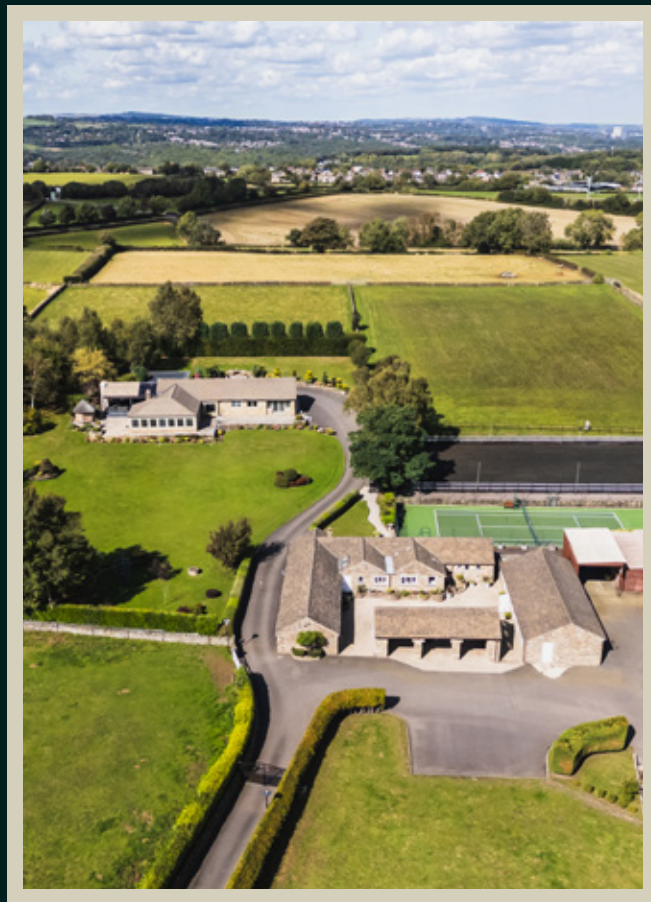


THE RANCH HOUSE & THE STABLES



BLENHEIM





TWO WONDERFUL
HOMES,
SPACIOUSLY SET
WITHIN 18 ACRES OF
PRIVATE GROUNDS

TUCKED AWAY IN A PRIVATE SETTING, THE RANCH HOUSE AND THE STABLES PRESENT A TRANQUIL COUNTRY RETREAT IN A SOUGHT-AFTER AREA OF DERBYSHIRE.

Beautifully positioned within approximately 18 acres, this exceptional opportunity incorporates two properties; an outstanding four bedroomed detached residence called 'The Ranch House', plus a three bedroomed dwelling that is filled with character named 'The Stables'.





A long driveway with intercom operated gates welcomes you into the property where its manicured grounds are immediately striking.

Firstly, you arrive at The Stables, which boasts a spacious outdoor courtyard with a three-vehicle car port and various storage facilities. The dwelling was converted years ago into living accommodation, sensitively retaining the property's original charm. With its three spacious bedrooms, two bathrooms and generous reception rooms, The Stables is ideal for multi-generational living or has the potential for rental if desired.

The Ranch House sits behind a stunning, south-facing garden, which is populated by a variety of established and ornamental planting. This four bedroom, two bathroom detached residence is finished to a luxurious standard and provides a versatile layout for family living. The windows throughout home have electrically operated integrated blinds, adding an additional layer of convenience.

The heart of the home is undoubtedly the open plan dining kitchen and adjacent sitting room, which have been thoughtfully designed to suit modern lifestyles. There is also a fabulous lounge/bar of sizeable proportions that is appointed with a commercial-grade, illuminated marble bar that showcases zinc surfaces and a stainless steel preparation and drinks-making area. The dining kitchen is comprehensively appointed with Gaggenau appliances, a central island and sliding doors that create a seamless transition into the amazing outdoor kitchen and entertaining terrace. A recent addition to the home, the outdoor kitchen is beneath a covered structure, making hosting a dream year-round and it can easily accommodate large groups. A fully fitted kitchen includes a FireMagic barbecue and a dual-fuel Alfa pizza oven, whilst the relaxing and dining area has a focal point log effect gas fireplace and patio heaters. A television drops down from the ceiling of the dining kitchen that can rotate for viewing both inside and outside.

The expansive grounds surround the two homes, with the gardens alone spanning almost two acres. Lush lawns wrap around three sides of The Ranch House, along with a superb tennis court and the extensive driveway that provides parking for several vehicles. For anyone seeking equestrian pursuits, this property boasts excellent facilities such as a stable block with four stables and a tack room, an all-weather, Olympic-sized manège, five enclosed fields and a paddock. Additionally, there is a substantial barn ideal for vehicle storage and an open barn to one side.





The Ranch House and The Stables are conveniently located for access to the amenities of Dronfield, including shops, public houses, restaurants, supermarkets, cafes and a leisure centre. Dronfield Train Station provides useful rail links to Chesterfield, Sheffield and onward journeys to London. Additional conveniences can be found in Bradway and Totley, including Dore & Totley train station. The local countryside in Holmesfield is close by for scenic trails through fields and woodland, whilst the Peak District can be reached within a short drive. Sheffield city centre is also accessible in under 20 minutes by car.

The Ranch House

The property briefly comprises: Entrance hall, storage cupboard, WC, cloaks cupboard, inner hallway, linen cupboard, bedroom 2, bedroom 3, bedroom 4, family bathroom, master bedroom, master dressing room, master walk-in wardrobe, master en-suite shower room, dining kitchen, pantry, sitting room, lounge/bar, rear entrance lobby, laundry room and integral double garage.

Basement level: Cellar.

The Stables

The property briefly comprises: Entrance hallway, utility room, dining kitchen, lounge, master bedroom, master en-suite shower room, master WC, master walk-in wardrobe, inner hall, linen cupboard, WC, bedroom 2, jack-and-jill bathroom and bedroom 3.

Outbuildings: Three-vehicle car port, store 1, gardeners WC, store 2, stable block, open barn and storage barn.

GROUND FLOOR & BASEMENT LEVEL

Double oak doors with double glazed panels open to the entrance hall.

Entrance Hall

A sizeable entrance hall with a focal point front facing timber double glazed panel with views of the gardens. Also having recessed lighting, a built-in ceiling speaker, hot air vent, data points and fitted oak shelving. Oak doors open to the storage cupboard, WC and inner hallway. Double oak doors open to the cloaks cupboard. A wide opening leads into the sitting room. A sliding oak pocket door also opens to the dining kitchen.

Storage Cupboard

Having a recessed light point, fitted shelving and housing the comms equipment.

WC

Fully tiled in travertine and having recessed lighting, extractor fan and tiled flooring. There is a wall mounted WC and a wall mounted travertine surface with a wash hand basin and a chrome mixer tap.

Cloaks Cupboard

Having short hanging, shelving and drawers.

From the entrance hall, a sliding oak pocket door opens to the:

Dining Kitchen

23'6 x 19'5 (7.16m x 5.92m)

A high specification dining kitchen that is perfect for culinary lovers due to its extensive range of appliances and storage. Having rear and side facing timber double glazed panels, recessed lighting, built-in ceiling speakers, hot air vents and engineered timber flooring. Operated by

a remote control, a television descends from the ceiling and has the facility to rotate, allowing viewing from the indoor or outdoor kitchens. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands and a Zip boiling/chilled water tap. A central island incorporates a matching quartz work surface, two inset Franke stainless steel sinks with an adjustable mixer tap, a Franke soap dispenser, an inset 0.5 bowl sink with an Adobe chrome mixer tap and an Insinkerator waste disposal unit. An American walnut work surface extends from the island to provide space for four chairs. The appliances are by Gaggenau and include two-ring gas hob, two-ring induction hob and a grill plate, all with two Küppersbusch extractor hoods above. There is also a coffee machine, two fan assisted ovens, a microwave/electric oven, a combination steam oven and a Sub-Zero fridge/freezer. An oak door opens to the pantry that provides access to the cellar. Three sliding timber doors with a triple track, double glazed panels open to the outdoor kitchen. A wide opening gives access to the sitting room and an oak door opens to rear entrance lobby.

Pantry

Having a flush light point and fitted shelving. A stone staircase leads down to a timber door, which opens to the cellar on the basement level.

Basement Level

Cellar

8'11 x 8'11 (2.72m x 2.72m)

Having a flush light point, fitted shelving and drawers and tiled flooring.





DINING KITCHEN

The Ranch House presents luxurious living that is conveniently set across one floor, including an impressive, open plan dining kitchen and sitting room.



DINING KITCHEN



DINING KITCHEN



SITTING ROOM



DINING KITCHEN



SITTING ROOM



LOUNGE/BAR

GROUND FLOOR CONTINUED

The exceptionally spacious lounge/bar is filled with natural light and is a fantastic area of the home for entertaining guests.

From the entrance hall and dining kitchen, wide openings give access to the:

Sitting Room

32'8 x 14'0 (7.21m x 4.27m)

A stylish reception room with side facing timber double glazed panels, recessed lighting, built-in ceiling speakers, hot air vents and a TV/aerial point. The focal point of the room is the log effect gas fire set beneath a bespoke Portland stone mantel with a surround and a hearth. A sliding timber door with a double glazed panel opens to the lounge/bar.

Lounge/Bar

32'0 x 16'0 (9.75m x 5.13m)

A bright reception room for relaxing and entertaining. Having front and side facing timber double glazed windows, recessed lighting, built-in ceiling speakers, hot air vents and oak flooring. There is provision for a wall mounted television with TV/aerial cabling. To one corner, is an illuminated marble fronted bar of commercial-grade, which features a zinc surface, a stainless steel foot rest and provides space for four bar stools. Behind the bar is a marble work surface with an inset 0.5 bowl stainless steel sink. There is also a stainless steel preparation area with an inset sink and a chrome mixer tap. A range of glazed display shelving with feature lighting and mirrors behind offers excellent storage and there is space beneath the work surface for an under-counter appliance. Double timber doors with double glazed panels open to the left side of the property.

From the dining kitchen, an oak door opens to the:

Rear Entrance Lobby

Having a side facing timber double glazed panel, recessed lighting and engineered timber flooring. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An opening gives access to the laundry room and an oak door opens to the integral double garage. An oak door with a double glazed panel also opens to the rear of the property.

Laundry Room

A functional room with recessed lighting, an extractor fan and Amtico flooring with under floor heating. There is a range of fitted base and wall units, incorporating an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. Within the units is an integrated airing cupboard with an electric heater. There is space/provision for a commercial size washing machine and a tumble dryer.

Integral Double Garage

19'6 x 19'3 (5.94m x 5.87m)

Having an electric up-and-over door, light, power and a large water tank that serves the gardens irrigation system.



LOUNGE/BAR



ENTRANCE HALL

From the entrance hall, an oak door opens to the:

Inner Hallway

Having recessed lighting and a hot air vent. Oak doors open to the linen cupboard, bedroom 2, bedroom 3, bedroom 4, family bathroom and master bedroom. Access can also be gained to a loft space which spans the length of the home and is fully boarded.

Linen Cupboard

Having a flush light point and fitted shelving.

Bedroom 2

14'10 x 12'0 (4.53m x 3.65m)

A double bedroom overlooking the gardens through a front facing timber double glazed window. Also having recessed lighting, wall mounted light points, hot air vent, TV/aerial point and a telephone point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Bedroom 3

12'1 x 12'0 (3.69m x 3.65m)

Another well-proportioned bedroom with a rear facing timber double glazed window, recessed lighting, wall mounted light point, hot air vent, telephone point and a TV/ aerial point. There is a range of fitted furniture, incorporating short/long hanging and shelving.

Bedroom 4

11'11 x 9'1 (3.64m x 2.78m)

Superbly appointed with a range of fitted furniture, bedroom 4 has a front facing timber double glazed window, recessed lighting, hot air vent, telephone point and a TV/ aerial point. The fitted furniture incorporates a pull-out bed, short hanging, shelving and a desk with drawers.



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



BEDROOM 4



FAMILY BATHROOM

GROUND FLOOR CONTINUED

Family Bathroom

A luxurious family bathroom that is fully tiled and has a rear facing timber double glazed obscured window, recessed lighting, two extractor fans, two recessed mirror-back shelves, hot air vent, chrome heated towel rail, an illuminated mirror and under floor heating. There is a suite in white, which comprises a C.P. Hart wall mounted WC and a wall mounted vanity unit with a wash hand basin, a Hansgrohe chrome mixer tap and storage beneath. Also having a freestanding C.P. Hart bath with a Hansgrohe chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.

Master Bedroom

15'11 x 14'10 (4.86m x 4.52m)

A sumptuous master bedroom with pleasant dual aspect views across the gardens and grazing land. Having a side facing timber double glazed window, recessed lighting, wall mounted light points, hot air vent and a TV/aerial point. There is a range of fitted furniture, incorporating shelving, ideal for shoe storage. Double timber doors with double glazed panels and matching side panels open to the front of the property. An oak door also opens to the master dressing room.

Master Dressing Room

8'9 x 5'9 (2.67m x 1.74m)

Having a side facing timber double glazed window, recessed lighting and a TV/aerial point. There is a fitted vanity table that incorporates drawers and has a mirror above. A wide opening leads into the master walk-in wardrobe. An oak door opens to the master en-suite shower room.

Master Walk-in Wardrobe

8'9 x 6'4 (2.67m x 1.94m)

Having recessed lighting and a range of fitted furniture, incorporating short/long hanging and shelving.

Master En-Suite Shower Room

Being fully tiled and having a rear facing timber double glazed window, recessed lighting, two extractor fans, chrome heated towel rail, hot air vent, wall mounted light points, shaver point and under floor heating. A suite in white comprises a C.P. Hart wall mounted WC and a Duravit wash hand basin with a Hansgrohe chrome mixer tap, storage beneath and three mirrored storage cabinets above. To one wall is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.



FAMILY BATHROOM

EXTERIOR AND GARDENS

From Northern Common, a driveway that is flanked by stone walling, mature hedging and exterior lighting leads to intercom operated wrought iron gates that open to the property.

Beyond the gates, the driveway immediately leads the eye to The Ranch House in the distance and also forks off to the right hand side where there is parking for several vehicles and access is gained to The Stables. There is also an expanse of lawn bordered by timber fencing and hedging.

The driveway from the front of The Stables wraps around to the right hand side of the stable block where there is additional parking space and exterior lighting. Access can be gained to an open barn and storage barn.

Open Barn

30’3 x 16’1 (9.22m x 4.90m)

Useful for storage or parking. A wide opening leads to the rear of The Stables.

Storage Barn

35’9 x 33’6 (10.89m x 10.20m) & 34’5 x 15’0 (10.48m x 4.56m)

A substantially sized barn with an electric roller shutter door, light and power.

To the right of the storage barn, a tarmac path flanked by mature trees leads to an expanse of lawn where access can be gained to the manège.

From the main driveway, a timber gate opens to a paddock and the driveway continues down the side of The Stables towards The Ranch House.

Paddock

Being fully enclosed with mature trees and dry stone walling/hedging borders.

To the right side of the driveway, access is gained to the tennis court and manège.

Tennis Court

A full-size court that is fully enclosed.

Manège

An Olympic-sized manège that has lighting, an all-weather rubber surface and metal and timber gates for access.

To the front of The Ranch House, is a substantial garden that is immaculately maintained and laid to lawn with an array of mature trees. At the top of the garden are lovely planted borders with mature shrubbery. Dotted around the garden are raised borders containing mature shrubs and trees. There is also an apple tree and ornamental borders with box hedging, palms and trees. The garden continues up the left side of the property and to the rear with extensive planted borders and established trees.

Stone flagged steps rise to the immediate front of the property where a wide stone flagged path leads around the perimeter with exterior lighting. Access can be gained to the lounge/bar. The path continues to the left side of the property where there is a stone flagged patio with exterior lighting and a wooden pergola with light, heaters, benches and a table. Access can be gained to the lounge/bar and outdoor kitchen.



DRIVEWAY



MANÈGE



*IMAGE FOR ILLUSTRATION PURPOSES ONLY





OUTDOOR KITCHEN

EXTERIOR AND GARDENS

Outdoor Kitchen

29'2 x 21'1 (8.90m x 6.42m)

An impressive space that has been purposefully designed for entertaining or relaxing outdoors and surrounded by densely populated borders to one side, creating a private haven. Having double glazed roof lights, track lighting, ceiling fans, Bromic patio heaters, power points, speakers and slate tiled flooring. The focal point of the room is the chimney breast with a log effect gas fire, which does offer the flexibility to be made into a solid fuel fire due to having a working chimney. To one corner is the kitchen area with a preparation island with a polished concrete work surface, an inset 0.5 bowl sink with a Grohe brushed chrome mixer tap and a bar which provides seating for three stools. There is space/provision for an under-counter appliance. The cooking station comprises recessed lighting, a stainless steel work surface with drawers beneath, a FireMagic gas-fired barbecue and a dual-fuel Alfa pizza oven. Access can be gained to the dining kitchen.

From the outdoor kitchen, a stone flagged path with exterior lighting and a water tap leads to the rear.

To the rear, there is a garden that is mainly laid to lawn with pretty planted borders with ornamental trees and shrubs, a water tap and exterior lighting. There is also a fenced area that is suitable for dogs. Three sets of stone steps lead down to the driveway, which wraps around from the right side of the home and provides additional parking for several vehicles. There is exterior lighting and access can be gained to the main entrance door, rear entrance lobby and integral double garage.

From the right side of the property, a timber gate opens to the property's acreage which incorporates five fields with interlinking metal gates. Each of the fields benefit from a piped water supply.





THE STABLES

Providing sizeable accommodation that is brimming with character.

A solid oak stable-style door with a glazed panel opens to the:

Entrance Hallway

The entrance hallway comprises a Velux roof window, wall mounted light point and a central heating radiator. Oak doors open to the utility room and dining kitchen.

Utility Room

The utility room has a UPVC double glazed window, flush light point, central heating radiator and tiled flooring. There is a fitted base unit with an inset I.O bowl stainless steel sink and a chrome mixer tap. Space/provision is provided for a washing machine and a tumble dryer. The utility room also houses the Ideal boiler.

Dining Kitchen

19'11 x 10'2 (6.06m x 3.10m)

A well-appointed dining kitchen with front facing UPVC double glazed windows, exposed timber beams, recessed lighting, central heating radiator and Amtico flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, tiled splash backs and an inset 2.5 bowl sink with a chrome mixer tap and an Insinkerator waste disposal unit. Appliances include a De Dietrich four-ring gas hob with a De Dietrich extractor hood above, a Neff fan assisted oven and grill and a Miele dishwasher. There is space for a freestanding American-style fridge/freezer. A wide opening leads into the lounge.

Lounge

33'0 x 16'11 (10.07m x 5.16m)

An exceptionally spacious reception room with rear facing UPVC double glazed windows, exposed timber beams,

recessed lighting, wall mounted light points, central heating radiators, telephone point, TV/aerial cabling and floor power points. The focal point of the room is the impressive Inglenook fireplace with an exposed timber beam mantel, two illuminated recesses, a stone surround, large chimney hood and a stone hearth. Oak doors open to the master bedroom and inner hall. Two sets of UPVC sliding doors with double glazed panels overlook the tennis court and open to the rear of The Stables.

Master Bedroom

16'11 x 13'11 (5.16m x 4.23m)

A sizeable master bedroom suite with rear facing UPVC double glazed windows, exposed timber beams, recessed lighting and central heating radiators. To one wall is a range of fitted furniture, incorporating short hanging, shelving and flush light points. An oak door opens to the master en-suite shower room. Access can also be gained to a loft space.

Master En-Suite Shower Room

Having front facing UPVC double glazed obscured windows, a rear facing UPVC double glazed window, extractor fan, recessed lighting, central heating radiators and two shaver points. There is a fitted vanity unit incorporating an inset wash hand basin with a chrome mixer tap, a fitted vanity mirror above and storage beneath. There is also a range of fitted furniture with a work surface, cupboards, an inset wash hand basin with a chrome mixer tap and fitted vanity mirrors. To one corner is a large shower enclosure with a fitted Mira shower and a glazed screen/door. Oak doors open to the master WC and master walk-in wardrobe.



THE STABLES



DINING KITCHEN



LOUNGE



MASTER BEDROOM



LOUNGE



MASTER EN-SUITE SHOWER ROOM

THE STABLES

Master WC

Having a front facing UPVC double glazed obscured window, recessed light point, extractor fan, fully tiled walls in travertine, low-level WC and a central heating radiator.

Master Walk-in Wardrobe

Providing extensive storage space with recessed lighting, central heating radiator, fitted shelving and short hanging. Access can be gained to a loft.

From the lounge, an oak door opens to the:

Inner Hall

Having Velux roof windows, exposed timber beams, recessed lighting, wall mounted light point and a central heating radiator. Oak doors open to the linen cupboard, WC, bedroom 2 and bedroom 3. An oak door also opens to the front of the property.

Linen Cupboard

Having a flush light point and fitted shelving.

WC

Having a front facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls in travertine, central heating radiator and timber effect flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Bedroom 2

17'0 x 11'8 (5.18m x 3.56m)

A spacious double bedroom with rear and side facing UPVC double glazed windows, recessed lighting, central heating radiator, telephone point and a TV/aerial point. To one wall is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. An oak door opens to the jack-and-jill bathroom. Access can also be gained to a loft space.

Jack-and-Jill Bathroom

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, two fully tiled walls and some partially tiled walls (all in travertine), central heating radiator and a shaver point. There is a suite in white, which comprises a low-level WC and a vanity unit, incorporating a tiled travertine surface, two inset wash hand basins with chrome mixer taps, fitted vanity mirror and storage beneath. Also having a panelled bath with a chrome mixer tap and a hand shower facility. To one corner, is a shower enclosure with a fitted Mira shower and a glazed screen/door. Oak doors open to bedrooms 2 and 3. Access can also be gained to a loft space.

Bedroom 3

17'0 x 13'0 (5.18m x 3.97m)

Another well-proportioned bedroom with side facing UPVC double glazed windows, recessed lighting, central heating radiator, telephone points and a TV/aerial point. An oak door opens to the jack-and-jill bathroom.



BEDROOM 2



JACK-AND-JILL BATHROOM

THE STABLES EXTERIOR

To the front of The Stables is a resin courtyard with a stone-built three-vehicle car port, raised stone planters incorporating mature shrubs and exterior lighting. Stone steps rise to the two separate entrances to The Stables. Access can also be gained to the store 1, gardeners WC, store 2, and stable block.

Three-Vehicle Car Port

36'6 x 17'1 (11.12m x 5.20m)

Having light, power and the provision for an electric vehicle charger.

Store 1

17'0 x 13'3 (5.17m x 4.05m)

This store has the potential to be used as an extension to the main living areas (subject to planning consents). Having UPVC double glazed windows, light, central heating radiator and a timber access door. The store houses the boiler and has a shower. A door opens to the gardeners WC.

Gardeners WC

Having a pendant light point, one partially tiled wall, low-level WC and a wash hand basin with traditional chrome taps. A timber door opens to store 1.

Store 2

17'0 x 15'11 (5.17m x 4.86m)

Having UPVC double glazed windows, light and a timber access door.

Stable Block

Having side facing UPVC double glazed windows, light, power and two water taps. There are four stables and access can be gained to a tack room. Two separate timber doors provide access to the front and rear of the stable block.

Stable 1

12'8 x 11'4 (3.87m x 3.45m)

Having a side facing glazed window, light, rubber matting, stable door, a handheld shower and a stable door.

Stable 2

12'8 x 12'1 (3.87m x 3.68m)

Having a side facing glazed window, water supply, rubber matting and a stable door.

Stable 3

12'8 x 11'10 (3.87m x 3.61m)

Having a side facing glazed window, water supply, rubber matting and a stable door.

Stable 4

12'8 x 10'0 (3.87m x 3.06m)

Having a side facing glazed window, water supply, rubber matting and a stable door.

Tack Room

17'9 x 8'2 (5.40m x 2.49m)

Having a rear facing UPVC double glazed window, strip light and a range of fitted base units with matching work surfaces. There are two inset 1.0 bowl stainless steel sinks with traditional chrome taps.

To the rear of The Stables is a wide path that has a water tap, exterior lighting and provides access to the lounge, tennis court and open barn. There is also a lawned area with a neatly maintained hedge and shrub borders. A resin path leads back to the driveway.



THREE-VEHICLE CAR PORT



STABLE BLOCK



STABLE BLOCK



THE RANCH HOUSE

Ground Floor Approximate Floor Area:
3373 SQ.FT. (313.3 SQ.M)
Outdoor Kitchen Approximate Floor Area:
686 SQ.FT. (63.7 SQ.M)
Basement Level Approximate Floor Area:
79 SQ.FT. (7.3 SQ.M)



THE STABLES

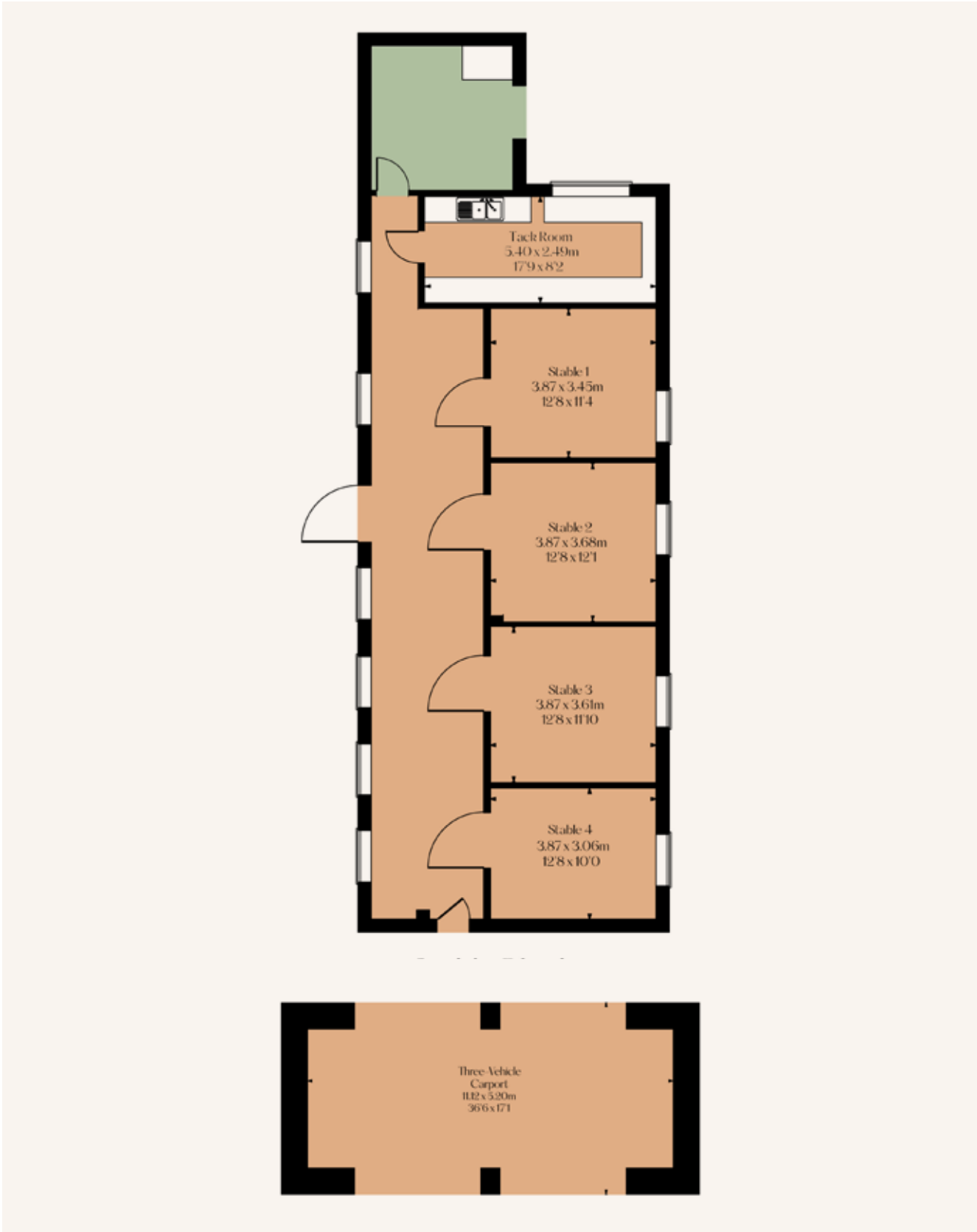
Approximate Floor Area:
2606 SQ.FT. (242.1 SQ.M)



STABLE BLOCK & CAR PORT

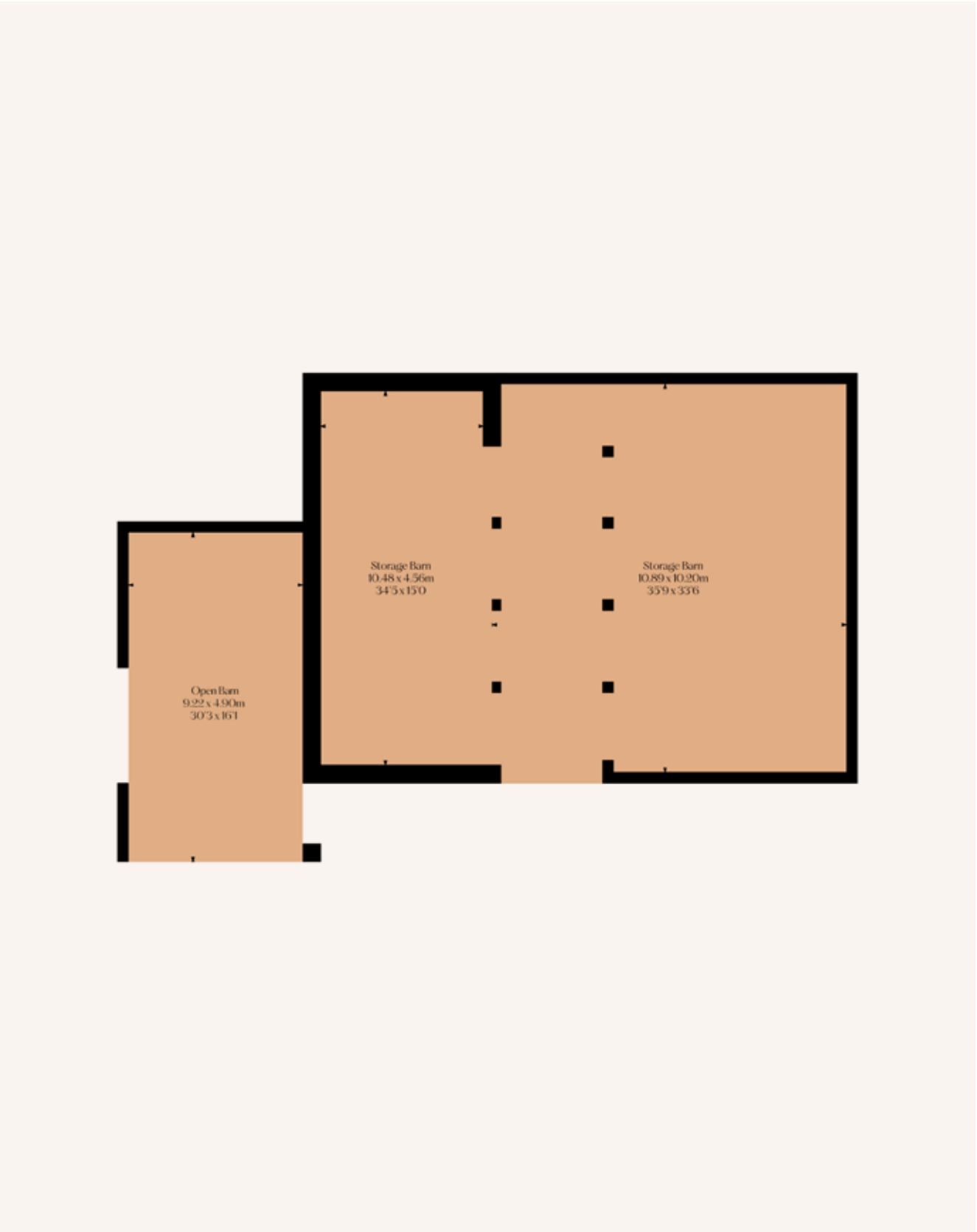
Stable Block Approximate Floor Area:
1209 SQ.FT. (112.3 SQ.M)

Car Port Approximate Floor Area:
503 SQ.FT. (46.7 SQ.M)



BARNS

Approximate Floor Area:
2204 SQ.FT. (204.7 SQ.M)



BEDROOMS (RANCH HOUSE & STABLES) 4 / 3	BATHROOMS (RANCH HOUSE & STABLES) 2 / 2
LIVING ROOMS (RANCH HOUSE & STABLES) 2 / 1	SQFT (RANCH HOUSE & STABLES) 3,452 / 2,606
TENURE Freehold	COUNCIL TAX G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D		
39–54	E		
21–38	F		
01–20	G		

THE STABLES - D56

Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is reliable.

Rights of Access

A public footpath that is enclosed by fencing and walling leads through the fields from Northern Common to Green Lea.

Covenants, Easements, Wayleaves and Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

THE RANCH HOUSE & THE STABLES

Dronfield Woodhouse, Derbyshire,
S18 8XJ

Offers the Region of
£2,750,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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HOMES THAT
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