



Rose Cottage  
Unthank Lane  
Holmesfield  
Dronfield  
S18 7WF

Saxton Mee



Rose Cottage Unthank Lane,  
Holmesfield, Dronfield S18 7WF  
Offers Around £725,000

Set amidst picturesque surroundings, this most appealing three double bed roomed detached period cottage stands within this highly desirable locality set well away from the main thoroughfare yet within easy reach of nearby villages and towns of Barlow, Holmesfield and Dronfield with ease of access to Sheffield city centre and the Peak District.

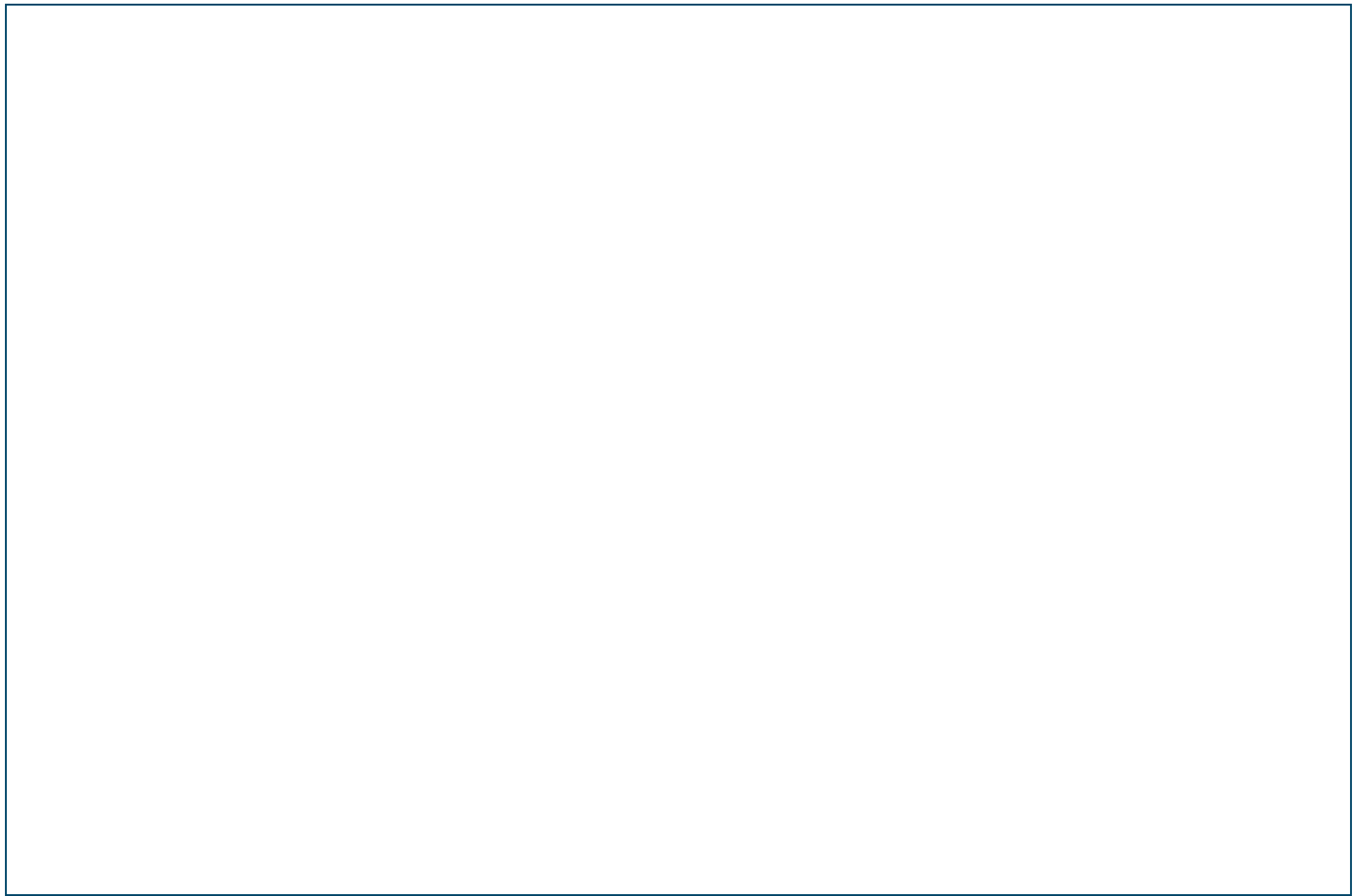
Set within beautiful gardens with ample parking, garage and adjacent holding paddock the property which is believed to have origins dating back to the 1700's is offered for sale with no upward chain. Having oil fired central heating via a Worcester boiler which was installed around 2020 the nicely proportioned accommodation possesses a wealth of charm and character with considerable potential for the prospective buyer to create their own little bit of magic and a stunning family home for years to come.

Entrance porch, downstairs WC, dining hall, snug with stone open grate fireplace, well equipped breakfast kitchen (refurbished during recent years), superbly proportioned living room again with open grate fireplace, sun room, landing with all the bedrooms taking full advantage of the delightful views. Master bedroom having built in wardrobes, vanity unit and connecting door to the adjacent 'occasional room' which would be perfect for anyone working from home/dressing room or nursery. Two further double bedrooms (one again with vanity units), bathroom with separate shower, separate WC with wash hand basin.

Outside: the property is complemented by stunning private gardens with covered veranda, useful stores while the driveway sweeps in providing off road parking and garage which has been sub divided with utility/store to the rear. Adjacent holding paddock.

- Beautiful 1700's country cottage
- Stunning private gardens
- Adjacent holding paddock
- Appealing views
- No upward chain
- Wealth of charm and character
- Ample parking and garage
- Highly sought after rural locality
- Recent kitchen and Worcester boiler
- Freehold/ EPC: E/ Council Tax Band G









# ROSE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 173.2 SQ M / 1864 SQ FT  
 GARAGE / STORE = 20.8 SQ M / 224 SQ FT  
 STORE = 4.5 SQ M / 48 SQ FT  
 TOTAL = 198.5 SQ M / 2136 SQ FT

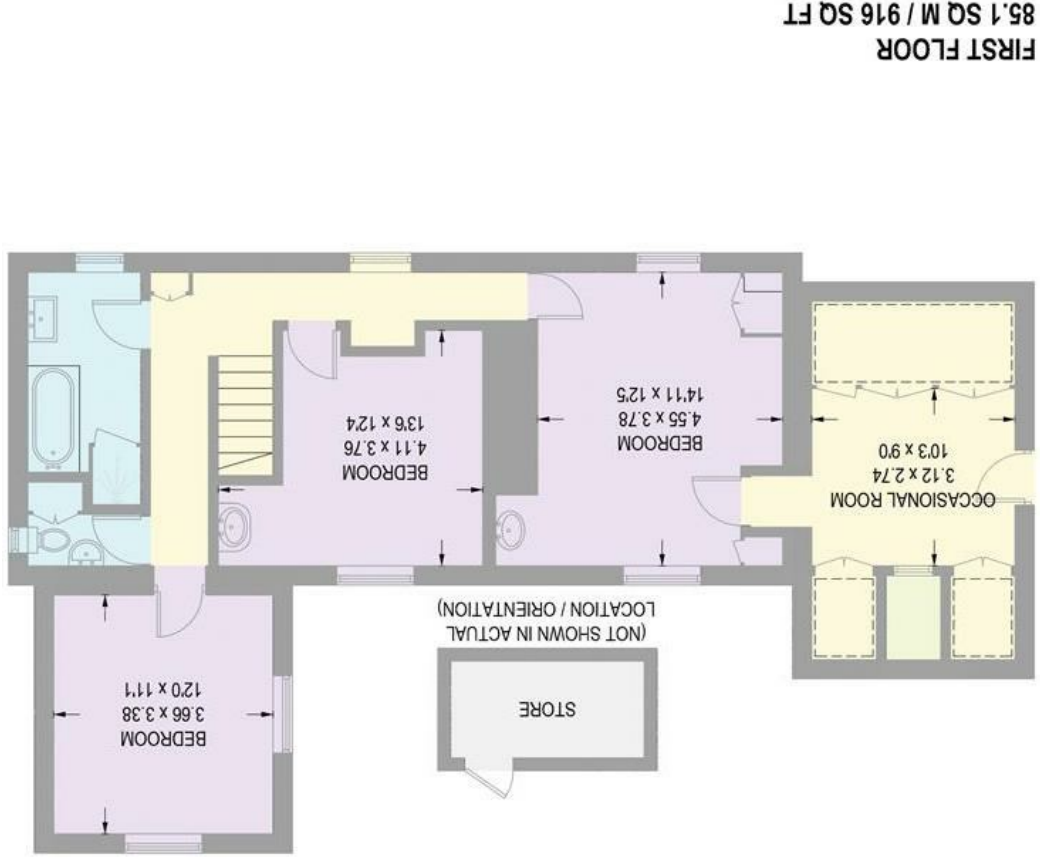


Illustration for identification purposes only, measurements are approximate, not to scale.