



## Balne Croft Farm, Pollington

Park Row

Offers Over £1,250,000

Pollington | Goole | DN14 0EY







Welcome to Balne Croft Farm, a hidden gem tucked away within approximately 16 acres of picturesque open countryside. This exceptional property offers a harmonious blend of natural beauty and modern convenience, making it an ideal retreat for those seeking a peaceful and idyllic lifestyle.

One of the most captivating features of this property is its breath-taking views overlooking the meandering River Went. As you arrive via the private driveway, which winds along a tree-lined avenue, you'll be greeted by the awe-inspiring panorama of the open countryside, creating a sense of tranquillity and serenity.

The property's previous use as a wedding venue has left it with a multitude of opportunities and possibilities. With expansive paddocks and stables, this property is perfect for equestrian enthusiasts, offering ample space for horses to roam and graze. Additionally, the barn on the premises presents the option of transforming it into a hangar for light-weight aircraft, adding a touch of adventure to your lifestyle.

For those who appreciate the finer things in life, the Champagne Lodge, still in place, is ready to be the centrepiece of your summer social gatherings. Whether it's a relaxing afternoon with friends, toasting to life's successes, or celebrating special occasions, this dedicated space is designed for luxurious entertaining.

Whether you are captivated by the natural beauty of the surroundings, the versatility of the property's amenities, or the potential for various recreational pursuits, Balne Croft Farm is truly a haven of possibilities.





# Balne Croft Farm

 5  5  2  TBC

## GROUND FLOOR ACCOMMODATION

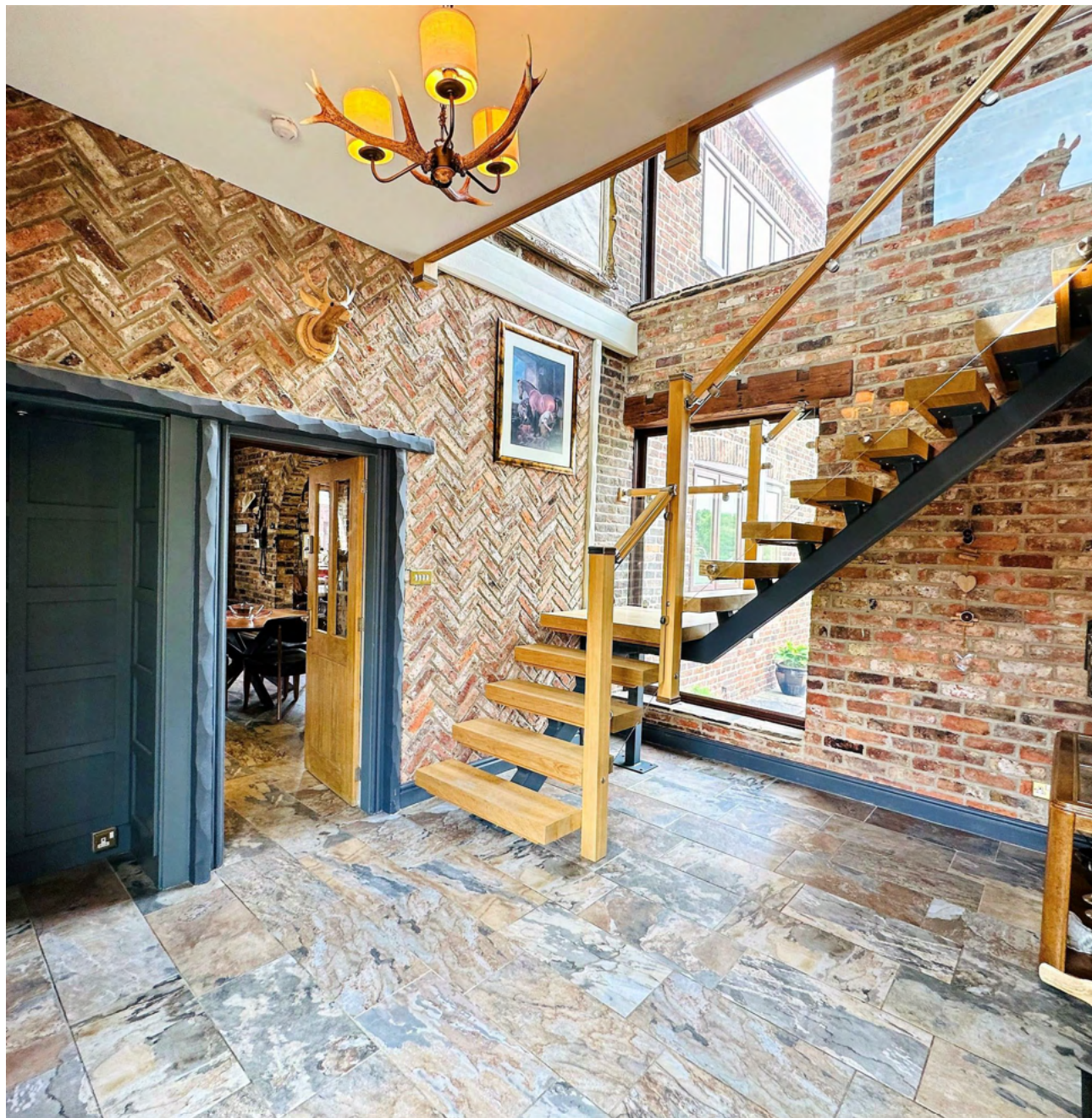
### Entrance

Composite panel effect door with middle section having double glazed frosted panels to the front elevation leading into:

### Hall

13'6" x 10'5" (4.13m x 3.20m)

Oak staircase featuring glass balustrade leading to Galleried Landing. UPVC double glazed windows to three aspects; front and side elevations. Traditional style central heating radiator, tiled flooring and keypad for intruder alarm. Exposed feature brick wall in herringbone style. Oak door with single glazed panel leading through into:





### Breakfast Kitchen

20'1" x 20'1" maximum (6.13m x 6.13m maximum)

Range of high gloss fronted base and wall units feature under and over lighting. Inset sink and chrome mixer tap over set into 'Corian' work surface with splashback. 'Siemens' integrated appliances include twin 'Wi-Fi' enabled electric ovens, one with warming drawer section and dishwasher. Central island with high gloss base units and drawer sections. Further integrated 'Siemens' appliances include: induction hob and 'downdraft' extractor fan and power tower. Exposed feature beams to ceiling and brick walls. UPVC double glazed window and composite panel effect door with top section having double glazed frosted section to the rear elevation. Oak panel doors leading off. Arched apertures flowing through into:







### Lounge

19'10" x 19'1" (6.07m x 5.83m)

UPVC double glazed windows to the front and rear elevations. Traditional style central heating radiators and television and telephone points. Oak flooring. Aperture flowing through into:

### Sun Lounge

21'0" x 13'2" (6.42m x 4.02m)

UPVC double glazed sliding doors to the side elevation opening onto patio giving spectacular views over open fields. UPVC double glazed units surrounding. Feature beams to ceiling. Oak flooring benefitting from underfloor heating. Commissioned art to walls drawn by local artist, Richard Schram.



### Cloak Room

5'10" x 5'6" maximum (1.80m x 1.68m maximum)

White wash hand basin with chrome taps over set into vanity unit. Feature beam to ceiling and tiled flooring.

### Laundry Room

15'11" x 7'11" (4.86m x 2.43m)

Range of oak effect fronted base and wall units with brass handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Further cupboard housing hot water cylinder. Feature beams to ceiling. UPVC double glazed window to the front elevation, plumbing for washing machine, tiled flooring and oak door leading into:

### Shower Room

15'10" x 9'6" maximum (4.84m x 2.90m maximum)

Walk-in shower with chrome shower over and attachment. White low flush w.c with chrome fittings and matching bidet. Wash hand basin with inset chrome mixer tap over set onto vanity shelf. UPVC double glazed window to the side elevation. Electric extractor fan and loft access. The room is tiled on all walls to ceiling height with the tiled flooring benefitting from underfloor heating.





### Snug

11'8" x 10'5" (3.56m x 3.18m)

UPVC double glazed window to the rear elevation. Feature beams to ceiling, traditional style central heating radiator, telephone point and oak flooring. Panel effect aperture with lighting stepping up and flowing into:

### Open Plan Library, Dining and Lounge Area

58'10" x 19'3" maximum (17.93m x 5.87m maximum)

Offering flexibility to possibly become Annexe for additional accommodation, the Snug steps into the Library section which boasts fitted shelving area benefitting from lighting. Further cupboard housing 'Worcester Bosch' central heating boiler. UPVC patio doors and full length double glazed units to each side elevations.









The Library section flows through to the Dining Area which then in turn, steps down into the Lounge area.

Impressive inglenook fireplace with 'multi-fuel' inset cast burner. The panelled walls have a selection of unique hand drawn panel sections commissioned by local artist, Richard Schram. The entire stone flooring benefits from underfloor heating. Further panel effect door leading into:

#### Bedroom Five/Office

14'5" x 14'5" (4.40m x 4.40m)

UPVC patio doors flanked with full length units to the side elevation opening onto brick blocked patio/driveway. Concealed storage cupboards with panel effect doors. Stone flooring benefitting from underfloor heating and telephone point.





## FIRST FLOOR ACCOMMODATION

### Galleried Landing

15'3" x 13'5" (4.65m x 4.11m)

Oak handrail continuing with glass balustrade giving views into Hall. UPVC double glazed windows to three aspects; front and each side elevations. Exposed beams to ceiling and traditional style central heating radiator. Feature exposed brick arched aperture leading into:

### Inner Landing

25'7" x 4'5" maximum (7.81m x 1.36m maximum)

UPVC double glazed window to the front elevation. Feature beams to ceiling, wood effect flooring, central heating radiator, keypad for intruder alarm and doors leading off.







## Principle Bedroom

### Bedroom Area

20'7" x 12'10" (6.28m x 3.93m)

Feature beams to vaulted ceiling. Mirror fronted fitted wardrobes, contemporary wall mounted central heating radiator. UPVC double glazed window to the front elevation giving views over fields. UPVC double glazed sliding patio doors opening out onto balcony with decorative wrought iron railings overlooking spectacular views. Wood effect flooring which steps up onto:

### Dressing Area with En-Suite

20'7" x 8'2" (6.28m x 2.49m)

Freestanding roll-top, claw footed bath with chrome mixer tap. Additional mirror fronted fitted wardrobes. Twin white wash hand basins with chrome mixer taps over set into wall mounted vanity units. Electric shaver point. White low flush w.c with chrome fittings and matching bidet. Walk-in shower with chrome fixed head shower over with attachment and inset controls. Heated towel rail. UPVC double glazed patio doors opening onto balcony area. Walls are wet-walled to ceiling height with tiled effect flooring with Dressing Area benefitting from underfloor heating.







### Bedroom Two

20'0" x 15'10" maximum (6.10m x 4.85m maximum)

Cloak area with wood effect flooring stepping down into the main area. UPVC double glazed windows to the side elevation with views overlooking

fields. Feature beams to vaulted ceiling. Waterproof wood effect flooring and contemporary central heating radiators. Fitted wardrobes and storage. Aperture flowing into:



### En-Suite

9'4" x 6'5" maximum (2.85m x 1.97m maximum)

Walk-in shower with chrome fixed head shower with attachment and inset controls. White low flush w.c with chrome fittings, matching bidet and wall

mounted wash hand basin with chrome mixer tap over. The shower and sink areas are wet-walled to ceiling height with wood effect flooring, electric extractor fan and chrome heated towel rail.





### Bedroom Three

14'11" x 12'7" (4.56m x 3.84m)

UPVC double glazed window to the rear elevation. Feature beams to vaulted ceiling. Fitted wardrobes and understairs storage. Central heating radiator and wood effect flooring. Stairs leading to Mezzanine with balustrade and turned spindles. Sliding door opening into:

### En-Suite

7'6" x 5'7" (2.31m x 1.71m)

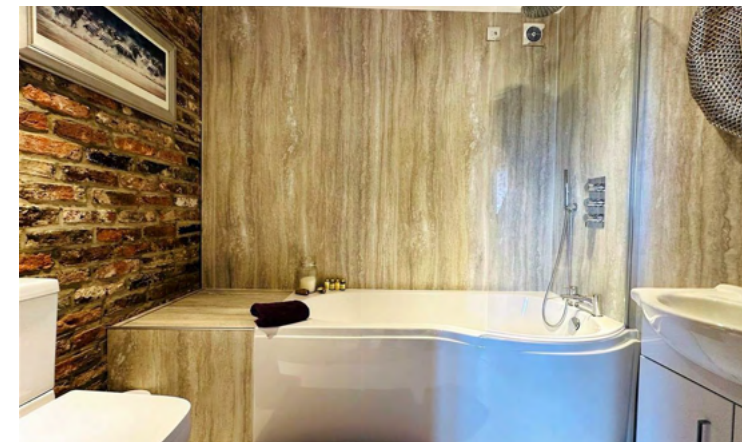
White panel 'P-shaped' bath with shower screen and incorporating chrome mixer tap, fixed head shower and attachment and inset controls. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into high gloss vanity unit. Electric extractor fan. The room is wet-walled to ceiling height with vinyl flooring.

### Mezzanine

14'11" x 9'0" (with restricted head height)

(4.55m x 2.75m (with restricted head height))

Further balustrade and turned spindles overlooking Bedroom. Storage access into eaves.







#### **Bedroom Four**

14'9" x 10'2" (4.51m x 3.10m)

UPVC double glazed window to the rear elevation. Feature beams to vaulted ceiling and panel effect walls. Central heating radiator and wood effect flooring. Sliding door into:

#### **En-Suite**

6'9" x 5'8" (2.08m x 1.75m)

White panel 'P-shaped' bath with chrome mixer tap over, shower attachment and shower screen. White low flush w.c with concealed cistern and inset chrome fittings. Wash hand basin with chrome mixer tap over set into high gloss vanity unit. Electric extractor fan. The walls are wet-walled to ceiling height with wood effect flooring.





## EXTERIOR

### Stable Block

#### Stable Area

59'11" x 23'5" (18.27m x 7.15m)

Encorporating five stable blocks. UPVC double glazed windows to all aspects on two levels. UPVC double glazed window to the front elevation and barn sliding door to the rear elevation. Power and lighting. Aperture flowing through into:

#### Tack Room

15'0" x 11'8" (4.58m x 3.56m)

Timber framed, single glazed window to the rear elevation, power and aperture flowing through into:

#### Double Garage

'Up and over' doors to the front elevation. UPVC double glazed window and door to the side elevation, power and lighting. Ceramic sink with taps over and door into:

#### Garage w.c

White low flush w.c with chrome fittings.

#### Barn

Set away from the property and accessed via gravelled driveway. With power, lighting and heater.

#### Champagne Lounge

Sit out on the decked patio area to this social setting which can be covered with awning.













### The Grounds

Nestled within 16 acres of picturesque countryside. This exclusive property boasts over 5 acres of meticulously maintained paddocks, making it a haven for equestrian enthusiasts or those seeking a tranquil rural retreat.

As you approach Balne Croft Farm, you'll be greeted by the grand entrance of decorative wrought iron electric gates, setting the tone for the luxury that awaits within. A sweeping driveway leads you to a substantial gravelled turning circle, providing ample parking space for residents and guests alike.

The property itself opens with pathways and brick-blocked driveways gracefully leading to each side, in turn leading to the detached Stable. Whilst being an ideal space for housing horses, this could easily be converted into further accommodation, subject to relevant planning regulations. The Double Garage offers ample storage for vehicles, sporting equipment, or any other belongings.







### Directions

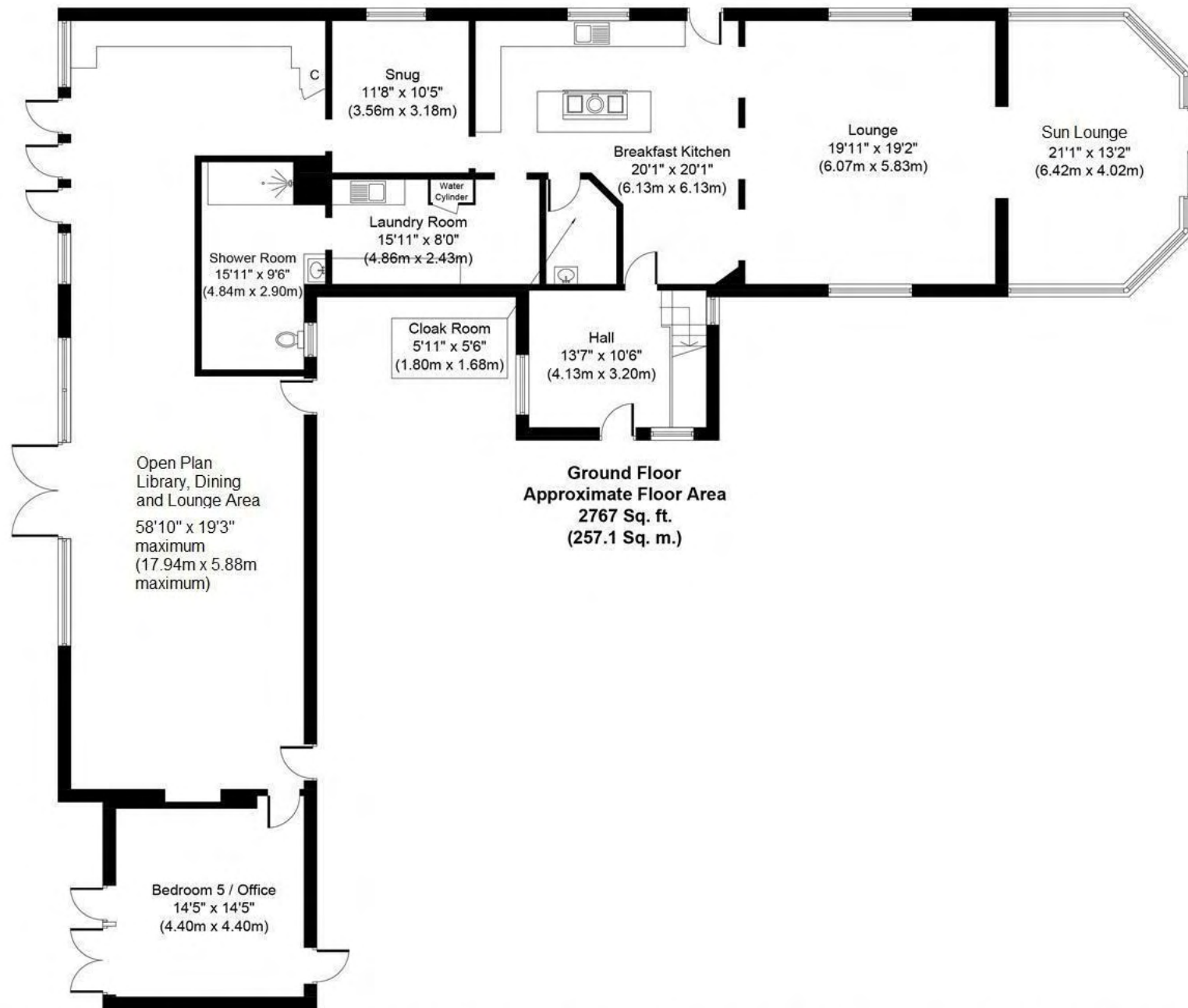
Leave Selby on the A1041 Bawtry Road. Take the second exit at the round about passing through the village of Camblesforth. At the next roundabout, take the second exit into the village of Carlton proceeding to Snaith. At the first mini roundabout, turn right onto Doncaster Road. Proceed along this road for approximately one mile turning left signposted Pollington. Take a slight left onto Willow Lane and continue onto Crowcroft Lane. Turn right onto Balne lane and follow the road to the electric wrought iron entrance gates.

**Tenure: Freehold**

**Local Authority: East Riding of Yorkshire**

Tax Banding: E



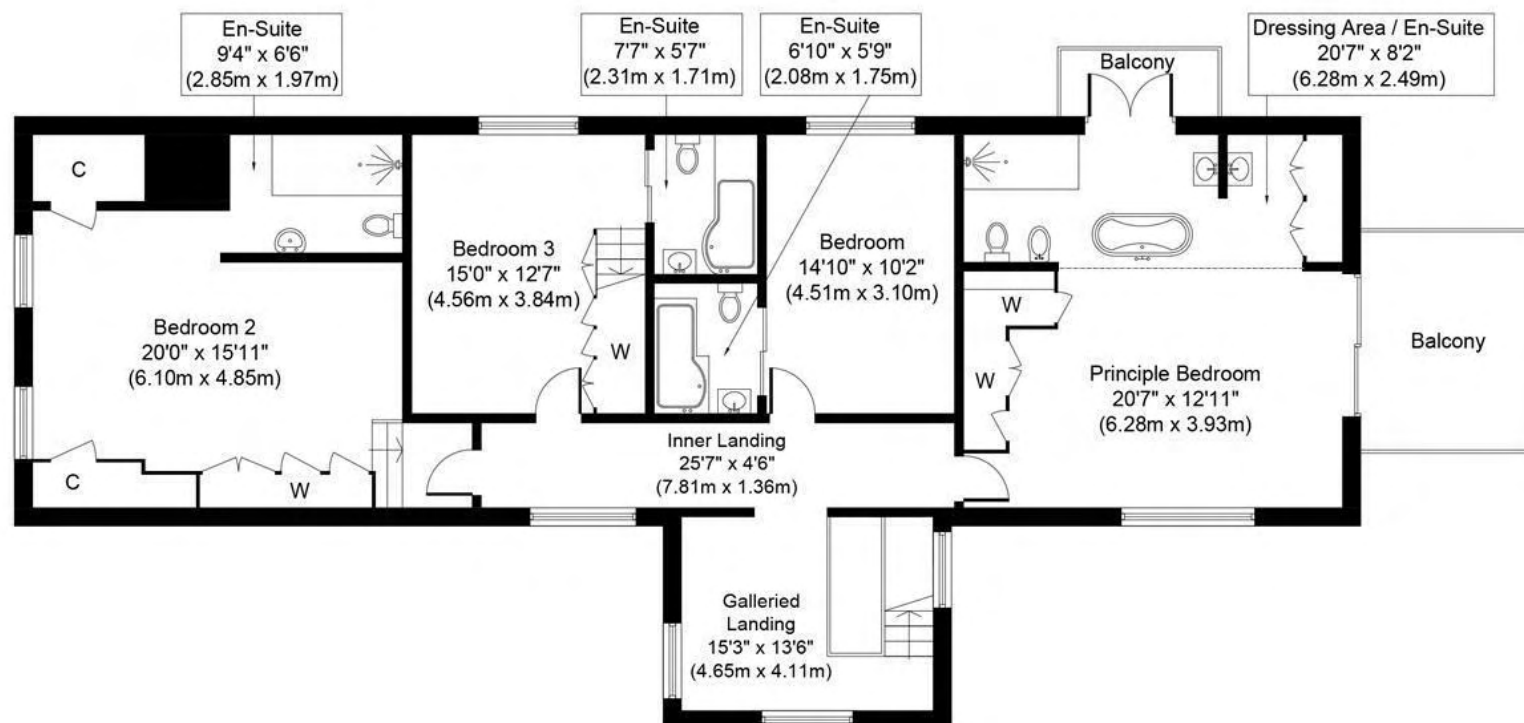


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

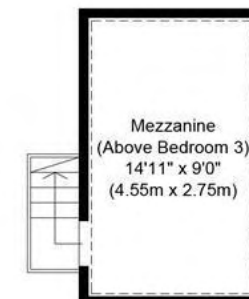
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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= Reduced headroom  
below 1.5m / 5'0"

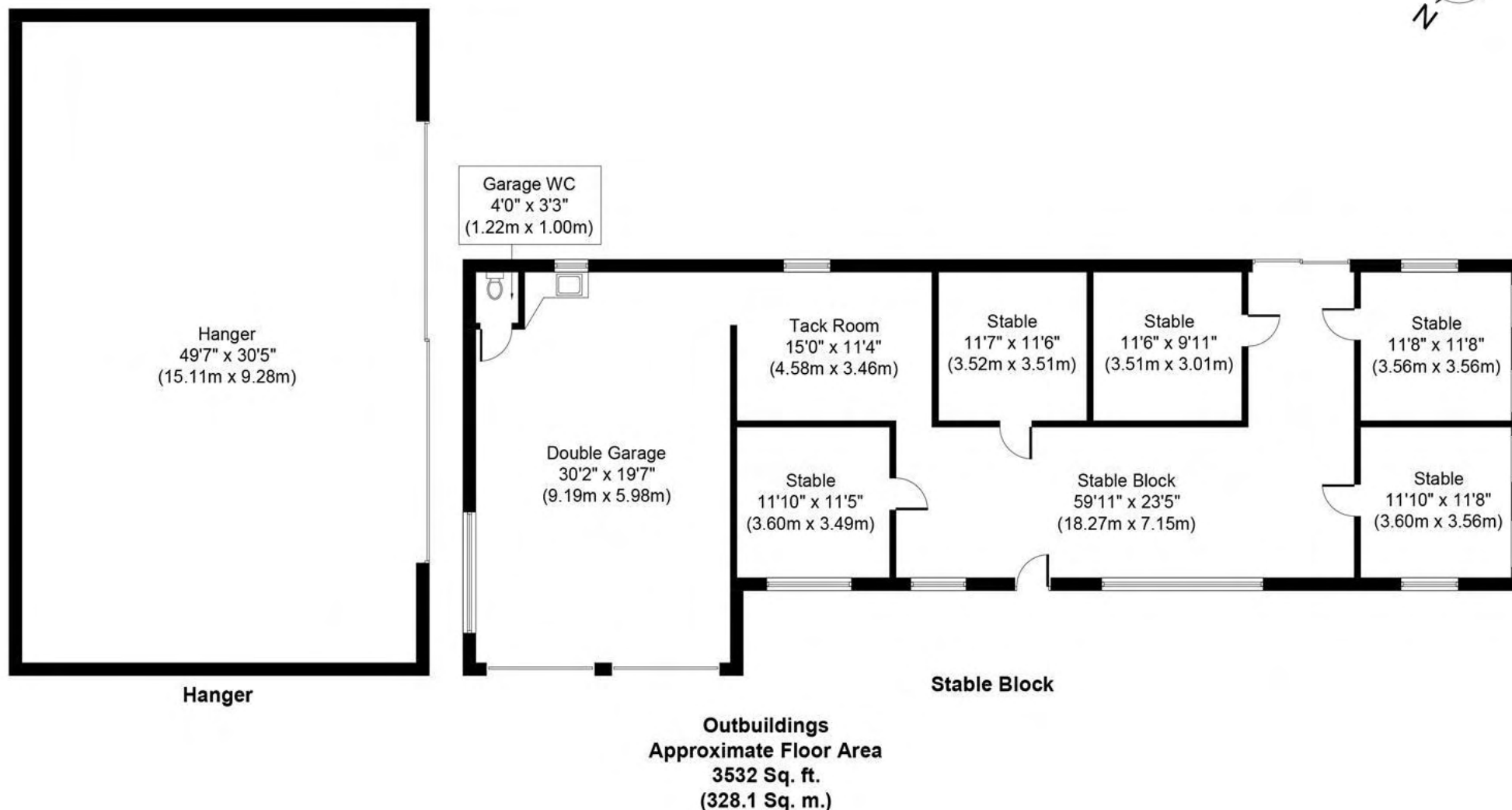


**Mezzanine**  
**Approximate Floor Area**  
**155 Sq. ft.**  
**(14.4 Sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**1579 Sq. ft.**  
**(146.7 Sq. m.)**

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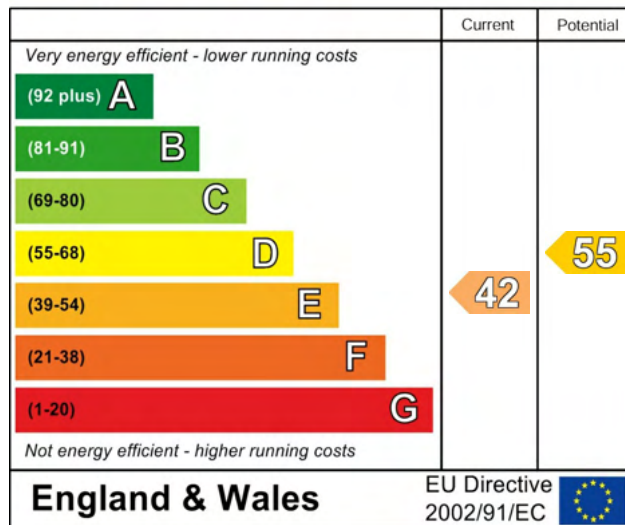






# Park Row

## Energy Efficiency Rating



## TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the

property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





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