



**AGRICULTURE**

## **3 MANOR FARM COTTAGES**

**CLIFTON HILL, CONISBOROUGH, DONCASTER, DN12 2AJ**

(Doncaster 7 miles, Rotherham 8 miles)

**SET WITHIN 0.816 ACRE**

(0.33 Hectare or thereabouts)



**FOR SALE BY PRIVATE TREATY**

**FREEHOLD WITH VACANT POSSESSION ON COMPLETION**

**GUIDE PRICE: £450,000**



**Selling Agents**

DDM Agriculture

2 Doncaster Road

Bawtry

DONCASTER

DN10 6NF

**Tel: 01302 714399**

Ref: Carole Johnston

Email: [carole.johnston@ddmagriculture.co.uk](mailto:carole.johnston@ddmagriculture.co.uk)

## General Remarks and Stipulations

### PROPERTY DESCRIPTION

Four bedroom, semi-detached cottage which is an immaculately presented family home. Delightful gardens to the rear stocked with an excellent array of plants. Ample parking, the whole property extending to 0.816 acre in total. The land includes a Caravan and Motorhome Club Certificated Site for up to 5 units. Grassed down, well fenced paddock area with stable ideal for the equine enthusiast.

This home is really not one to miss and viewings are highly recommended.

The property briefly comprises: Rear entrance with shower room and utility, living kitchen, sitting room, snug. First floor landing, with primary bedroom and three further bedrooms and family bathroom. The property has a security alarm.

### LOCATION (What 3 Words Ruffling.swim.flipper)

The cottage is just to the south of Conisborough off the B6094. Conisborough offers an array of local shops, restaurants, public houses, railway station and schools. Motorway access to the M18 and A1 is within easy reach as are local facilities such as golf courses and garden centres and Meadowhall. Doncaster is approximately 5 miles away with rapid mainline train connections to London Kings Cross.

### SERVICES

Understood to be connected to mains gas, water and electric with septic tank drainage.

### TENURE

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

### COUNCIL TAX

Council Tax is payable to City of Doncaster Council. The property is currently shown as listed in Council Tax Band 'B'.

### RESTRICTIVE COVENANT

The property is to be sold subject to a restrictive covenant on use and activities.

### VIEWING

Strictly by appointment with the sole agent on 01302 714399 or Carole Johnston MRICS FAAV (tel: 07483 464492).





**The Accommodation comprises:**

Front entrance to stairs, door leading to

**SNUG**

Naturally lit with bay window to the front aspect, built in understairs cupboard, marble fireplace with electric coal effect fire, radiator, power points, TV point and coving.

**LIVING KITCHEN**

Traditional oak kitchen with windows to front and rear aspect and patio doors to the side, tiled splashback, granite work surfaces, range of oak base and wall units, one and a half bowl sink with mixer tap, Rangemaster cooker with 2 fan ovens, ceramic hob with 5 rings, grill, built-in under-counter fridge. Dining area with radiator and coving, sitting area with coving, radiator, TV and power points, window to front aspect, patio doors to side aspect.

**SITTING ROOM**

Light and airy with bow window to the front aspect, wood surround fireplace with electric stove, coving, radiator, power and TV points.

**UTILITY ROOM**

With rear access and boot room, window to rear aspect, base and wall units, full length cupboard, Bosch Series 6 dishwasher, plumbing for washing machine, part-tiled, built in storage bench space for fridge freezer and chest freezer.

**SHOWER ROOM**

Shower cubicle, low flush WC, pedestal wash hand basin. fully tiled, opaque window to rear aspect.

First floor landing and half landing window to rear aspect.

**BEDROOM 1**

Spacious and naturally lit with window to front aspect, full width fitted wardrobes with hanging and shelving storage, coving, radiator and power points.

**BEDROOM 2**

Window to front aspect, built in double walk in wardrobe, radiator and power points.

**BEDROOM 3**

Window to rear aspect, built in triple wardrobe, radiator and power points.

**BEDROOM 4**

Window to rear aspect, radiator and power points.

**BATHROOM**

Modern family bathroom with opaque window to rear aspect, fully tiled walls with shower boarding to glass double shower cubicle, low flush WC, sink with vanity unit, fitted bath, towel rail, airing cupboard, shelved and housing gas boiler.

**GARDEN**

Well established and stocked mature garden and lawns to the rear with delightful paved patio area to the rear entrance. Extending further with borders and trees to provide a secluded sitting area. This leads onto an enclosed kitchen garden with shed, greenhouse and intimate sitting area. Access to the field of permanent grass, well fenced with monopitch, concrete block stable.

**SIDE ACCESS**

Double gated leading to rear of the property.

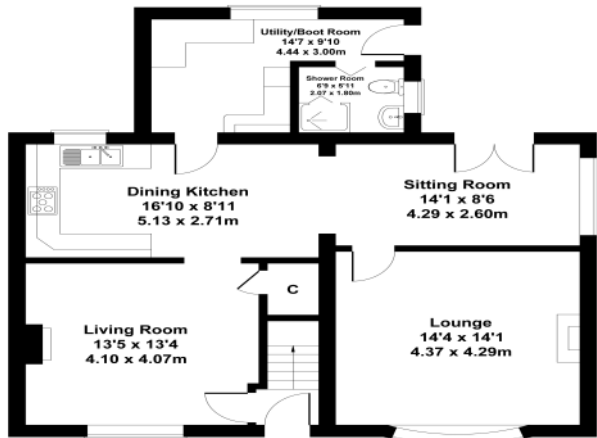
**PARKING**

Front, block paved ample parking area with front lawn area and weeping cherry tree.

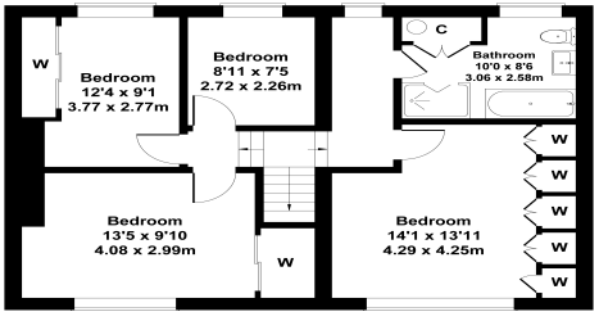


### 3 Manor Farm Cottages, DN12 2AJ

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



GROUND FLOOR



FIRST FLOOR

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for DDM Agriculture orders@asbuiltenergysurveys.co.uk



### FOR IDENTIFICATION PURPOSES ONLY

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Important Notice

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Ref: CJ/JR/JH-25/115

Date: 24 July 2025