



The Old Byre, 38, Mods Lane

Barlow, Dronfield, S18 7RZ

A charming three bedroomed converted barn, beautifully positioned in the village of Barlow, benefitting from grounds extending to 1.25 acres including detached double garage, two stables and paddock. Occupying a quiet back water location, this unique property offers excellent accommodation and potential as a small equestrian property or small holding. The versatile layout is perfectly suited for a holiday Let/Air BnB or accommodating a dependent relative.

Double doors open to a reception hall with cloak storage and access to a cloakroom WC. Double doors open to a spacious dining kitchen with dual aspect, French windows and further set of doors opening to the garden. The kitchen features a range of panelled units surmounted by granite worktops incorporating butler sink and a half, double oven, four burner induction hob, integral dishwasher and fridge freezer. Engineered wood flooring runs throughout the ground floor and there is space for a large dining table and chairs.

From the reception hall double doors open to a spacious dual aspect sitting room with glazed door opening to the garden. Three sets of windows enjoy a pleasant aspect up the adjoining field. The focal point of the room is provided by a contemporary style multi fuel stove. Stairs rise to the first-floor master bedroom which is arranged as a mezzanine level over the sitting room. The adjoining en-suite features low flush WC, contemporary style wash basin with storage beneath, shower enclosure with chrome attachment and chrome heated towel rail.



- Three bedroomed converted barn in the village of Barlow
- Paddock with two stables
- Utility area
- Tenure: Freehold, Council Tax Band E
- Equestrian/small holding property, extending to around 1.23 acres
- Stunning sitting room and dining kitchen
- Potential for self-contained holiday LET/dependent relative
- Extensive off-road parking and detached double garage
- Three double bedrooms
- No onward chain



Accessed off the reception hall is a utility room with further unit storage, granite worktop and space for a washing machine. A glazed door provides access to the garden.

An en-suite double bedroom is ideal for a dependent relative or letting out with potential for self-contained access. The adjoining bathroom features a bath with chrome taps, low flush WC, separate shower enclosure with chrome taps, wash basin and chrome heated towel rail.

From the utility room, a further set of stairs rise to bedroom three with a landing and fitted storage. Bedroom three is a large double bedroom currently arranged as a twin room with side facing aspect. The adjoining shower room features a white suite of low flush WC, wash basin, walk in shower enclosure and chrome heated towel rail.

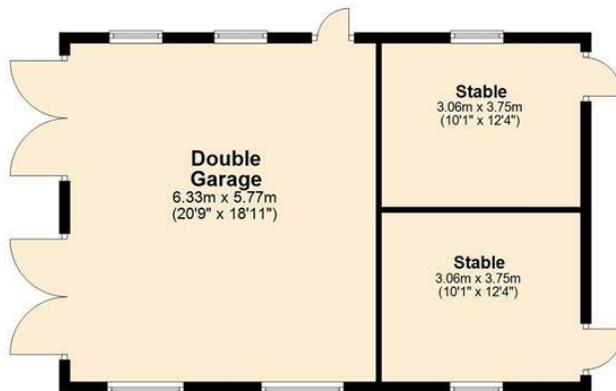
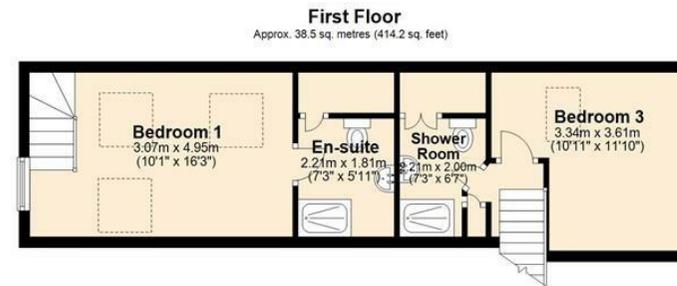
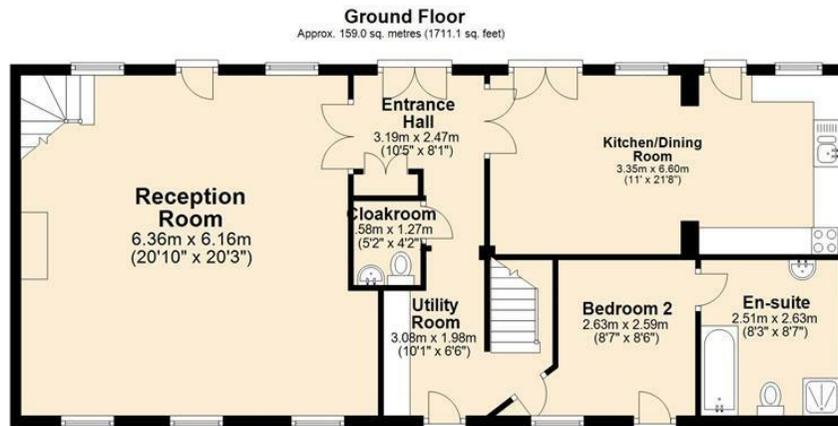
Outside, to the front of the property a five-bar gate opens to a gravel driveway featuring extensive parking and turning space. Two separate driveways provide access to the paddock and detached double garage. The detached double garage has two sets of double doors and a side door. Accessed from the opposite side of the garage are two integral stables which open onto the paddock, ideal for equestrian use or keeping livestock. Fronting the property, the garage/stable complex has water and power.

To the front of the property, is a large garden laid to lawn with mature trees and dry-stone wall. To the side of the property is a patio garden with cobbled pathway providing access to the rear of the building. To the rear of the property, a five-bar gate provides access to a triangular shaped garden, laid to lawn.









Total area: approx. 197.4 sq. metres (2125.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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