



EDLINGTON WOOD HOUSE

EDLINGTON, DONCASTER, DN12 1EP

BROWN & CO

savills



EDLINGTON WOOD HOUSE

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HISTORIC RESIDENTIAL EQUESTRIAN ESTATE

Substantial stone five bedroom detached country residence

Impressive and generous linked two bedroom annex

American barn stabling with covered turn out area

Horse walker and all weather arena

Paddocks, meadow & pasture

Mature mixed woodland

Excellent transport connectivity

In all about 312 acres (126.26 hectares)

For sale as a whole

Junction 36 of the A1(M) 1.6 miles ♦ Doncaster 4.5 miles ♦ Rotherham 9.6 miles

Sheffield 20 miles ♦ Leeds 34 miles

(All distances are approximate)

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**Situation**

The property is situated on the periphery of Edlington Wood, a residential area to the west of Doncaster. The property is ideally located for commuting throughout the South Yorkshire conurbation and beyond.

The AIM is a short car journey away, which provides access to the wider motorway network. Doncaster has a direct rail service into London Kings Cross with some trains under 1.45 hrs. Air travel is convenient via Doncaster Sheffield international airport, with Leeds Bradford and Nottingham East Midlands a little further afield. The area is served by a good provision of leisure amenities and educational facilities (both state and independent).



Description

Edlington Wood House delivers a fine combination of substantial stone built farmhouse with ancillary two bedroom annexe living style arrangement in a wonderful courtyard setting together with equestrian facilities and land, all secluded within an enclave bordered by mature woodland.

The main house permits formal entertaining as well as relaxed living space and is linked by a series of outbuildings including laundry and tack room to the self-contained single storey annex. As such, the property suits multi-generational living, staff, home working, etc.

The house extends to approximately 3700 ft² and the annex to approximately 1650 ft²

The equine facilities lie immediately west of the main house with eight stables in an American style barn format, inclusive of wash box and covered turn out area. Just outside is an automated Monarch horse walker (available by separate negotiation). There is an outdoor all-weather arena with three turn out paddocks immediately adjacent, beyond are further meadows suitable for grazing, mowing or further equine development, subject to all statutory consents. In all the grassland extends to approximately 60 acres.

The house and equine facilities sit centrally within a large area of woodland encompassing the property on all sides; the woodland is mature, mixed and forms a wonderful backdrop. The total site area is approximately 312 acres (subject to measured site survey).



Edlington Wood House

The house sits in an elevated position significantly extended and improved over the years. Ground floor accommodation includes a high specification kitchen, cellar/pantry, snug with fireplace, large entrance hall with galleried landing and W/C off, large sitting room/entertaining and dining area, complete with fireplace. The first floor includes a family bathroom, located off the landing area, and five double bedrooms with a principal bedroom including en-suite and dressing room area.

To the east of the property is a large parking area, with lawned gardens and carriage sweep to the south elevation, the north is an enclosed courtyard framed by the Annex.







The Annex

The Annex is single storey property with a large high specification kitchen/dining room, principal bedroom with en-suite, a second bedroom with WC and shower adjacent. There is a further entertaining/living room space together with a small office. The remainder of the courtyard area includes a tack room and further WC with additional storage areas.





Equestrian facilities and Land

To the west of the courtyard is a steel portal framed building with fibre cement roof, enclosed by stone and brick walls, internally this is divided in to eight stables including wash box. This also includes a covered turnout area and an open internal covered courtyard. To the south of the stable building is a covered Monarch automated electric horse walker (available by separate negotiation). A wooded grazing area separates the properties from the outdoor all weather arena to the south, beyond this are three small turnout paddocks and three large grass fields. The grassland area totals approximately 60 acres, which can be used for either grazing or mowing.



Woodland

The woodland surrounds the property on all sides providing a hideaway quality, this gently undulates with mature mixed species sheltering the grassland areas. The woodland has potential to be a significant source of income (subject to felling consents) whilst also providing a very attractive approach and private setting.

Tax

Woodland currently benefits from a number of taxation reliefs. Income tax is currently not paid on income and profit from commercial timber sales. Under current inheritance tax rules 100% Business Property Relief may apply to commercially managed woodlands. For more detailed advice on how beneficial woodland ownership can be we advise buyers to speak to an accountant familiar with woodland ownership.

General Information

Tenure

The freehold of the property is offered for sale with vacant possession, subject to a telecommunications mast lease, copy tenancy agreement and income detail is available on request from the selling agents.

Rights of Way, Easements & Wayleaves

The property is sold subject to, and with the benefit of, all rights of way whether public or private, light, support, drainage, water and electricity and all other rights and obligations, easements, quasi easements, quasi rights, licences, privileges and restrictive covenants and all existing and proposed wayleaves for electricity, drainage, water and other pipes whether referred to in these particulars or not.

Services

Mains electricity, mains water supply and private drainage

Local Authority

Doncaster Council
Civic Office, Waterdale,
Doncaster, South Yorkshire, DN1 3BU

Designations

There is a small monument in the parking area dated 1714 for Robert Molesworth M.P. in memory of his dog - Grade II Listed - UID 1193050.

Within the woodlands to the north are the remains of Edlington Wood Roman settlement - Scheduled Monument - List Entry Number - 1004824.

In the woodlands south of the House is an historic earth working know as Double Dyke - Scheduled Monument - List Entry Number - 1004834.

Edlington Wood is designated as Site of Special Scientific Interest.



Subsidies & Grants

We understand the land is registered on the Rural Land Registry (RLR) and Basic Payment Scheme (BPS) Entitlements are held and claimed by the vendors. These may be available by separate negotiation. There are no known Woodland Grant Schemes.

Sporting & Fishing Rights

The sporting and fishing rights are in hand and included in the sale insofar as they are owned.

Mineral Rights

The mines and minerals are included in the sale insofar as they are owned.

Council Tax and Business Rates

Edlington Wood House - Band C

Energy Performance Certificates

Edlington Wood House - Band E

Edlington Wood House Annex - Band E

Method of sale

Edlington Wood House is offered for sale by private treaty as a whole, offers for part may be considered. All prospective purchasers are encouraged to register their interest with Savills and Brown & Co.

Viewing

Strictly by appointment through the joint selling agents Savills and Brown & Co.

Post Code

DN12 1EP - accessed via Broomhouse Lane.

Health and Safety

Given the potential hazards would ask you to be as vigilant as possible when inspecting for your own personal safety, in particular around the woodlands.

Date of Information

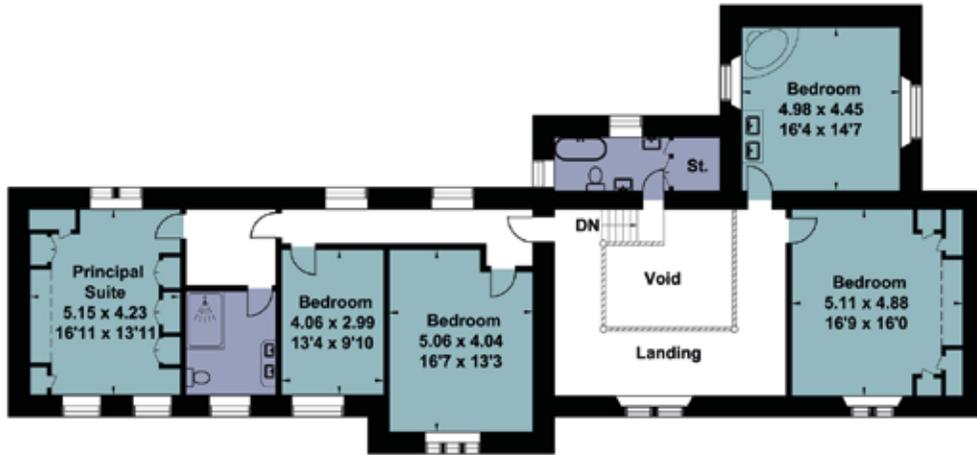
Particulars prepared - September 2021

Photographs taken - August & September 2021

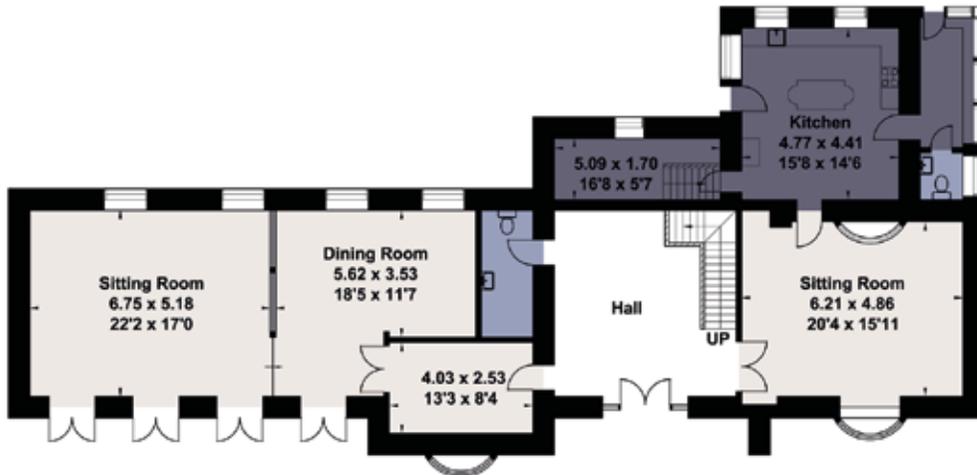
Reference - 210920JB/WD/JM

EDLINGTON WOOD HOUSE

House 345.43 sq m / 3,718.17 sq ft
 Annexe 160.05 sq m / 1,722.76 sq ft
 Outbuildings 709.09 sq m / 7,632 sq ft
 Total 1214.57 sq m / 13,073 sq ft



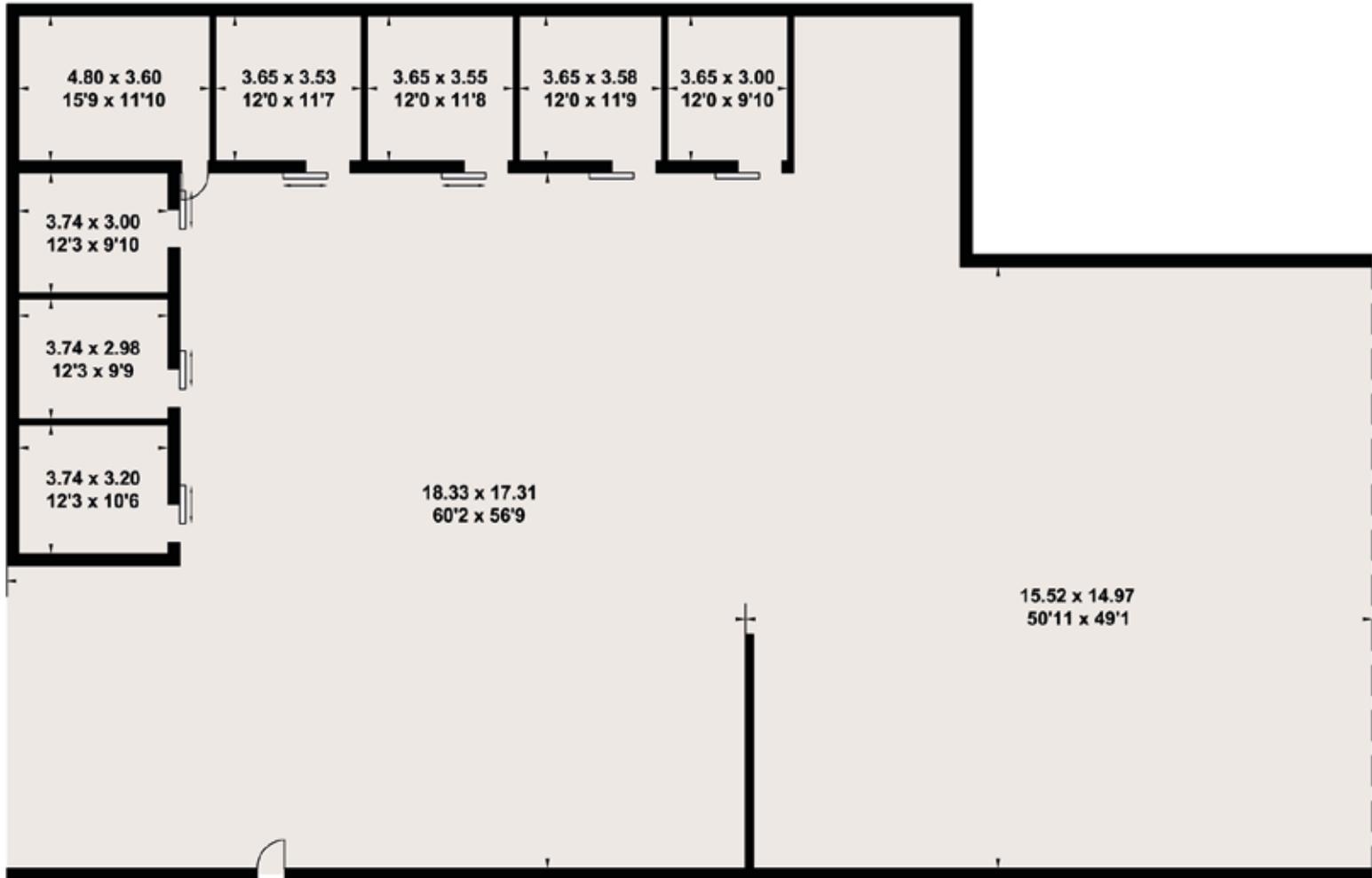
First Floor



Ground Floor



Annexe



Outbuildings



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