



## The Ranch House and The Stables

Northern Common, Holmesfield Road,  
Dronfield Woodhouse, Derbyshire, S18 8XJ



# THE RANCH HOUSE





*This is a once in a lifetime opportunity to own an exceptionally unique property.  
Ideal for a buyer seeking both luxury and convenience. Amongst the 17 acres sits two dwellings;  
perfect for multi-generational living. This is the first time the property has come to market in over 60 years.*







# THE RANCH HOUSE

---

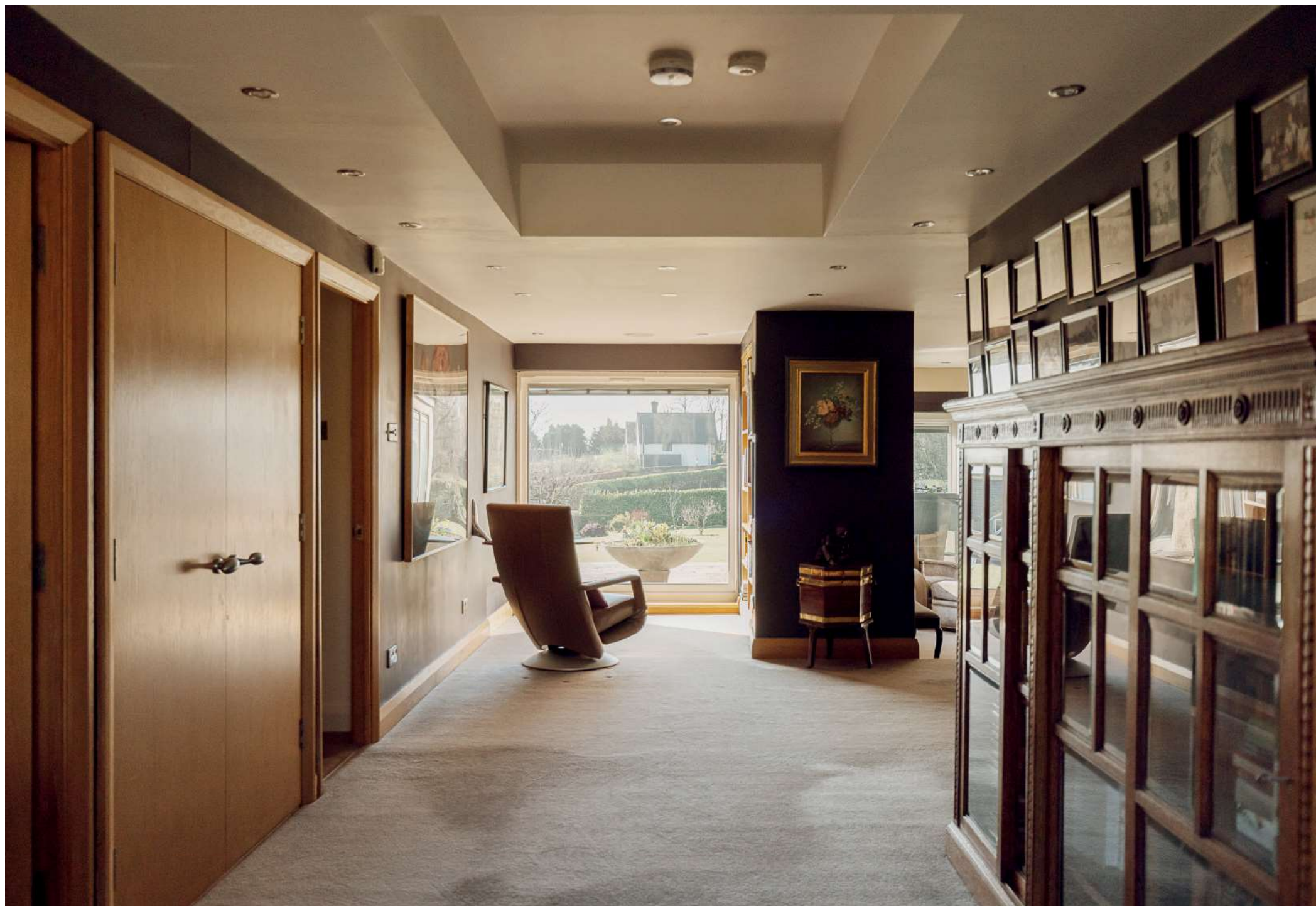
This remarkable property begins with an inviting entrance, luring you to the garden beyond. Stunning views stretch over the beautifully maintained formal lawns. The heart of the home is the state-of-the-art kitchen, a chef's dream that screams 'high-spec' and 'quality'. A fully range of Gaggenau appliances, a Sub- Zero fridge freezer, all encased in American walnut cabinetry. Imposing sliding doors with fully automatic built-in electric blinds, invite you to continue through the most incredible covered entertaining area. Full equipped with a top of the range wood/gas pizza oven, BBQ and fireplace. A breathtaking space designed for seamless indoor/outdoor living.

The living room, with a custom Portland Stone fireplace, provides a calm space but ensures you're never too far from the action. Just beyond is the family entertaining room. The showstopper in this room is the commercial grade pewter bar, perfect for hosting unforgettable evenings.

You'll find three spacious double bedrooms as well as a bedroom/office. All with built-in wardrobes. The master suite is a luxurious retreat, featuring a vanity area, shower room and walk-in wardrobe. Both the master and the family bathrooms are tastefully finished by CP Hart.







# SELLER INSIGHT

---

## **How long have you lived at The Ranch House?**

*I actually grew up here. My parents bought the house over 60 years ago, and this is the only time the property has been on the market since.*

## **What do you love most about the property and why?**

*Its uniqueness in the area. Having two houses on the one property allows for so many different dynamics. We lived in The Ranch House with my parents living in The Stables for many years, whereas now my son and his family now live there. There's just so much optionality. The Stables is so perfect for family and friends to stay, or you could use it as a holiday let. This has always been a place people have loved to come to and visit.*

## **What do you love most about the location?**

*It is absolutely amazing. It is our own private oasis. We are surrounded by plenty of outdoor space which the children love. Whenever people come for the first time they always comment that they never knew it was here. Nothing is further than 15 mins, whether it is going for a fab coffee and to the theatre in Sheffield, walks over the moors or visiting Chatsworth House and the Peak District.*

## **What is your favourite room in The Ranch House and why?**

*The indoor outdoor kitchen, for sure! I love cooking and having people over.*

*The layout means you are never tucked away in the kitchen. Whatever the occasion, whether it be a cosy dinner for six, a Sunday barbecue, pizza party or formal dinner for 60. The design brings everyone together. Your options are endless.*

## **Where do you normally get your groceries etc?**

*We have a local farm shop, a fantastic fruit and veg shop, a chemist, post office all within 5 minutes. Sainsbury's is 5 mins away, Marks and Spencer is 10 mins and Waitrose 15 mins.*

\* The comments are the personal views of the current owner and are included as an insight into life at the property.





# KEY FEATURES

---

- **Private and Convenient Location:**

Nestled in 17 acres of picturesque countryside on the edge of the Peak District but only 10 minutes to Sheffield.

- **The Ranch House:** A luxurious 4-bedroom single storey property, featuring an impressive high-spec design and a fantastic all-year-round covered entertaining terrace.

- **The Stables:** A converted spacious 3-bedroom property with views across the tennis court and grounds.

- **Stable Block:** Four large stables and tack room.

- **Machinery Garage and Barn:** All having flexible uses for whatever your needs.

- **Menage:** Olympic sized, all weather rubber surface.

- **Tennis Court**

- **Grounds:** The property is approached via a long hedged drive, secured by electric gates. The houses are nestled amongst the mature formal gardens, creating a peaceful and private oasis.

- **Paddocks and Fields:** In addition to the formal gardens, there are several grazing paddocks and fields surrounding the property.























# THE STABLES



# THE STABLES

---

A spacious three bedroom single-storey characterful conversion, The Stables offers a calm, homely environment. The sitting room is an impressive large principal reception space, featuring a superb Inglenook fireplace and two sets of patio doors that open onto a terrace overlooking the tennis court.

The southfacing dining kitchen is an airy light-filled space, equipped with an extensive range of appliances and an american fridge freezer. At one end of the house is a generous master bedroom suite with adjoining dressing room, walk-in wardrobe and shower room. At the other end of the house are two further spacious bedrooms connected by a Jack and Jill bathroom with a shower, bath and double vanity.

Attached to The Stables are two storerooms, offering additional versatility with further potential for extension (subject to planning consent). The adjacent first storeroom could easily be incorporated into The Stables' accommodation, providing further living space if desired. The second storeroom, originally designed as two stables, offers potential for conversion or alternative uses.

















# STABLE BLOCK

---

Adjacent to the home is a formerly working stable block. Comprising four large stables and tack room. With mains electricity and water, the space really does allow for a multitude of different uses.









# LOCATION

---

Situated on the edge of the Peak District, this exceptional property offers the perfect balance of rural charm and city convenience. Just a short drive from Sheffield, you'll have easy access to its vibrant cafes, restaurants and cultural attractions.

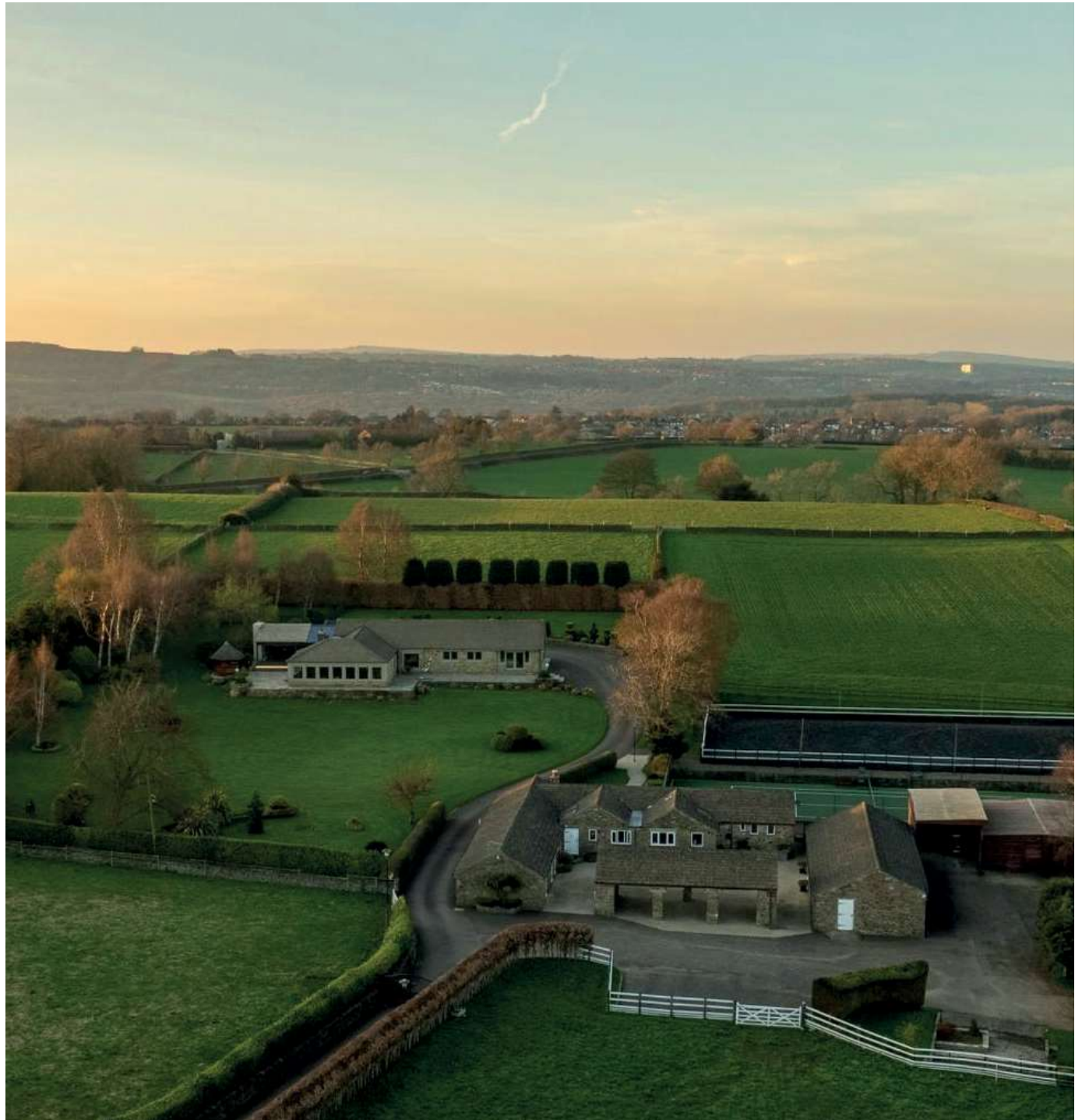
For nature lovers, the breathtaking landscapes are right on your doorstep, providing endless opportunities for walking, cycling, climbing and outdoor adventures. Additionally, the magnificent Chatsworth House is within easy reach, adding a touch of history and grandeur to your surroundings.

For families, the area is well-served by a selection of highly regarded private and state schools. Private options include Birkdale School, Westbourne School, Sheffield Girls' High School, and Mylnhurst, while Henry Fanshawe School provides an excellent local state school.

The property benefits from excellent transport connections, making commuting and travel a breeze:

- Dore & Totley Station (2 miles) – Direct services to Manchester, Sheffield, and beyond.
- Dronfield Station (2 miles) – Convenient access to Sheffield and Chesterfield.
- Chesterfield Station (9.5 miles) – Fast services to London St Pancras and Birmingham.
- M1 South (15 miles) – Accessible via Junction 29.
- M1 North (12 miles) – Accessible via Junction 33.

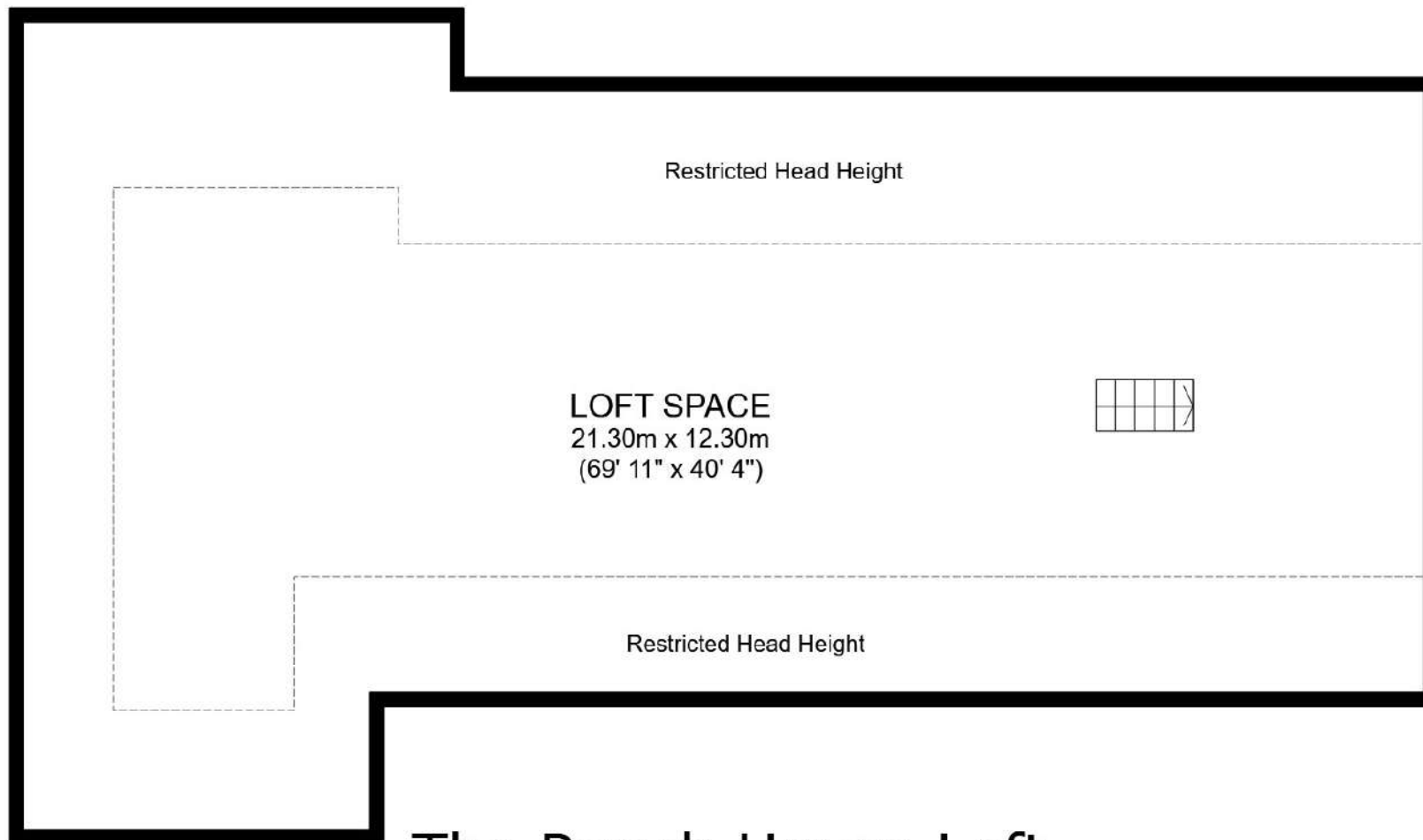
This is a rare opportunity to secure a property in a truly enviable location—combining countryside tranquillity with superb connectivity.











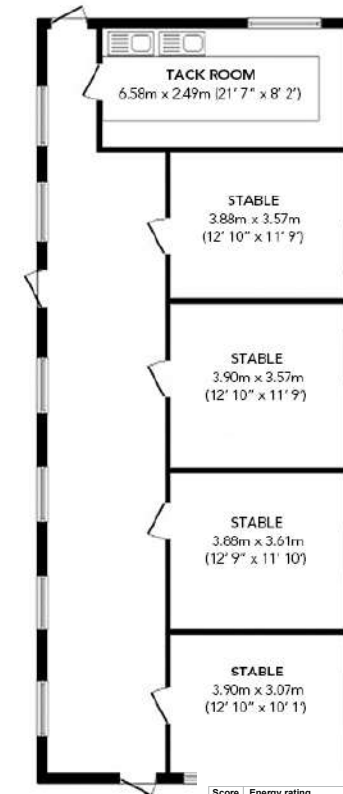
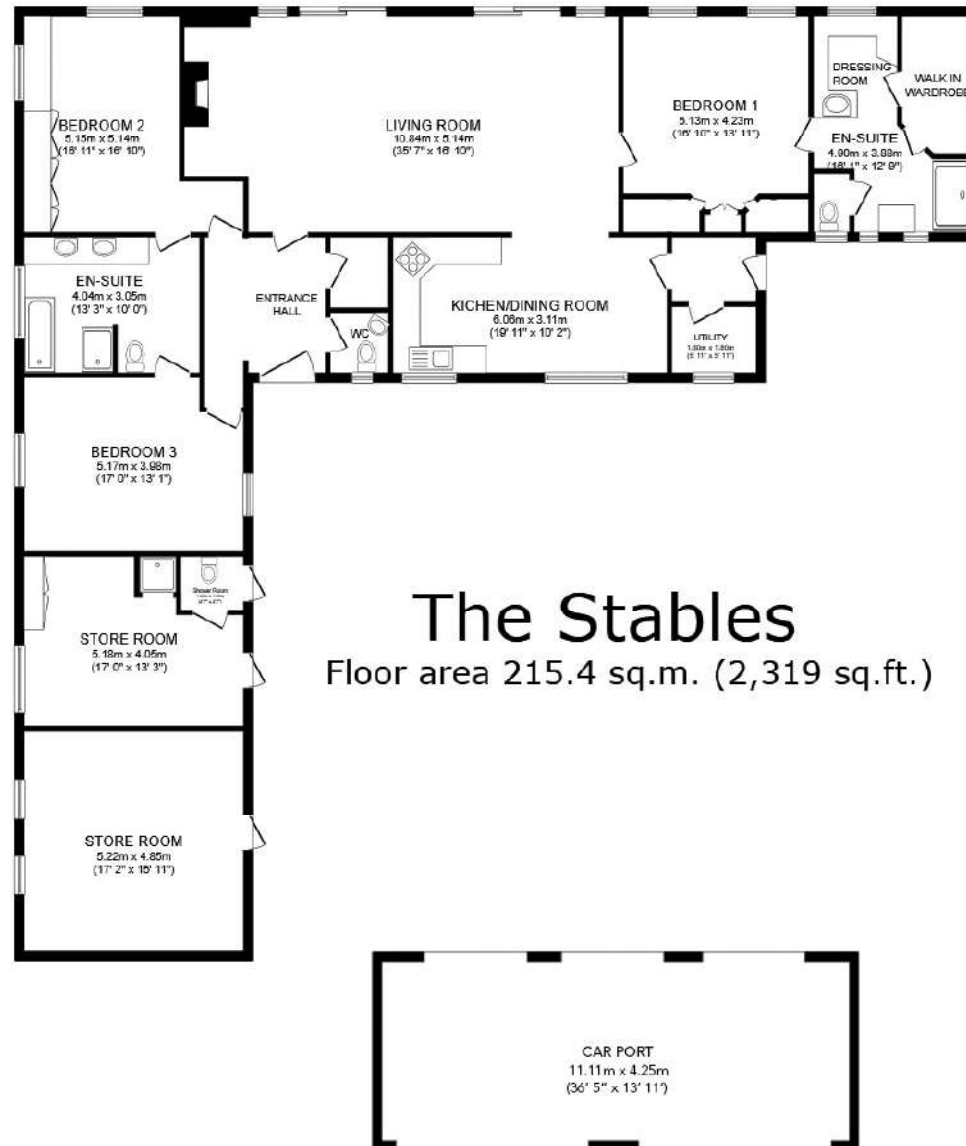
## The Ranch House Loft

Floor area 212.7 sq.m. (2,290 sq.ft.)

TOTAL: 212.7 sq.m. (2,290 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

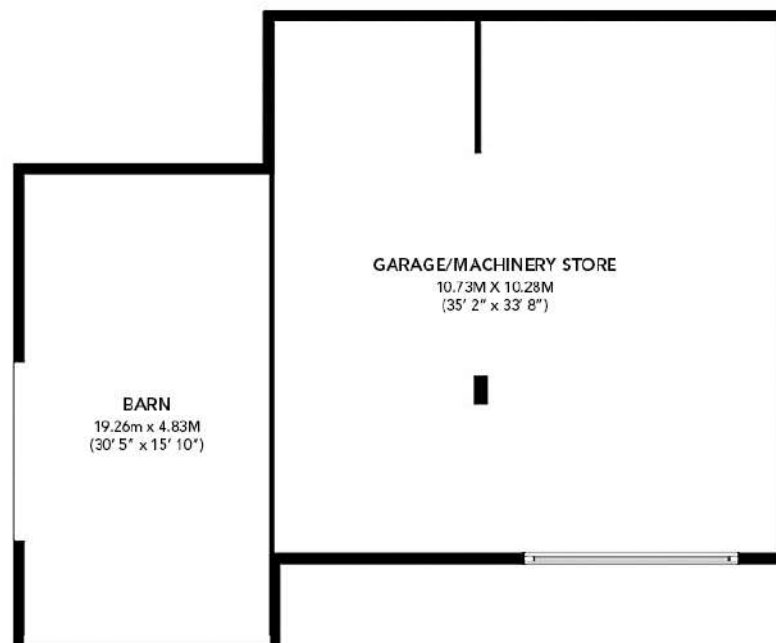




**TOTAL: 215.4 sq.m. (2,319 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



## Outbuildings

Floor area 305.1 sq.m. (3,284 sq.ft.)

**TOTAL: 305.1 sq.m. (3,284 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







For further information or  
to arrange a viewing please call or email



Please scan the QR code  
for a video of the property.

James Mee on 07775 998 200 / [james.mee@saxtonmee.co.uk](mailto:james.mee@saxtonmee.co.uk)  
or Louise Downs on 07792 562 910 / [louise.downs@saxtonmee.co.uk](mailto:louise.downs@saxtonmee.co.uk)

---

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. SERVICES: 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. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.