



## Bowshaw

, Dronfield, S18 2GB

Offers over £475,000



Nestled in the charming area of Bowshaw, Dronfield, this delightful farmhouse presents a unique opportunity for those seeking a blend of rural tranquillity, with its spacious layout, the property boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The farmhouse features four well-proportioned bedrooms, providing ample space for a growing family or guests. The single bathroom is conveniently located.

Surrounded by picturesque countryside, this property offers a serene lifestyle while still being within easy reach of local amenities and transport links. The character of the farmhouse is evident throughout, with traditional features that add to its charm and appeal.

This is a rare chance to own a piece of countryside living in Bowshaw, where you can enjoy the beauty of nature right at your doorstep. Whether you are looking to settle down or seeking a peaceful retreat, this farmhouse is sure to impress.



## Description

NO UPWARD CHAIN - This charming two-story renovated farm house is built of classic stone, and briefly comprises of an entrance porch, kitchen / diner, utility and ground floor wc and three reception rooms to the ground floor. To the first floor there are four double bedrooms and a generous size family bathroom. The spacious layout and numerous windows invite natural light into the living spaces, enhancing the overall warmth of the home. You'll also appreciate the practical side of the property with a brick double garage with roller shutters that can serve as a garage or additional storage, providing ample space for your needs. The outdoor area features a large gravel hard standing area and grass front open plan garden, offering opportunities for gardening, many vehicles, outdoor activities, or simply enjoying the scenery.

### Porch 8'10" x 6'1" (2.71m x 1.86m)

The property is entered into the stone built porch through the composite door, with space for storage of coats and boots. Upvc windows to three aspects and ceiling light.

### Hallway

Stepping into the hallway through the composite door with carpet, stairs leading to the first floor and access to all the ground floor rooms.

### Kitchen / Diner 15'11" x 11'1" (4.86m x 3.39m)

Step into this elegantly designed kitchen and dining area, where modern sophistication meets functional charm. The sleek navy cabinetry, paired with warm wooden accents, creates a striking contrast that is both contemporary and inviting. There is ample of butcher block counter space ensuring that you have plenty of room for meal preparation and entertaining, while the thoughtfully placed designer lighting adds a touch of elegance, illuminating the space beautifully for a dining table to sit beneath. The stylish subway tile backsplash offers a practical and backdrop, perfectly complementing the overall aesthetic with a generous supply of chrome electric double sockets some with USB charging points. This kitchen is equipped with a classic range style cooker that adds character and functionality to your cooking experience with a chrome chimney extract above, sink with a centre tap, recess lighting and laminate flooring. Space for fridge / freezer and dishwasher. The combi boiler is discretely housed in a tall larder cupboard.

### Utility Room 8'9" x 8'3" (2.67m x 2.53m)

A great addition to any family home is the utility room with ample of space for a washing machine, tumble dryer and additional fridge / freezer space away from the main living areas. An additional sink, laminate flooring and centre light.

### Ground Floor Cloak Room 5'3" x 3'3" (1.62m x 1.00m)

With toilet, hand basin, wall unit, radiator and a cupboard housing the consumer unit.

### Sitting Room 15'11" x 12'0" (4.86m x 3.68m)

The sitting room has a central feature of a log burner with store hearth and mantle, carpet and front facing window with access leading through to the remaining two receptions rooms.

### Snug 15'11" x 8'11" (4.86m x 2.72m)

A good addition is the snug with a built in media wall, carpet and French doors leading out into the front garden, making it a great rooms for the children to watch tv, do home work and have the facility to run in and out without disturbing the adults in the main sitting room.

### Office 11'10" x 9'10" (3.62m x 3.00m)

Need to work from home then this practical room with side facing window and carpet is the ideal place.

### Stairs & Landing

Leading to the first floor with carpeted stairs.

### Master Bedroom 16'0" x 12'1" (4.89m x 3.69m)

A generous size master bedroom with carpet, radiator with TRV and built in clothes hanging space over the stairs.

### Bedroom Two 15'10" x 8'8" (4.85m x 2.66m)

A double bedroom with dual aspect windows, carpet and radiator.

### Bedroom Three 12'10" x 12'1" (10'7" into recess) (3.92m x 3.69m (3.24m into recess))

A double bedroom front facing with carpet and radiator.

### Bedroom Four 8'9" x 8'9" (2.68m x 2.67m)

A double bedroom side facing with carpet and radiator.

### Family Bathroom 12'4" 9'0" (3.76m 2.75m)

The bathroom is beautifully designed having a perfect blend of modern elegance and functional comfort. Bright, airy and spacious, it features a sleek glass shower. The contemporary vanity with ample storage provides both style and practicality, complemented by a large mirror that enhances the room's openness. A relaxing bathtub and soft closing toilet.

The calming colour palette, accentuated by tasteful patterned tiles, adds a touch of sophistication and warmth.

### Double Garage

The property includes a brick built double garage with roller shutter doors, electric and lighting offering secure storage for vehicles or tools, while the easy-access driveway adds convenience for multiple cars.

### Outside

This property features a spacious outdoor area that offers endless possibilities. The outside grounds are expansive, providing plenty of room for outdoor activities, many vehicles, gardening, or even future development subject to planning. A lawn complements the rustic aesthetics, ideal for family gatherings or peaceful retreats.

### What Three Words

To be taken direct to the property - What three words, those. adults. plan

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## Area Map



## Floor Plans



## Energy Efficiency Graph

