **Old Dairy Building**

158 sqm stone built barn comprising an outdoor WC, storage and stabling for two horses

#### **Large Stone Barn**

265 sqm stone built barn with storage to roadside and large open plan space with double doors leading through to the courtyard

#### **Old Cow House**

113 sqm with four stables and first floor space accessed from either end

#### **Orchard**

250 sqm with access through the Old Cow House. Lawned area with fruit trees

### **General Information**

#### **Services**

There are mains water, gas and electricity supplies to the property. There is mains drainage to the property.

#### **Listed Buildings**

The Large Stone Barn and Old Cow House are Grade II listed with the List Entry Number being 1191517.

#### **Local Authority**

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

#### **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 over £1,000,000. 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**

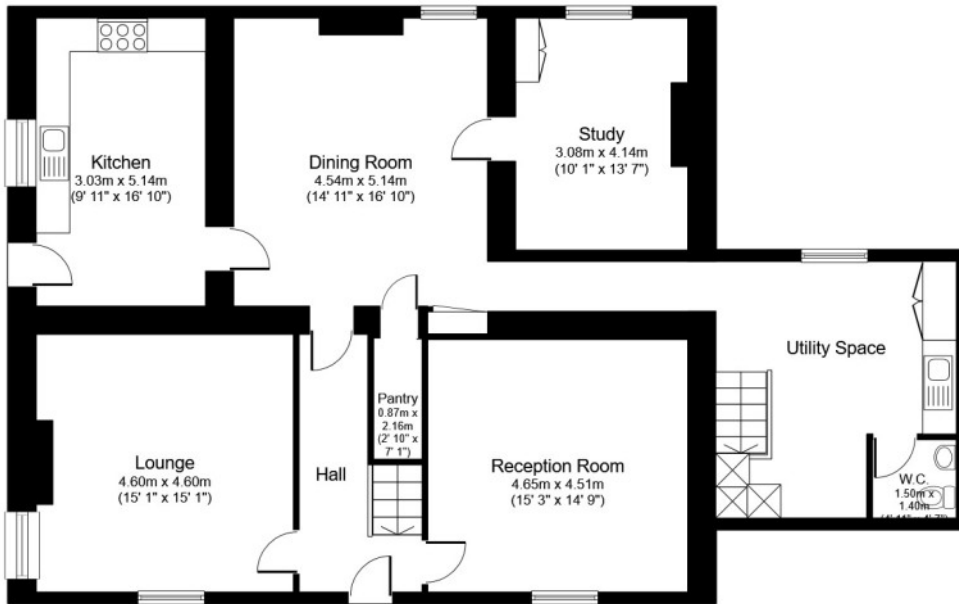
Additional land comprising of approximately a 2 acre grass paddock is available and interested parties are to make enquires with the Selling Agents in respect of this.

### **Easements, Wayleaves & 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		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**



**Important Notice**

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