



Lark Rise New Road, Holmesfield, Dronfield, S18 7WN

Saxton Mee

Lark Rise New Road

Holmesfield

Price Guide

£800,000

Guide price £800,000-£825,000

Occupying a superb position set well back from the road with fields and farmland to the rear, this beautifully proportioned four bedroomed detached bungalow takes full advantage of its slightly elevated location with stunning views to both the front and rear.

Situated on the fringe of Millthorpe amidst delightful rural surroundings yet with the comfort of neighbouring properties to either side, Lark Rise offers exceptionally well maintained and appealing gardens which enjoy a good degree of privacy. The spacious and versatile accommodation has considerable potential to be extended and re-designed and offers oil fired central heating, double glazing and briefly comprises: large breakfast kitchen, inner hall, spacious lounge which opens through to the formal dining room, superb garden room having lofted ceiling with views to the front, master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms (one having built in wardrobes), bedroom four currently fitted out as a dressing room but could be utilised as a study. Family/guest bath/shower room. Utility accessed from the rear.

Long block paved front drive leading in to provide ample parking, single garage. Beautifully set out gardens being lawned to the front with a patio/entertaining terrace to the rear (ideal for alfresco dining) and extensive lawn with established herbaceous beds and fields /farmland to the rear.



- Stunning location
- Beautiful views to the front and across fields and farmland to the rear
- Highly sought after location on the fringe of Millthorpe village
- Close to Barlow and Dronfield
- Doorstep of the glorious Peak District National Park
- Set well back from the road with most attractive gardens
- No upward chain
- Tremendous potential to be re-modelled/extended (subject to usual consents)
- Attractively presented throughout with versatile accommodation
- EPC / Freehold / Council Tax Band: E





LARK RISE

APPROXIMATE GROSS INTERNAL AREA = 144.4 SQ M / 1554 SQ. FT



Illustration for identification purposes only.
measurements are approximate, not to scale.



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