



Pennon Lea Millthorpe Lane  
Holmesfield  
Dronfield  
S18 7SA

Saxton Mee



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Holmesfield, Dronfield S18 7SA

Guide Price £875,000 - £895,000

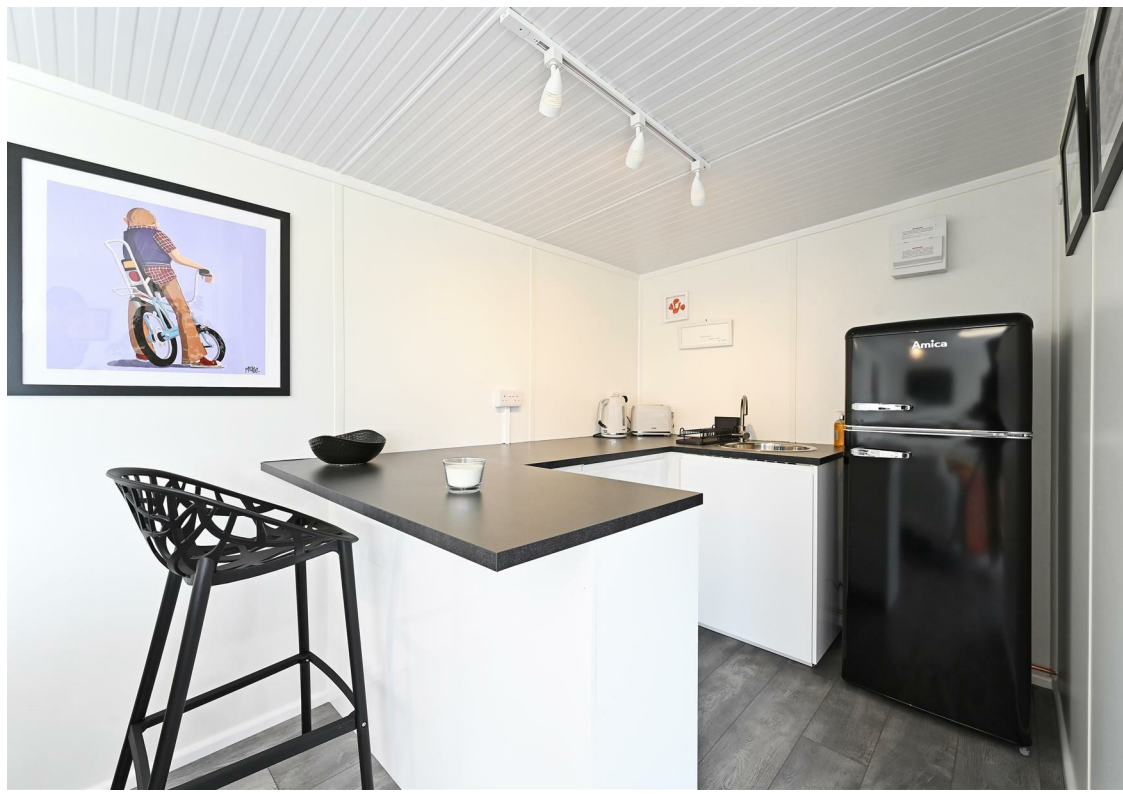
Rarely do we come across such a stunning refurbishment as this stylish detached bungalow along with a superb detached studio/office (300 sq ft) which is located in an unrivaled location with amazing views across the Cordwell valley.

Set away from the main thoroughfare the property which extends to a total of 1682 sq ft is approached via a long private driveway and backs onto fields/farmland. No expense has been spared in the renovation of this beautiful home which has undergone a complete programme of modernisation which includes re-plastering, re-wiring, new oil fired central heating system, re-configuration, new double glazed windows and briefly comprises: entrance lobby, hall, impressive open plan dining kitchen with twin bi-fold doors that open out onto the large composite decked entertaining terrace and take full advantage of the magnificent peaceful location and breathtaking aspect. There are high quality appliances with the units complemented by Dekton worksurfaces along with a breakfasting island. This room opens through to the elegant living room with log burner having stone feature lintel above. The large master bedroom has French doors to a side patio which was assigned to accommodate a hot tub. There is a walk in dressing room/wardrobe and luxurious en-suite shower room. Second double bedroom with excellent built in wardrobes. Utility area. Stylish guest bathroom with separate shower and free standing bath with adjacent window that again takes advantage of the panorama.

The drive is flanked by lawns to either side and leads to a parking and turning area for numerous cars with space subject to planning for a garage.

Superb studio which is perfect for anyone working from home having a kitchenette and shower room/WC along with bi-fold doors to a private terrace again with stunning views.

- Truly stunning detached bungalow with separate studio/office
- Luxury personified
- Amazing location with unparalleled views
- Impressive kitchen and two luxurious bath/shower rooms
- EPC: D
- Stylishly refurbished and beautifully appointed
- Completely renovated with new central heating system, wiring and plastering
- Set away from the main thoroughfare, backing onto fields
- Large composite decked entertaining terrace
- Freehold / Council Tax Band: D

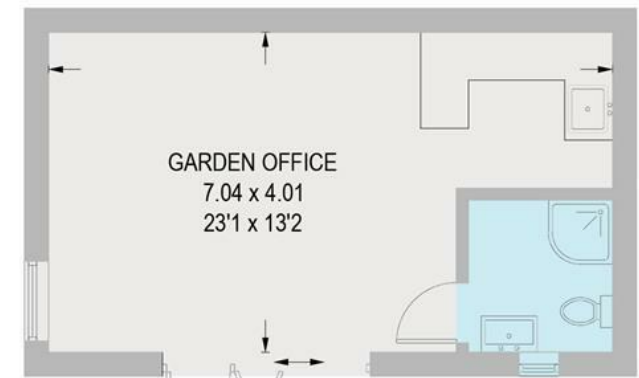
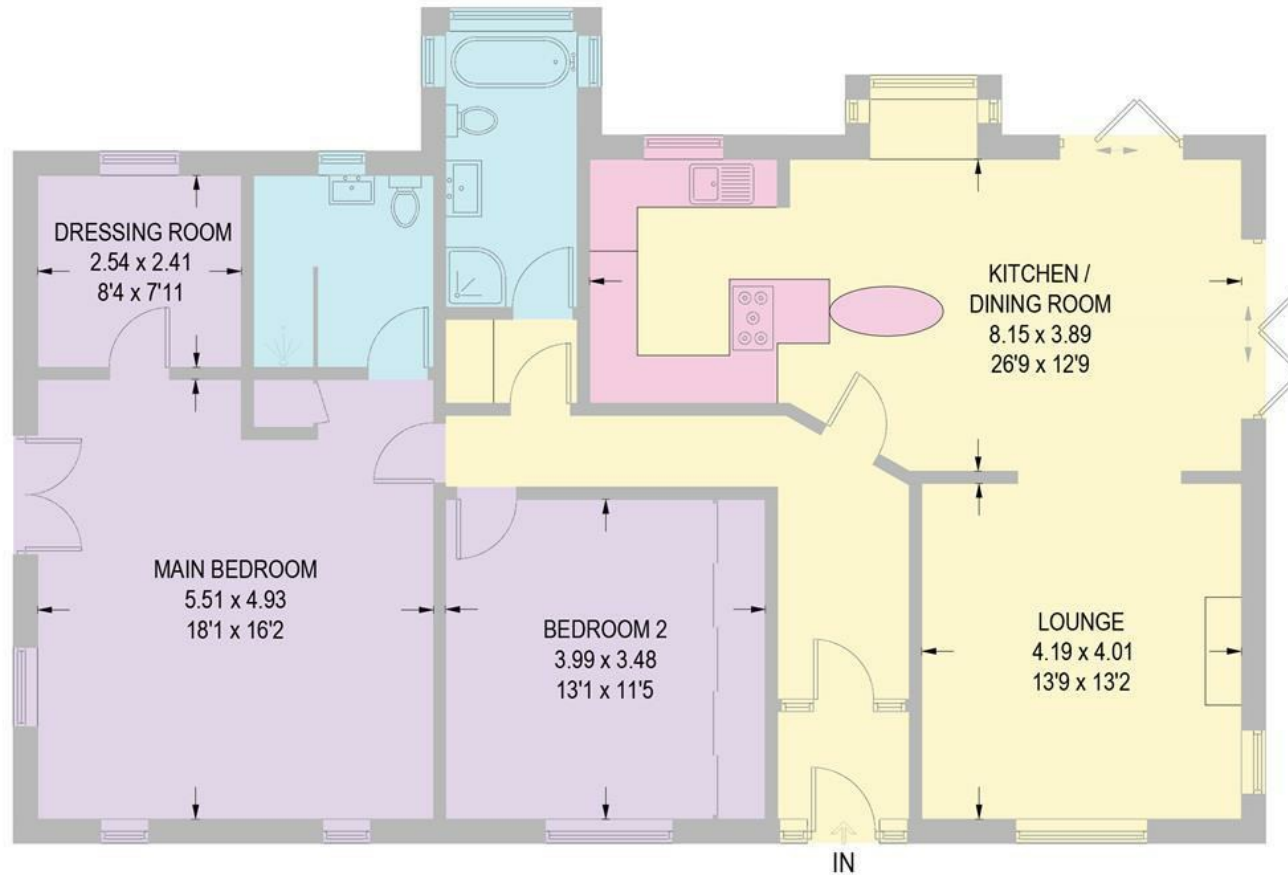


# PENNON LEA

APPROXIMATE GROSS INTERNAL AREA = 127.7 SQ M / 1374 SQ FT

GARAGE OFFICE = 28.6 SQ M / 308 SQ FT

TOTAL = 156.3 SQ M / 1682 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**GROUND FLOOR**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1086130)







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive