



**WALNUT TREE CROFT**  
**CARRSIDE, EPWORTH, DONCASTER, DN9 1DX**

**JH Pickup & Co**

# WALNUT TREE CROFT

CARRSIDE, EPWORTH, DONCASTER, DN9 1DX  
EXTENDING TO 5.52 ACRES (2.23 HECTARES)

5-bedroomed detached house  
Attractive family home  
Useful range of outbuildings  
Arable Land with equestrian potential  
Easy access to the national motorway network

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £650,000

FREEHOLD WITH VACANT POSSESSION

**Solicitors**

HSR Law  
Staynor House, Newborn Court, Chapel Street  
Epworth, Doncaster  
DN9 1HH  
Tel: 01302 347800  
Ref: Katie Allwood  
Email: [katie.allwood@hsrlaw.co.uk](mailto:katie.allwood@hsrlaw.co.uk)



INCORPORATING



**Selling Agents**

JH Pickup & Co  
2 Doncaster Road  
Bawtry, Doncaster  
DN10 6NF  
Tel: 01302 714399  
Ref: Andrew Houlden  
E-mail: [andrew.houlden@jhpickup.co.uk](mailto:andrew.houlden@jhpickup.co.uk)



## GENERAL REMARKS AND STIPULATIONS

### Location

Walnut Tree Croft is situated on the western fringe of the town of Epworth and lies approximately 13 miles to the east of the City of Doncaster, whilst the town of Scunthorpe lies approximately 8 miles to the northeast. Junction 2 of the M180 motorway lies approximately 3 miles to the north, which provides for easy access onto the national motorway network.

### Introduction

The sale of Walnut Tree Croft provides a great opportunity to purchase a substantial family home complete with useful outbuildings and land. The whole property extends to 5.52 acres (2.23 hectares), or thereabouts.

The south facing residential property is of red brick construction under a concrete interlocking tile roof and has the benefit of mains gas central heating system.

The accommodation comprises:

### Ground Floor

#### Entrance Hall

With an under-stairs cupboard and one radiator.

#### Lounge

Triple aspect with a brick surround open fireplace and two radiators.

#### Kitchen

With a range of fitted wall and floor units, a composite sink unit, one radiator and timber effect laminate flooring.

#### Utility

With plumbing for an automatic washing machine, timber effect laminate flooring and one radiator.

#### Adjoining WC

With adjoining WC, a pedestal wash hand basin and one radiator.

#### Family Room

Carpet fitted with a marble feature fireplace, UPVC windows and two radiators.

### First Floor

#### Landing

With airing cupboard with immersion heater and one radiator.

#### Single Bedroom

With one radiator.

#### Double Bedroom

Dual aspect with one radiator.

#### Double Bedroom

Dual aspect with roof void access and one radiator.

#### Bathroom

With part tiled walls, a low flush WC, panel bath and vanity wash hand basin with built in cupboard.

#### Double Bedroom

With one radiator.

#### Double Bedroom

With two UPVC windows with built in cupboards, a built in wardrobe, roof void access and one radiator.

#### En-suite

With laminate flooring, a low flush WC, a pedestal wash hand basin, a shower cubicle, a bidet and one radiator.

#### Externally

The drive off Carrside leads to the property which is surrounded by lawned gardens to the front, rear and western side.

There is an integral store within the property. There is a septic tank located to the western end of the enclosed hedged garden.

### **The Farm Buildings**

These comprise the following range of buildings:

1. Machinery/Storage Shed 100ft x 60ft (30.48m x 18.29m) of 4 bay steel portal frame construction, under a corrugated fibre cement sheet roof, with mix of corrugated fibre cement sheet/steel box profile cladding, with a concrete floor and an electric roller shutter door. One of the bays (30ft x 15ft) is a grain storage bay with a vented floor.
2. Dutch Barn 60ft x 27ft (18.29m x 8.23m) of 4 bay concrete portal frame construction under corrugated fibre cement sheet roof. Open fronted and to the rear with a mix of corrugated fibre cement sheet/Yorkshire weather boarding cladding to 2 sides.
3. Nissen Hut approx 36ft x 17ft (10.97m x 5.18m) of steel frame construction, open fronted with a mix of corrugated fibre cement sheet cladding and timber cladding to the rear.

There are also two diesel tanks situated to the western side of the machinery shed.

### **The Land**

The land at Walnut Tree Croft measures approximately 4.5 acres mainly comprising of arable land with some woodland which occupies half of the former railway embankment along the eastern boundary. If fenced and sown with grass, the arable land could make a suitable horse paddock with close proximity to the buildings, which offer conversion potential for stables. In addition, there is a fruit orchard situated on the land.

The land is classified as being Grade 3 on Sheet 103 of the Provisional Agricultural Land Classification Maps of England and Wales as historically published by the Ministry of Agriculture, Fisheries and Food. The soils are identified by the Soil Survey of England and Wales as being from the "Newport 1" Association with their characteristics described as "deep well drained sandy and coarse loamy soils" and as suitable for "cereals, sugar beet and potatoes."

### **Development Potential**

The existing farm buildings could lend themselves to various alternative uses subject to obtaining the relevant planning permissions. Any enquiries regarding this potential should be made to the Planning Department of North Lincolnshire Council on 01724 297000 or by email to the [planningdutyofficer@northlincs.gov.uk](mailto:planningdutyofficer@northlincs.gov.uk).

### **Services**

There are water, gas, electricity supplies to the property with a separate metered three phase electricity supply to the farmyard.

Drainage is to a septic tank.

### **Energy Performance Certificate**

The property is rated as "D"

A full copy of the EPC is available online at [www.jhpickup.co.uk](http://www.jhpickup.co.uk).

### **Tenure & Possession**

The property is offered for sale freehold with the benefit of vacant possession on completion.

### **Outgoings**

North Lincolnshire Council

Council Tax Band "D"

2024/2025 council tax payable £2,134.86

Isle of Axholme & North Nottinghamshire Water Level Management Board

Assessable Area 4.759 acres

Annual Value: £186.00

Drainage Rates Payable (2024/2025) £37.05

### **Viewing**

Viewing is strictly by appointment with the Selling Agents on 01302 714399.

### **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 with a guide price of £650,000. Interested parties are invited to speak to either Andrew Houlden or Morten Gledhill of the Selling Agents, or contact the office on (01302) 714399 to discuss their interest.



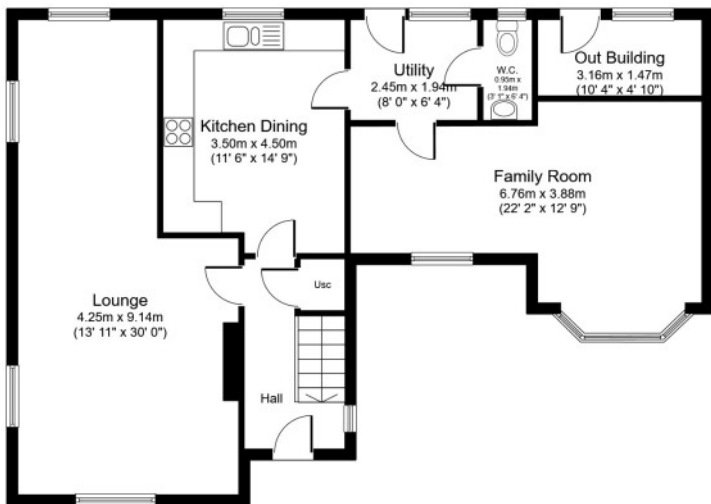
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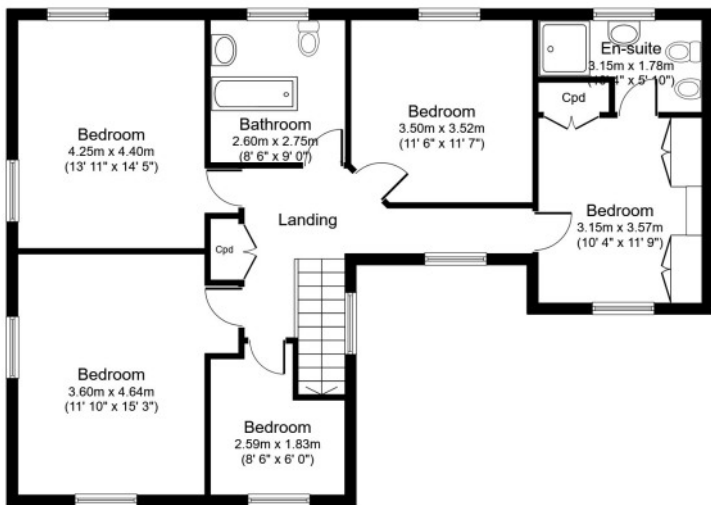
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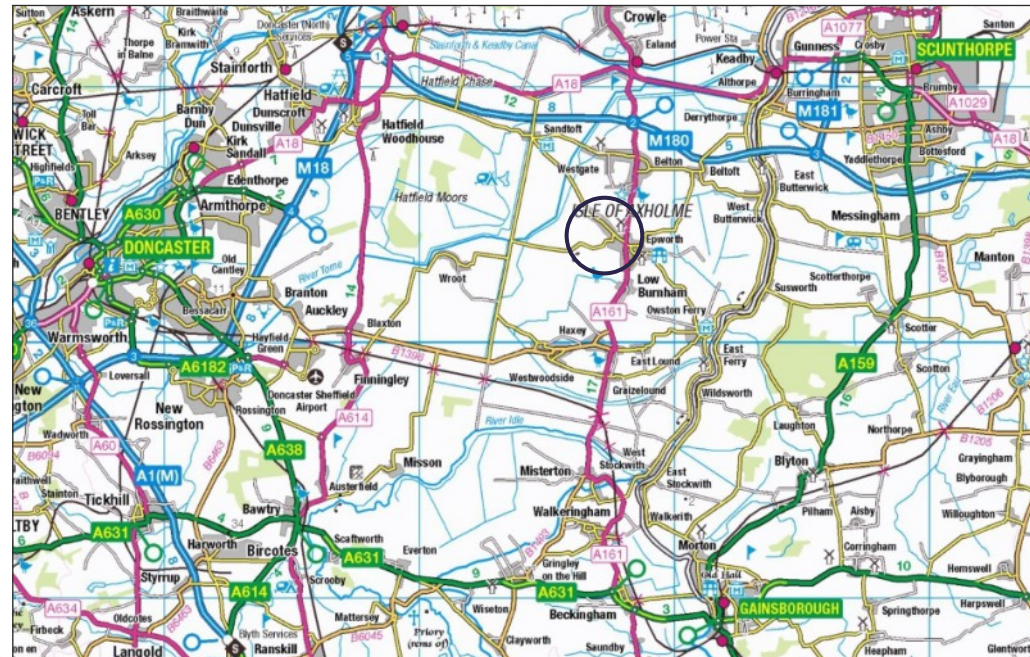
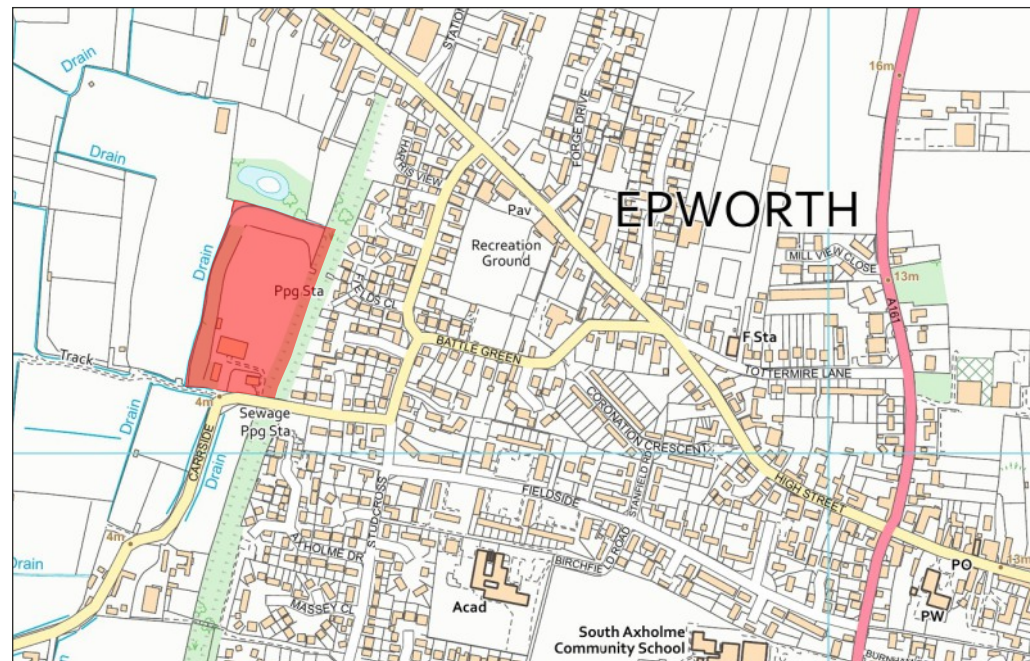
Total floor area 182.1 sq.m. (1,960 sq.ft.) approx



Ground Floor



First Floor



Floor plans are for identification purposes only. All measurements are approximate.