



Highfield House High Street  
Apperknowle  
Dronfield  
S18 4BD

Saxton Mee







## Highfield House High Street, Apperknowle, Dronfield S18 4BD

A wonderful opportunity has arisen to purchase this superb four double bedroomed detached stone built house which nestles away within this sought after village on the rural outskirts of Dronfield yet being close to the comprehensive range of amenities.

Perfect for the equestrian minded, having two paddocks and land extending to approximately 4.5 acres along with an excellent stable block for four horses, barn, tack room and manège. There are superb landscaped gardens and large well stocked vegetable garden with polytunnel.

Offering gas central heating and uPVC double glazing the property briefly comprises: superb open reception hall leads to the impressive open plan newly installed dining kitchen with large island and range of kitchen units having doors to the garden, utility room with pantry store cupboard and downstairs WC, study and further guest WC. Large lounge with feature fireplace leading to the double glazed conservatory.

First floor galleried landing looking down to the kitchen and with velux windows providing ample natural light, master bedroom with a range of fitted wardrobes and en-suite shower room, double bedroom two with en-suite shower room, two further double bedrooms and excellent family bathroom with feature stained glass window.

Lawned gardens with patio and decked entertaining terraces which are fully lit, further landscaped gardens with an abundance of established plants, large vegetable plot, stables with power and lighting, In the newer stable block there is a large barn, a tack room and 2 stables plus a large workshop (which could be converted back to 2 stables if required). Additional 2 stables plus 2 store rooms in the older stable block. Parking to the front for several vehicles.

Delightful far reaching views and excellent location for hacking out.

- Exceptionally well presented throughout
- Spacious lounge and conservatory
- Approx 4.5 acre plot - menage, formal landscaped gardens and vegetable garden
- Ample parking and views across the valley
- Freehold
- Fantastic newly installed family kitchen with additional utility and study
- Excellent opportunity for those with equestrian interests - stables and grazing land
- Four double bedrooms and three bathrooms
- EPC: D
- Council tax band: D















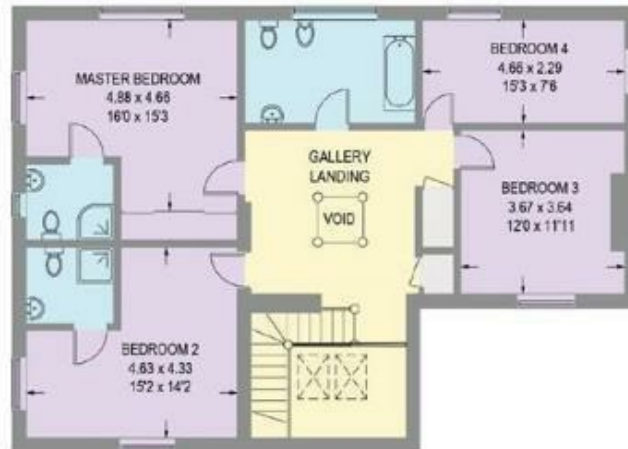


# HIGHFIELD HOUSE, HIGH STREET

APPROXIMATE GROSS INTERNAL AREA = 230.1 SQ M / 2477 SQ FT

STABLE = 138.7 SQ M / 1493 SQ FT

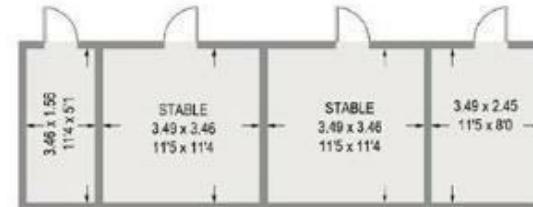
TOTAL = 368.8 SQ M / 3970 SQ FT



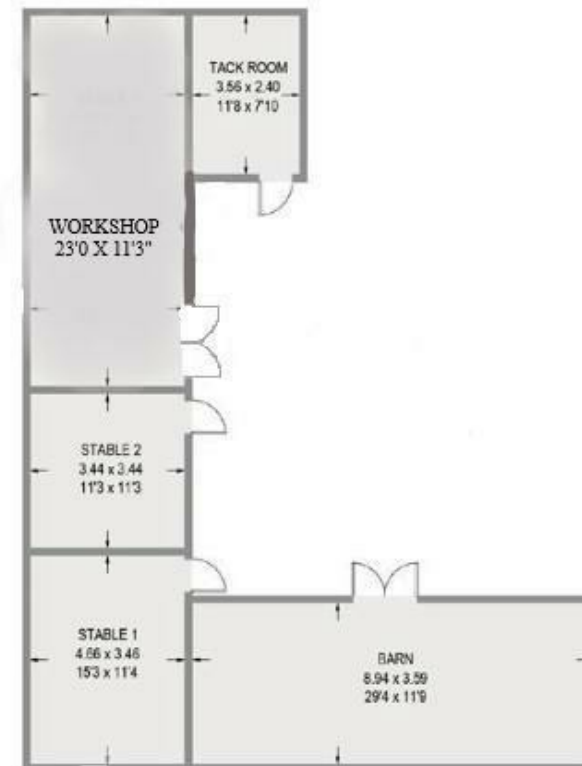
**FIRST FLOOR (EXCLUDING VOID)**  
107.1 SQ M / 1153 SQ FT



**GROUND FLOOR**  
123.0 SQ M / 1324 SQ FT



**ADDITIONAL STORAGE/ WORKSHOP/ STABLES**



**NEW STABLES**

(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)