



Holmefield Farm Pig Hills Lane, Coal Aston, Dronfield, S18 3BZ



Holmefield Farm Pig Hills

Coal Aston

£1,200,000

A truly unique opportunity to acquire a beautifully refurbished three bedroomed detached farmhouse along with 15 acres of grazing land, menage and superb purpose built stabling for five with tack room.

Set well away from the main thoroughfare at the end of a private lane yet only a stones throw away from a host of local amenities including renowned local schooling, the property is perfect for those with equestrian interests although rarely is the living accommodation so impressive having been extensively refurbished and beautifully presented with the works including new roof, external rendering, brand new Valiant unvented central heated system (via LPG) re-plastering, re-wiring, new windows and a range of high quality fittings throughout. The farmhouse comprises of a hall, downstairs WC, shower room, impressive open plan living / dining kitchen with bi-fold doors, range cooker, log burner, small home office, sitting room which takes full advantage of the impressive views across to Dore Moor with further expansion of bi-fold doors. First floor landing, master bedroom with en-suite, further double bedroom, large single/ 3/4 bed bedroom and wet room.

Broad gravelled parking for numerous vehicles, external WC and utility/kitchen area adjacent to the stable block. Full size menage. Patio entertaining terrace with outdoor kitchen facilities.



- Fantastic equestrian opportunity - 15 acres of grazing land, purpose built stable block for five
- Superb fully renovated three bedroomed property
- Outside kitchen facilities
- Full size menage
- Impressive open plan family living accommodation
- Backwater location off the main thoroughfare
- Good links to the M1 for commuting
- Council Tax Band
- Freehold
- EPC: E



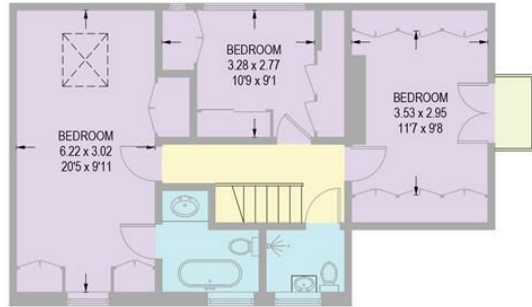


HOLMEFIELD FARM

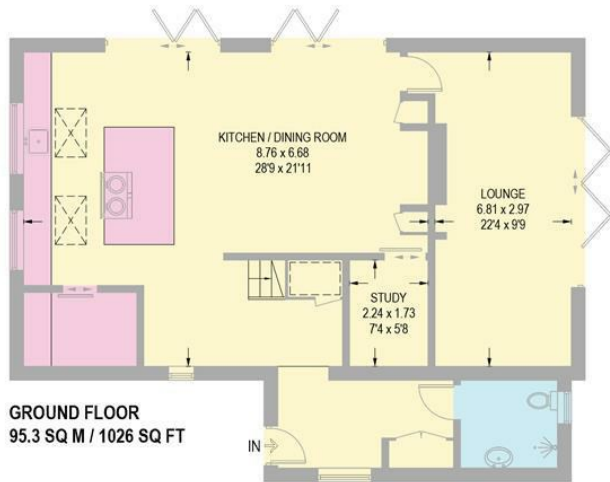
APPROXIMATE GROSS INTERNAL AREA = 152.9 SQ M / 1646 SQ FT

STABLE = 120.4 SQ M / 1296 SQ FT

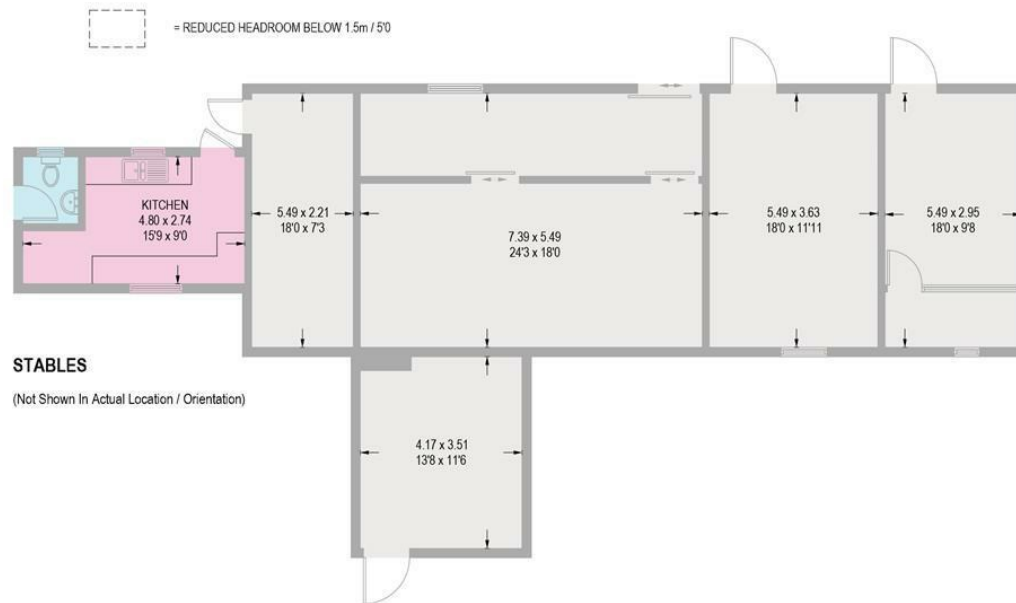
TOTAL = 273.3 SQ M / 2942 SQ FT



FIRST FLOOR
57.6 SQ M / 620 SQ FT



GROUND FLOOR
95.3 SQ M / 1026 SQ FT



STABLES
(Not Shown In Actual Location / Orientation)

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.'

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