



## **Cruck Cottage 8 Church Street Mews, Dronfield S18 1QB £1,100 Per Calendar Month**

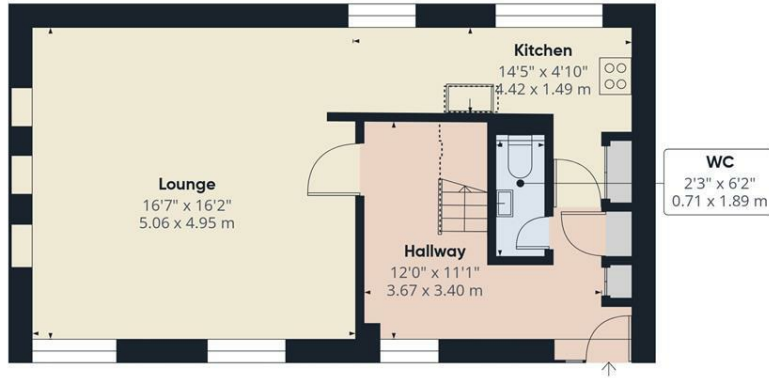
A truly stunning Grade II listed, beautifully converted two bedroom cottage, nestled within an exclusive mews of just five unique homes.

This exceptional property has been sympathetically restored to an outstanding standard, blending historic charm with modern comfort. Original features include exposed stonework, cruck beams (carbon dated to the 1300s), stone roofing, solid oak flooring, a handcrafted oak staircase, and oak framed double glazed windows.

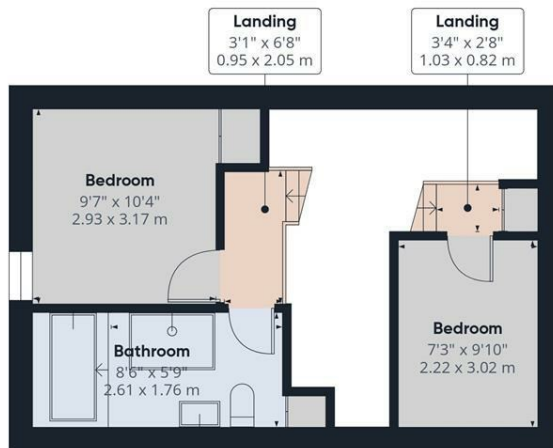
The property benefits from a state-of-the-art central heating system, a spacious lounge, a stylish kitchen with granite worktops, a burglar alarm, and two well-proportioned double bedrooms.

Externally, there is allocated parking for two vehicles, a visitors parking area, and a private stone flagged garden, perfect for enjoying outdoor living.

Available unfurnished, on a 6–12 month tenancy. Restrictions: No smokers. Council Tax Band C



Ground Floor



Floor 1

### Approximate total area<sup>m</sup>

775 ft<sup>2</sup>  
72.2 m<sup>2</sup>

### Reduced headroom

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

### Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Banner Cross  
Hathersage  
Bakewell  
Matlock  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

949-951 Ecclesall Road, Sheffield S11 8TN  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)