



Rushfield Farm Ash Lane, Summerley, Apperknowle, Dronfield, S18 4BA

Saxton Mee



# Rushfield Farm Ash Lane, Apperknowle

## £750,000

The sale of Rushfield Farm is an excellent opportunity to acquire a 3/4 bedroomed detached stone built bungalow which stands in a plot extending to 7 acres or thereabouts in total which include formal gardens, grounds, sweeping drive, substantial outbuildings and large pond.

There is considerable potential to extend the already spacious accommodation into the loft space (obviously subject to any necessary building regulation/planning consents). The property could be ideal for the equestrian minded as there is a large 5.5 acre paddock. The property is enviably located on the fringe of Apperknowle but within easy reach of a comprehensive range of amenities in Dronfield and Coal Aston with excellent access afforded into the city centre and motorway networks.

The bungalow was originally build around 1989/90 with drainage being to a septic tank with there being Economy 7 storage heaters. Having considerable potential and being sensibly priced reflecting the need for general modernisation/upgrading but it is certainly a rare opportunity to purchase a smallholding within this sought after area.

The accommodation comprises: large porch, spacious reception hall, cloakroom/WC, farmhouse style dining kitchen, beautifully proportioned lounge, study/bedroom 4 with wooden steps to the large boarded loft space. Three double bedrooms and spacious bathroom.

Outside: the property is approached via a sweeping driveway which leads in past three large breeze block agricultural buildings and it should be noted that there will be an overage clause of 25% over 25 years if planning consent is obtained during this time for residential development or additional dwellings.



- Three/four bedroomed detached stone built bungalow set in approx. 7 acres of gardens, grounds and paddock
- Great location on the rural fringe of Dronfield
- Tremendous potential ideal for the equestrian minded
- Three large agricultural buildings (with uplift)
- Sensibly priced reflecting the need for upgrading
- Mains electric and heating with drainage to a septic tank
- Beautifully proportioned and flexible accommodation
- Potential to extend and improve (subject to any necessary permissions)
- EPC: tbc
- Freehold Council Tax Band:











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