



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



- 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: E
- Freehold Council Tax Band:





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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