



The Sycamores Cowley Lane  
Holmesfield  
Dronfield  
S18 7SD









## The Sycamores Cowley Lane, Holmesfield, Dronfield S18 7SD

Guide price: £1,150,000 - £1,250,000

A truly unique opportunity to purchase this outstanding four double bedroomed and three bathroomed Yorkshire stone built detached dormer bungalow which is situated amidst picturesque rural surroundings on arguably one of the areas most sought after addresses. Being close to the wide range of amenities in Dronfield including its train station and being on the doorstep of the Peak District National Park offering easy access to Sheffield, Chesterfield and the M1 motorway.

The Sycamores is set within beautiful established private gardens and grounds of approx 0.52 of an acre, approached via stone entrance and twin gates with a long gravelled drive providing ample parking and large detached double garage. With stabling for two and tack room, gym/possibly home office and summerhouse, there is a possibility to purchase the adjoining 1.34 acre paddock via separate negotiation.

Extended and redeveloped in 2006 with stone elevations under a slate roof the property offers flexible and versatile accommodation (easily able to accommodate a dependant relative and family.) Having been well maintained over the years and recently refurbished including redecoration and new carpets throughout, new oak veneer glazed doors and bespoke wardrobes to the master bedroom in 2024/5.

Stunning garden with stone flagged patios, extensive lawns, herbaceous beds. The property could be ideal for those with equestrian interests.

- Truly outstanding four bedroomed and three bathroomed detached stone built property
- Views across Spring Wood, Kitchen Woods to Holmesfield church
- Suitable for large family and/or with dependant relative
- Could be ideal for the equestrian minded with stabling and holding corral
- Arguably one of the areas most sought after locations
- Flexible and versatile accommodation
- Recently redecorated and re-carpeted throughout
- Possibility of adjacent 1.34 acre paddock via separate negotiation through the agent





Front Entrance Porch

Dual aspect with external lighting

Through Kitchen/Dining Room

7.19 x 4.70 (23'7" x 15'5")

Lovely open plan family space with superb views and being fully fitted with solid maple units with tiled splashbacks, inset double sink, solid pewter handles and integrated appliances which include a double fridge, freezer, dishwasher, Rangemaster 110cm range cooker (6 ring), double oven, cooker hood and extractor fan with lighting. Under cupboard lighting and over sink spotlights. TV wall point. Granite worksurfaces and Travertine flooring.

Large Through Lounge

5.51 x 4.42 (18'0" x 14'6")

From the kitchen are steps down through double glazed oak doors to the Lounge. Having triple aspect windows, Veranda patio, multi fuel stove and TV wall point. Stunning views to three sides over open countryside.

Hallway

With Travertine flooring and large understairs cupboard with electric/power and shelving

Utility

Fully fitted with solid maple units, granite worksurfaces and inset sink. space for a washing machine and tumble dryer. Travertine flooring.

Family Room/Snug/Bedroom 5

3.99 x 3.51 (13'1" x 11'6")

With views over the front garden and a TV wall plug.

Ground Floor King Guest Bedroom

4.04 x 3.94 (13'3" x 12'11")

Dual aspect French doors leading to the outside patio and BBQ area with stunning views over the back garden and beyond.

En-Suite Shower Room

With Mira thermostatic shower cubicle

Double Bedroom Two

3.28 x 2.69 (10'9" x 8'9")

With front garden views and TV wall point

Double Bedroom Three

3.12 x 2.69 (10'2" x 8'9")

With access to the fully boarded loft space and side garden view.

FIRST FLOOR

With galleried landing

Self contained Master Suite Comprising:

Study/Office area

4.06 x 3.86 (13'3" x 12'7")

With fully fitted oak units, two desk stations, power points, broadband router, sofa area and stunning far reaching views.

Walk In Airing Cupboard

Hot water tank, storage and drying areas

Super King Master Bedroom

6.25 x 4.60 (20'6" x 15'1")

With bespoke fitted wardrobes in light oak, integral electrics and LED lighting. Stunning views over the rear garden.

Master En-Suite Bathroom

Large 1900mm bathroom suite and corner shower cubicle with fully integrated thermostatic Mira shower.

Outside

Grounds extend over 0.52 of an acre, fully landscaped with stone walling, well stocked gardens including three patio areas (two with Indian stone), pergola, fruit trees, numerous flowering shrubs and plants (all planted by the current owners).

Derbyshire dry stone wall to rear and 5 bar gate giving field access with field access also via gate/steps at the side of the Garage.

Walled stone entrance with integral mailbox, coach lights and twin gates, outdoor electric sockets..

Large Double Garage

With electric doors, power, light and water and part boarded loft space.

Large gravelled driveway - with parking for numerous vehicles and enabling easy turning.

Stone Entrance - with large double gates (currently not electrically powered however, can be re-connected as power is already installed).

Front and Side Lawns - with Indian stone path through to the rear garden via a landscaped stone walled side garden with feature steps up.

Stable Block

Two stables - One large 4.5m x 4.5m corner box stable

and one 3.6m x 3.6m standard box stable with rear windows/kick boarded to 1.2m high and with full rubber matting

Tack Room /store - 3.6m x 1.8m, concrete yard area with drainage along with fully fenced post and rail corral area. Security lighting.

Utility Buildings / Gym / Garden Tool Store

4.04 x 3.17 (13'3" x 10'4")

One currently used as a gymnasium and adjacent garden store (previously used as a hay store) 7'4" x 7'2" which houses the electric air pump for the sewerage treatment plant

Sewage Water Treatment Centre

Brand new sewage water treatment system installed in May 2025 replacing the existing cesspit and meeting 2020 new guidelines for sewage treatment waste

Octagonal Summer House

4.11 x 4.11 (13'5" x 13'5")

Wooden built with power and light and views across the countryside and towards the house.

Chicken Coop

Versatile chicken coop (including cedar wood traditional coop) currently used as a potting shed - boarded to two sides with full plastic rain covering above and completely fenced with chicken wire.

Wood Store

With power sockets above

Other

Boiler and chimney/multi fuel stove serviced/refurbished in autumn 2024

All bathrooms have dual heated towel rails, shaver points, isolated fans, electric mirrors, dual flush toilets and are fully tiled.

Smoke alarms fitted

Full fibre broadband available throughout (currently with BT)

EPC Rating is C

Tenure is Freehold

Council Tax Band

Potential to further extend subject to any necessary consents

Additional Field

1.34 acre field to the side of the house is available for purchase (or lease) by separate negotiation through the agent.









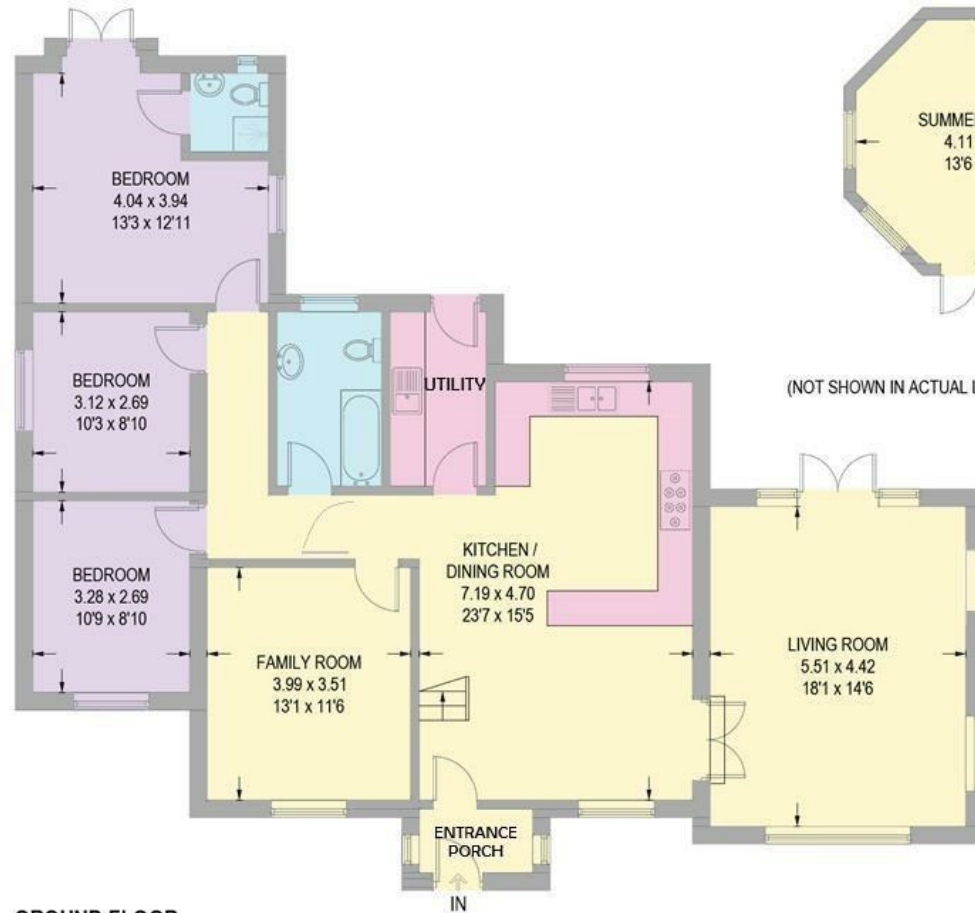


# THE SYCAMORES

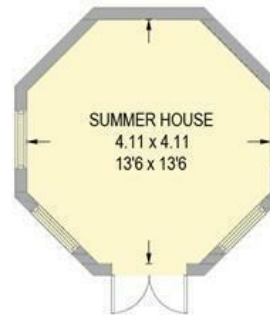
APPROXIMATE GROSS INTERNAL AREA = 182.5 SQ M / 1964 SQ FT

OUTBUILDINGS = 110.0 SQ M / 1184 SQ FT

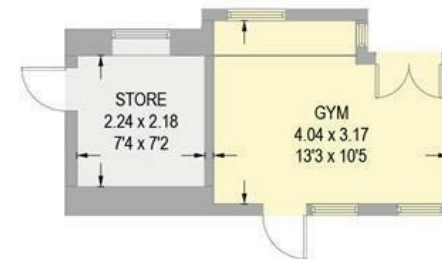
TOTAL = 292.5 SQ M / 3148 SQ FT



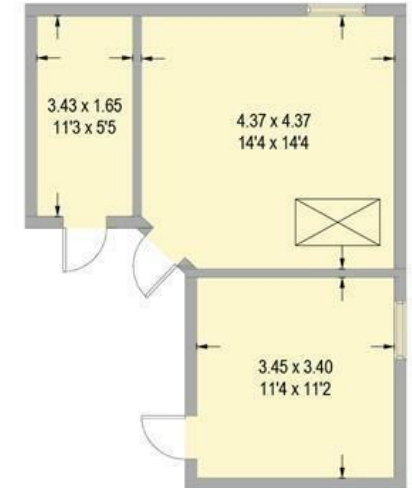
**GROUND FLOOR**  
131.3 SQ M / 1413 SQ FT



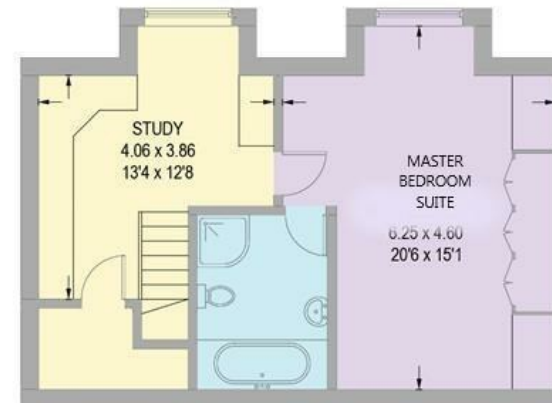
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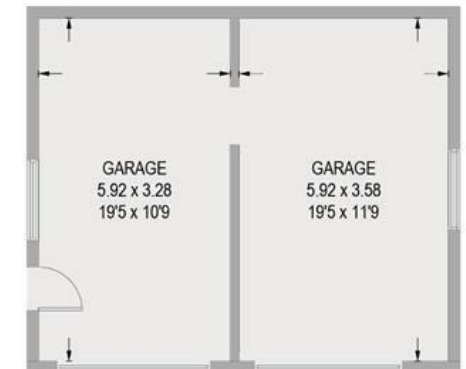
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**STABLES**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**FIRST FLOOR**  
51.2 SQ M / 551 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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