



Cordwell Barn, Horsleygate Lane, Holmesfield, Dronfield, Derbyshire, S18

Saxton Mee

# Horsleygate Lane

## Holmesfield

Offers Over

# £635,000

This stunning three double bedroomed and two bathroomed barn conversion is situated amidst delightful rural settings on one of the most sought after roads with breathtaking views over the Cordwell valley.

Converted in 2018 by the current owners to an exceptionally high standard, the deceptively spacious accommodation benefits from double glazing, an electric system boiler and has a very high level of insulation.

The very stylishly presented and superbly appointed property has the living accommodation towards the front of the property taking advantage of the truly impressive views and briefly comprises: outstanding kitchen which opens through to the beautifully proportioned living/dining room which has a vaulted ceiling, inner hall with useful store cupboard. Master bedroom with superb en-suite shower room, two further double bedrooms and luxurious family bathroom.

Cobbled driveway with off road parking for 2/3 vehicles and private patio sun terrace with the hillside garden at the rear.



- Stunning barn conversion
- Stylishly converted in 2018
- Deceptively well proportioned
- Three double bedrooms and two bathrooms
- Impressive open plan living space
- Amazing views over the Cordwell valley
- Highly sought after locality
- EPC: E
- Council Tax Band; D
- Freehold



# CORDWELL BARN

APPROXIMATE GROSS INTERNAL AREA = 101.8 Q M / 1096 SQ FT

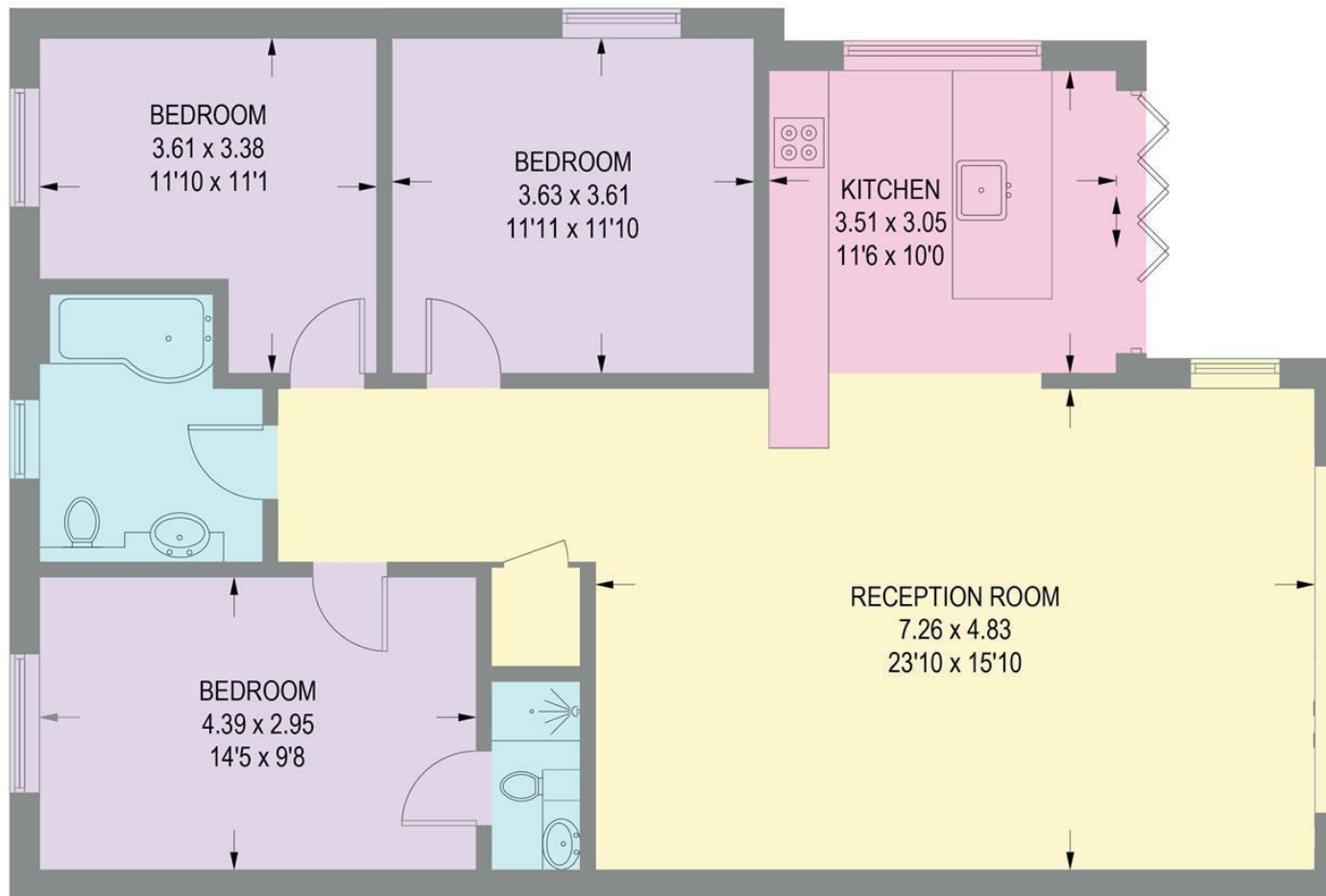


Illustration for identification purposes only, measurements are approximate, not to scale.

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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

