



Burntleys Road, Hayton, DN22 9LQ

Offers in Region of **£825,000**

Introducing Hillside House Farm, a secluded THREE DOUBLE BEDROOM stone farmhouse, enjoying approximately 13.4 acres of mixed farmland amid rolling hills. Occupying an elevated position with uninterrupted panoramic countryside views, the main residence briefly comprises a light-flooded lounge, dining room, breakfast kitchen, ground floor shower room, sun lounge, and three generous bedrooms to the first floor. Outside, a wealth of farm buildings, garaging, workshops, and stores surround the farmyard, several of which are equipped with hardstanding, power and lighting. Space and infrastructure exist to allow the purchaser to convert the existing outbuildings and extend if they so choose, subject to the necessary planning consents. Beyond the farmyard lies approximately 11 acres of arable land, and roughly 2.4 acres of pastoral land, alongside a fruitful orchard to include a variety of apple, pear, and plum trees. Accessed via a quiet country lane on the outskirts of Hayton, known for its close-knit community, and ever popular for its balance between practicality for commuting and rural tranquillity, Hillside House Farm enjoys a convenience store, a lively village pub hosting regular events, a playpark, and Clarborough Primary School in its locality, together with miles of walking, cycling and horse riding routes. The neighbouring towns of Retford, Bawtry, and Gainsborough are just a little further afield via the A620, showcasing a wealth of everyday amenities, leisure facilities, restaurants, and schools for all age groups, to include the well-regarded Queen Elizabeth's Grammar School.









- ****NO UPWARD CHAIN****
- Secluded THREE DOUBLE BEDROOM Stone Farmhouse with Uninterrupted Panoramic Countryside Views
- Boasting Approximately 13.4 Acres of Arable & Pastoral Farmland, & a Productive Orchard
- Ample Farm Buildings, Garaging, Workshops & Stores, Several of which Enjoy Hardstanding, Power & Lighting
- Beautifully Situated on a Hillside in the Rural Village of Hayton
- Miles of Walking, Cycling & Horse Riding Routes
- Easy Access to the Neighbouring Towns of Retford, Bawtry & Gainsborough via the A620

Council Tax band: D

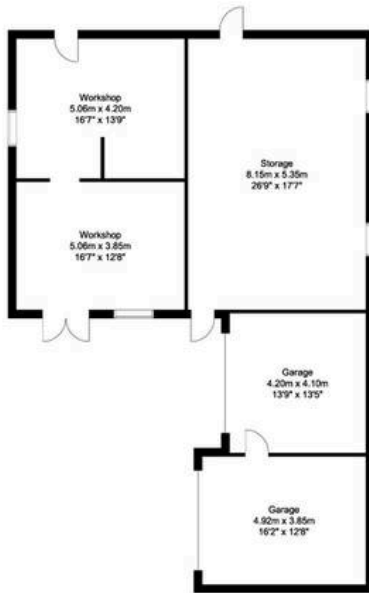
Tenure: Freehold

EPC Energy Efficiency Rating: G

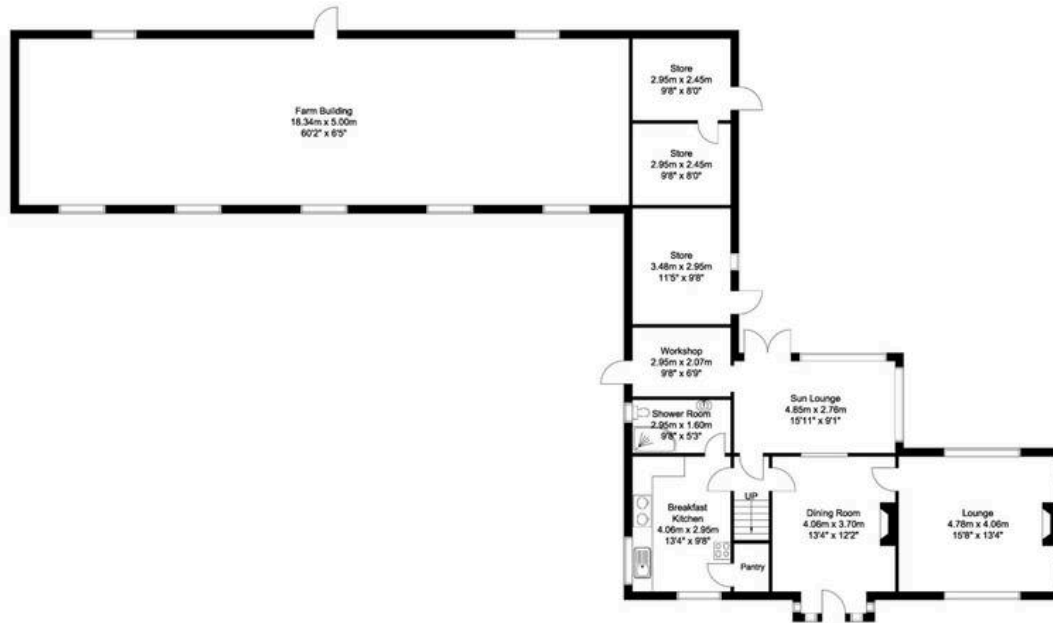
EPC Environmental Impact Rating: E



Outbuilding
123 sq m/1323.96 sq ft
Approx.



Ground Floor
197 sq m/2120.49 sq ft
Approx.



First Floor
52 sq m/559.72 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

