# Well Farm Well Farm Court

## Hooton Pagnell, Doncaster, DN5 7BT

## Guide Price £525,000

GUIDE PRICE: £525,000 - £535,000
Nestled in the charming village of Hooton Pagnell, this stunning period property offers a perfect blend of historical elegance and modern comfort. Extended and sympathetically renovated to a high specification throughout, this house is a true gem for those seeking a spacious family home.
Boasting four well-proportioned bedrooms, including two with en-suite shower rooms, this residence ensures ample privacy and convenience for all family members. The property features two inviting reception rooms, ideal for both relaxation and entertaining guests.
A utility room adds practicality to daily living, while the games room provides a delightful space for leisure activities, making it perfect for families or those who enjoy hosting. The quiet semi-rural village location offers a peaceful retreat from the hustle and bustle of city life, yet remains conveniently accessible to local amenities.
With no chain involved, this home is ready for you to move in and start creating lasting memories.

In summary, this exquisite house in Hooton Pagnell is a rare find, combining period charm with modern living. It is an ideal choice for families or anyone looking for a tranquil yet well-connected place to call home.

- Stunning period farm house
- Extended and sympathetically renovated to a high specification throughout
- Four double bedrooms
- Two luxury en suite shower rooms and family bathroom
- Fitted kitchen with Aga and a range of integrated appliances
- Dining room, utility room and games room
- Private enclosed rear garden with useful outdoor bar/garden room
- Sought after smei rural village location
- No onward chain
- Early viewing is highly recommended

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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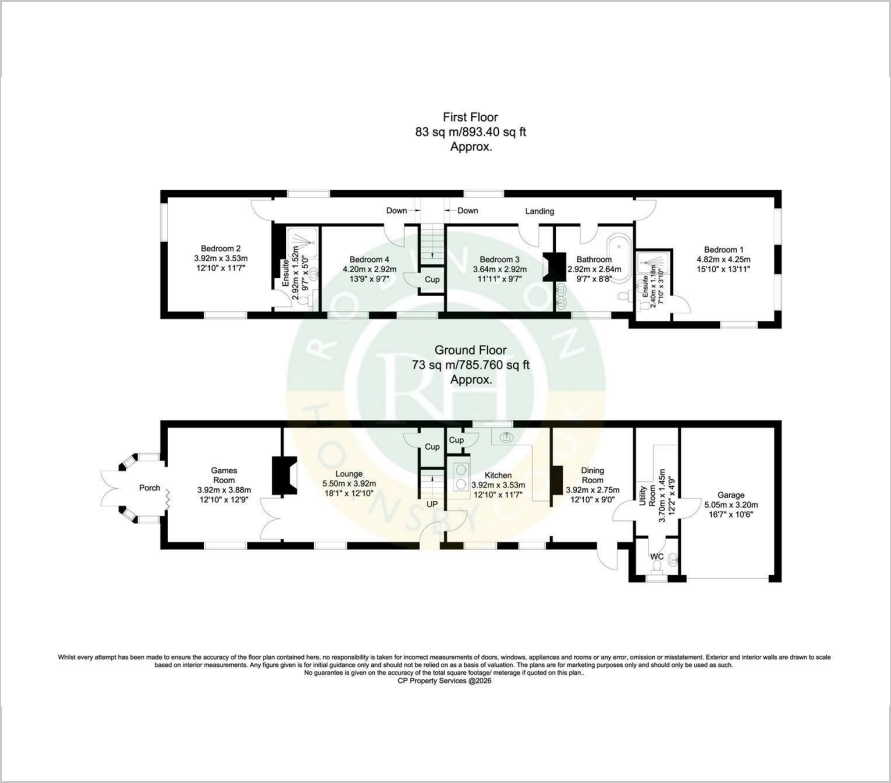
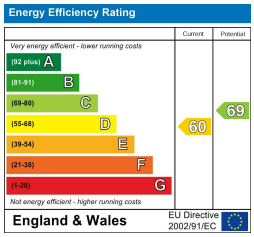
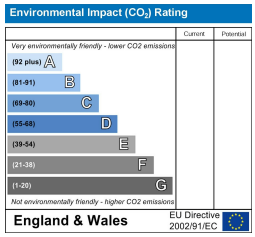
## Floor Plan




## Area Map

## Energy Efficiency Graph



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