



The Old Rectory
Church Street
Dronfield
S18 1QB

Saxton Mee



The Old Rectory, Church Street, Dronfield S18 1QB

Price: £1,650,000

An outstanding opportunity to acquire this elegant SIX bedroomed Georgian Rectory, re-built in 1753, with a stunning TWO bed attached barn which has been converted by the current owners to provide holiday accommodation/annex sitting in grounds of approx. one acre.

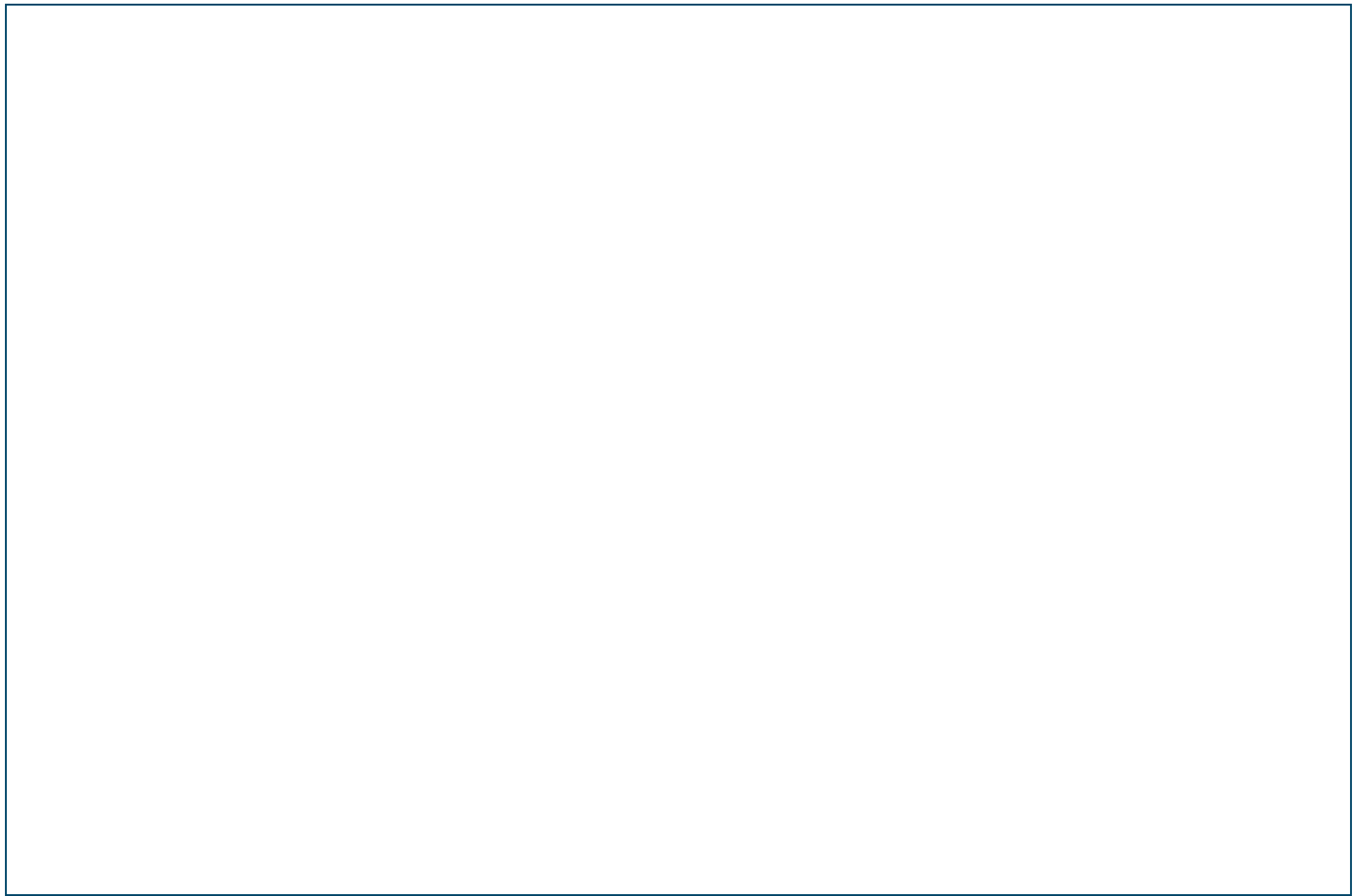
Private electric gated entrance with ample gravelled parking and dual car port to the rear. Established lawned gardens with entertaining areas to the rear overlooking the town from a slightly elevated position. This fine home offers presents a perfect blend of original and modern features with accommodation extending to 5756 sq ft and includes: front entrance vestibule with door to the impressive reception hall with staircase rising to the first floor, lounge with feature ornate ceiling and shuttered windows flooding the room with natural light. Dining room with exposed stone wall and magnificent carved oak fireplace. breakfast room/kitchen/family room with a range of appliances and large island (the family room with bi-fold doors to the rear and bar area). Downstairs cloakroom/WC and access into the basement rooms where there is a darkened 'TV room', laundry room with a range of utility units, steam room and shower. The study on the ground floor has access into the attached barn. To the first floor are four double bedrooms (master bedroom with built in wardrobes to one wall and en-suite bathroom) and bedroom two with free standing bath, WC and wash basin along with vaulted ceiling. The lower landing area has a family bathroom and bedrooms three and four. Stairs rise to the second floor where there is a large living area with bedrooms five and six and a shower room.

Barn - with its own front door leading into a large vaulted open plan living/dining/kitchen with a log burner and stairs to the first floor bedroom and bathroom. Further ground floor bedroom and bathroom and enclosed entertaining gardens with hot tub.

Fabulous grounds with lawns and extensive parking

- Impressive SIX Bed Georgian Residence in Approx 1 Acre of Grounds
- Barn Currently Used as Holiday Let with Income
- Many Charming Features - Shuttered High Windows, Ornate Ceilings, Fireplaces, Vaulted Ceilings
- Main roof completely re-slatted January 2023
- Accommodation of 5756 sq ft
- Attached TWO Bed Converted Barn With Open Plan Vaulted Living Space
- Centrally Located in the Historic Part of Dronfield
- Gas Central Heating - underfloor heating / Cat 5 cabling for high speed internet
- Immaculately Presented Throughout
- Freehold. Council Tax Band: G EPC: D









THE OLD RECTORY

APPROXIMATE GROSS INTERNAL AREA = 476.1 SQ M / 5125 SQ FT

BASEMENT = 58.6 SQ M / 631 SQ FT

TOTAL = 534.7 SQ M / 5756 SQ FT



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