



The Byre  
Barlow Lees Lane  
Barlow  
Dronfield  
S18 7SW

Saxton Mee







The Byre, Barlow Lees Lane,  
Barlow, Dronfield S18 7SW  
£750,000

Set amidst delightful rural surroundings; this beautiful four bedroomed Georgian stone cottage with one bed annex nestles within a small Hamlet on the fringe of the glorious Peak District National park.

The property stands equidistant from the highly sought after village of Barlow and the town of Dronfield with its renowned schooling and train station, which was once voted one of the the top 10 best locations to live in the UK.

Of immense character and charm the spacious and tastefully accommodation extends to around 2500 sq ft and offers oil fired central heating, double glazing and briefly comprises: large reception hall with beautiful beamed ceiling, downstairs cloakroom, sitting/dining room with lovely oak beams, study, lounge with stone fireplace and log burner, good size farmhouse kitchen with excellent natural light enhanced by roof lights and the kitchen having a range of bespoke Hancock and Read handmade wooden units, eControl electric converted energy efficient Aga range cooker and recess for large fridge/freezer. Large boot room with stable door to the rear courtyard. Landing, master bedroom with built in wardrobes and stunning recently fitted en-suite bath/shower room. Two further double bedrooms, single bedroom (currently used as a study), excellent shower room which again has been refurbished.

Attractive private south facing garden to the front with stone flagged terrace with pergola and stone walling being ideal for entertaining/al fresco dining. Ample off road parking for several vehicles. Superb annex, converted from one of the outbuildings which is ideal for guests comprising of a bedroom with en-suite shower room.

- Stunning stone built semi detached Georgian barn conversion
- On the edge of the Peak National Park (midway between Dronfield and Barlow)
- Four bedrooms, two outstanding bathrooms and separate annex
- Immense character and charm - beamed ceilings
- Freehold
- Part of a small hamlet nestling amidst rural surroundings
- Beautifully presented and extensively refurbished accommodation
- Impressive views especially from the first floor
- Delightful south facing stone flagged sitting out area
- Council Tax Band: F / EPC: c / High Speed Fibre Broadband

















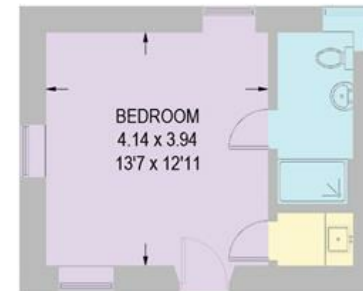
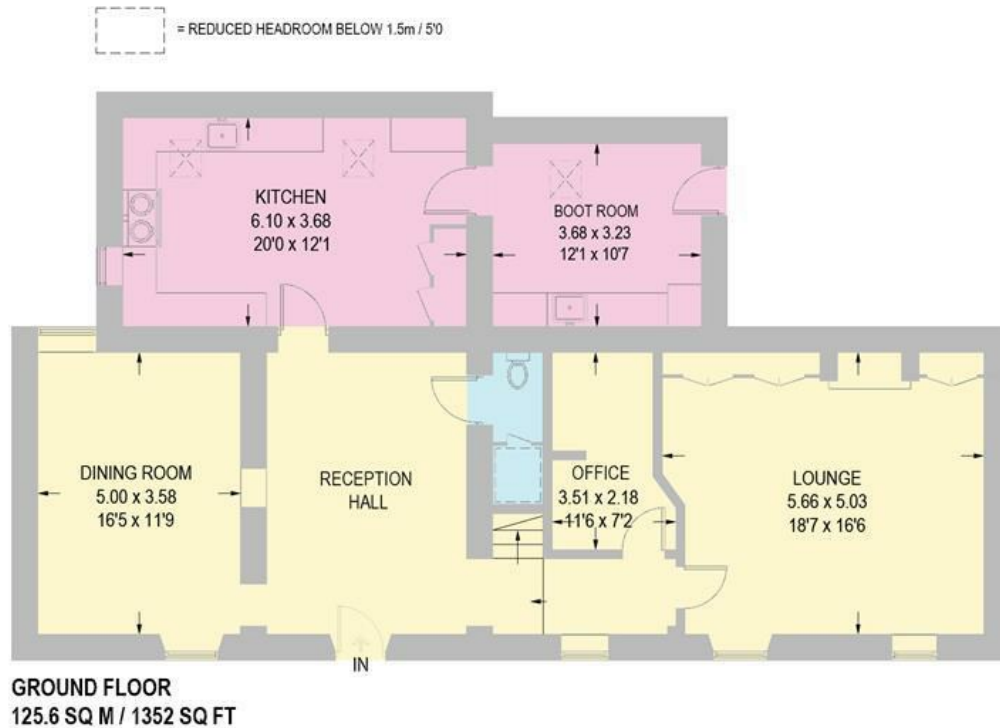


# THE BYRE

APPROXIMATE GROSS INTERNAL AREA = 209.3 SQ M / 2253 SQ FT

ANNEXE = 23.2 SQ M / 250 SQ FT

TOTAL = 232.5 SQ M / 2503 SQ FT



## ANNEX

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

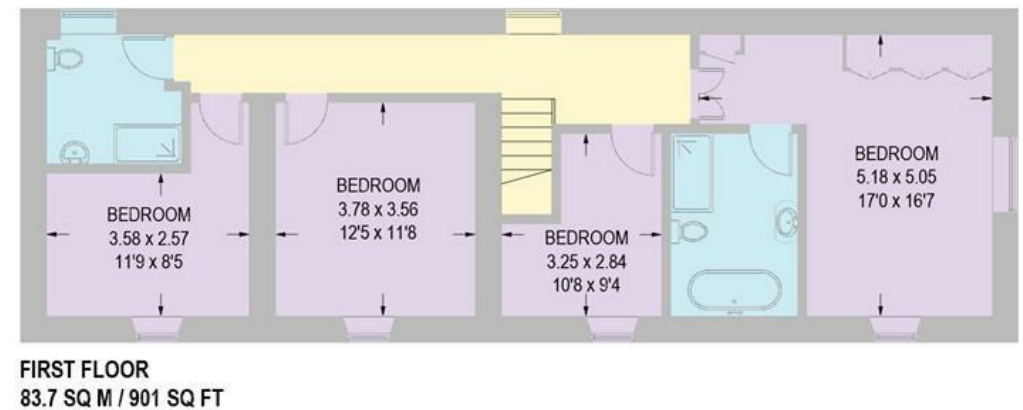


Illustration for identification purposes only,  
measurements are approximate, not to scale.