



Top Farm Summerley, Apperknowle, Dronfield, Derbyshire, S18 4BA

Saxton Mee

Top Farm Summerley

Apperknowle

Asking Price

£695,000

A fantastic opportunity to purchase an individually designed stone built house set in approx. 1 acre of garden and grounds with an adjacent three bay open garage with studio flat above.

Located amidst rural surroundings within a small hamlet yet only 2 miles from a good range of amenities within Coal Aston and the nearby town of Dronfield with its renowned schooling and train station. Originally designed to have four bedrooms but changed at build to have an impressive galleried double height hallway with the second bedroom easily sub divided if so desired.

Having a wealth of charm and character with stone flagged floors, oak beams and trusses, wooden double glazed windows and heating via the Raeburn solid fuel range. Spacious double height reception hall, living room with stone fireplace and LPG stove, oak framed sun room, fitted dining kitchen, utility, rear entrance lobby and downstairs WC. Galleried first floor landing, large master bedroom which could possibly accommodate an en-suite at the rear (subject to usual consents), large second double bedroom and family bathroom with bath and separate shower.

Outside: substantial stone gated entrance with long gravelled drive, ample parking, walled extensive garden mainly laid down to grass.

Flat which is ideal for guest accommodation, 'twentysomething' offspring or indeed rental opportunity which comprises of an open plan living kitchen area, bedroom and shower room.

- Fabulous opportunity
- Stone built in 1989 in the style of a Saxon Hall
- Stone flagged floors, oak beams/trusses
- Approx. 1 acre of gardens and grounds
- Triple open garage with studio flat above
- EPC: F
- Freehold
- Council Tax Band: D





TOP FARM

APPROXIMATE GROSS INTERNAL AREA = 202.8 SQ M / 2183 SQ FT

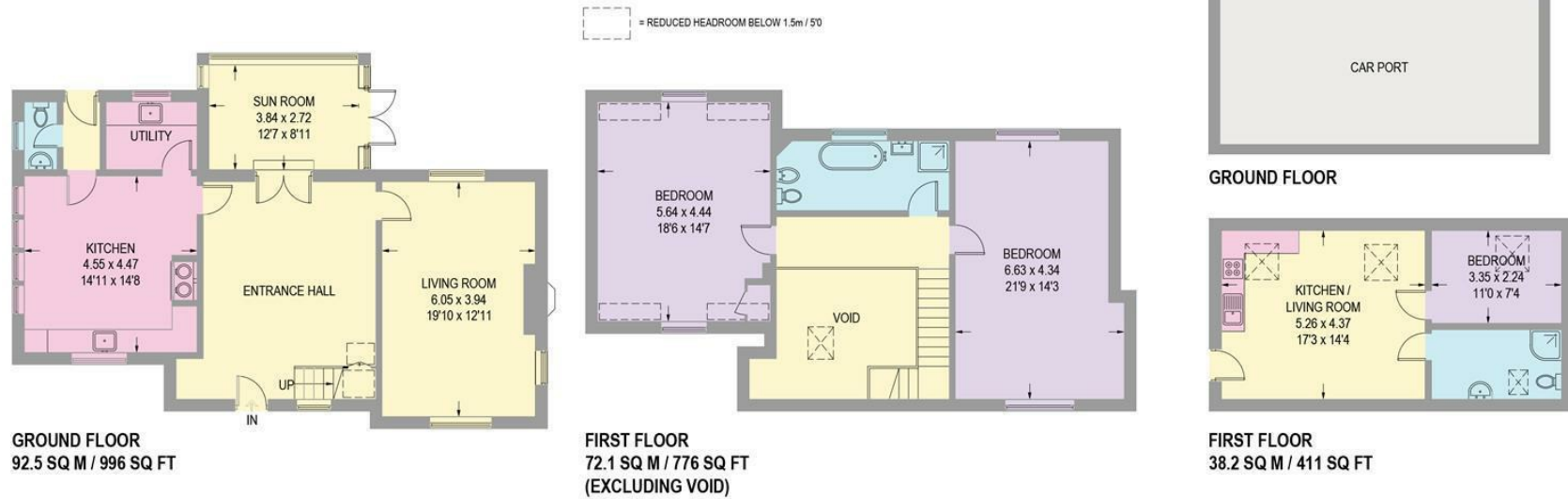


Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

