

Lydgate Farm Holmesfield, Dronfield, S18 7WB £1,950,000









#### Lydgate Farm

Holmesfield, Dronfield, S18 7WB

Situated in the most picturesque countryside, set within 10 acres of manicured grounds and enjoying panoramic views of the surrounding Peak District National Park, Lydgate Farm offers a truly once-in-a-lifetime opportunity to acquire one of the most prestigious homes in one of the most desired postcodes in the region. Offering 3724 sqft of well proportioned and flexible accommodation, a wealth of period features and further opportunity to extend into the adjoining barns. Alongside the main farmhouse is Twiggys Cottage; a charming 2 bedroom, 2 en-suite detached barn conversion currently run as holiday accommodation or ideal for cohabiting.

Located in the pretty village of Holmesfield, neighbouring the Peak District National Park, Lydgate Farm is surrounded by some of the most glorious countryside in the region, with an abundance of tranquil walks right on its doorstep. It is also within the catchment of Henry Fanshawe school and enjoy easy access to both Sheffield and the neighbouring town of Dronfield.

#### Lydgate Farm

The ground floor comprises; a bespoke walnut living and dining kitchen with Aga, double Belfast sink set in honed granite work surfaces, a central island with integral dishwasher and microwave, a stone flagged

























hallway, leading to the front aspect living room and dining room, both with open fireplaces.

The first floor comprises; an impressive master bedroom suite featuring beautiful beams, sitting area, walk-in dressing room and en-suite bathroom, landing with study space, two further generously proportioned double bedrooms, bathroom and dressing room, and separate WC.

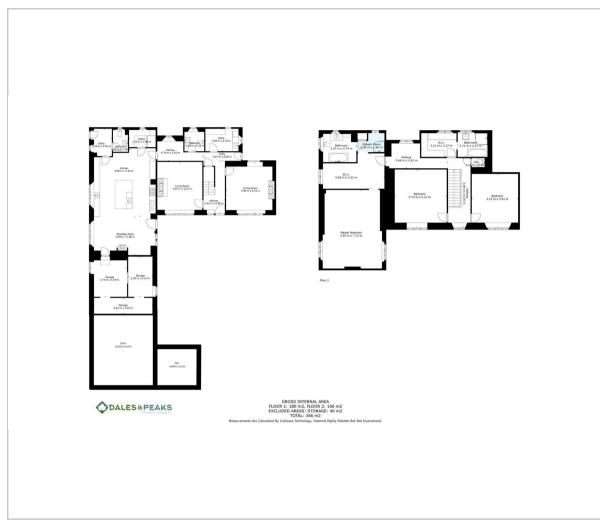
### Twiggys Cottage

The ground floor comprises; Open plan living, dining kitchen with integrated appliances and log burning stove.

The second floor comprises; Two double bedrooms, both with ensuite bathrooms and stunning front aspect views of the surrounding countryside.

Luxury cattery available by separate negotiation.

# Floor Plan



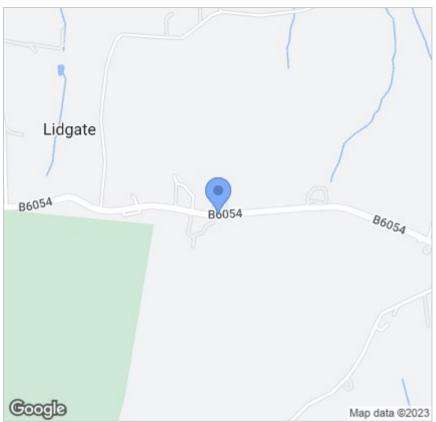
# **Viewing**

Please contact our Matlock Office on 01629 700246

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### Area Map



# **Energy Efficiency Graph**

