



## Beehcroft

30 Hallows Lane, Dronfield

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**Blenheim**  
Park Estates

### Exterior and Gardens

To the front of the property, there is a stone flagged driveway that provides parking for one vehicle with an external power point and a gravelled area with a mature shrub. The driveway continues to the left side of the property for additional parking and has exterior lighting and planted borders. Access can be gained to the main entrance door and gates open to the rear of the property.



An Immaculately Presented Five  
Bedroomed Detached Home





Beechcroft

## Welcome to Beechcroft

Positioned within a highly sought-after area of Dronfield is this immaculately presented five bedroomed detached home. Extensively refurbished to a superb standard by the current owners over recent years, Beechcroft is generously set over three floors and provides beautiful spaces for family living.

Dating back to 1910, Beechcroft has a striking stone frontage that showcases double-height bay windows and sits proudly alongside Hallows Lane. Upon entering this outstanding residence, the characterful entrance hall provides a homely welcome and leads into the main reception rooms, useful storage cupboards and dining kitchen. The bay windowed lounge features an impressive sandstone fireplace that houses a log burner and the dining room presents an ideal space for formal dining. Offering a fabulous space for cooking, dining and entertaining is the dining kitchen. An effortless link from the dining kitchen to the conservatory through double doors affords the flexibility for use as two individual rooms or an open plan layout. Across the first floor, there are three well-proportioned king-sized bedrooms and a stylish family bathroom, whilst the second floor contains the fourth bedroom with an en-suite and a versatile fifth bedroom/office.

Beechcroft boasts ample off-road parking within its stone flagged driveway, car-port and double garage that has the added benefit of a workshop. Situated to one side of the home is a pleasant, private garden that is fully enclosed and offers a stone patio and a decked terrace with a wooden pergola seating, power and electric heater.

The property is within walking distance to the amenities of Dronfield, including public houses, shops, restaurants, supermarkets, cafes and highly regarded schooling. Dronfield train station is also reachable within a short walk, providing useful rail links to Chesterfield, Sheffield and onward journeys to London. Sports can be enjoyed within the local area with Hallows Golf Club and Dronfield Sports Centre located just a short walk away. Bus stops are situated on adjoining Cemetery Road and allow for journeys to the surrounding areas.

**The property briefly comprises on the ground floor:** Entrance hall, WC, dining room, lounge, cloaks cupboard, under-stairs storage cupboard, dining kitchen, conservatory and rear lobby. Double garage and workshop.

**On the first floor:** Landing, bedroom 3, storage cupboard, master bedroom, bedroom 2 and family bathroom.

**On the second floor:** Landing, bedroom 4, bedroom 4 en-suite and bedroom 5/office.

### Ground Floor

A composite entrance door with double glazed obscured panels and a double glazed obscured panel above opens to the:

### Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light

points with decorative ceiling roses, hard-wired smoke alarm, traditional column central heating radiator, deep skirtings and oak flooring. Timber doors open to the WC, dining room, lounge, cloaks cupboard and under-stairs storage cupboard. A timber door with glazed panels also opens to the dining kitchen.

### WC

Having a rear facing UPVC double glazed obscured window, coved ceiling, pendant light point with a decorative ceiling rose and an extractor fan. Also having a wall mounted light point, shaver point, partially panelled walls, traditional column central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps.

### Entrance Hall

A welcoming entrance hall with a coved ceiling, pendant light points with decorative ceiling roses, hard-wired smoke alarm, traditional column central heating radiator, deep skirtings and oak flooring. Timber doors open to the WC, dining room, lounge, cloaks cupboard and under-stairs storage cupboard. A timber door with glazed panels also opens to the dining kitchen.





**Dining Room**  
13'0 x 12'1 (3.97m x 3.70m)

A wonderfully bright dining room containing a front facing UPVC double glazed window that has decorative stained glass panels. Also having a coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, picture and dado rails, traditional column central heating radiator and deep skirtings. To one corner, there is a fitted shelving unit with cupboards beneath. The focal point of the room is the fireplace with an oak mantel and a tiled surround/hearth.

A Bright Dining Room with  
Many Character Features





Beechcroft

## Beechcroft Has Been Extensively Refurbished by the Current Owners to a Superb Standard

### Dining Room

13'0 x 12'1 (3.97m x 3.70m)

A wonderfully bright dining room containing a front facing UPVC double glazed window that has decorative stained glass panels. Also having a coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, picture and dado rails, traditional column central heating radiator and deep skirtings. To one corner, there is a fitted shelving unit with cupboards beneath. The focal point of the room is the fireplace with an oak mantel and a tiled surround/hearth.

### Lounge

16'8 x 12'2 (5.08m x 3.70m)

A nicely sized reception room with a front facing UPVC double glazed bay window that has decorative stained glass panels. There is a coved ceiling, pendant light point with a decorative ceiling rose, picture and dado rails, wall mounted light points, traditional column central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is log burner with a sandstone mantel, surround and hearth. To either side of the fireplace there are feature panelled walls and fitted storage cabinets, including a TV unit with a TV/aerial point.

### Cloaks Cupboard

Having an automatically activated pendant light point, cloaks hanging, shelving and cupboards, housing the gas meter, electric meter and fuse box.

### Under-Stairs Storage Cupboard

Having an automatically activated light point, shelving and engineered timber flooring.

From the entrance hall, a timber door with glazed panels opens to the:

### Dining Kitchen

20'2 x 11'7 (6.14m x 3.53m)

A fabulous dining kitchen with a rear facing UPVC double glazed window, coved ceiling, pendant light points, recessed lighting, vertical slate grey central heating radiator, plinth heater and oak herringbone flooring. There is a range of fitted base/wall and drawer units, incorporating matching oak work surfaces, two tall pull-out larder units, upstands, tiled splash backs, under-counter and plinth lighting and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a Smeg range cooker with a six-ring gas hob including a wok burner, two ovens/grills (one with a rotisserie kit) and storage drawer and extractor fan above. The other appliances include an integrated Hoover dishwasher, a freestanding Kenwood American fridge/freezer, an integrated microwave and an integrated Beko washing machine. To one side of the room, there is a fitted bench and additional base/wall units with matching oak work surfaces, upstands, tiled splash backs and under-counter lighting.

Double UPVC doors with double glazed panels open to the conservatory. A composite door with double glazed obscured panels opens to the rear lobby.

### Conservatory

14'2 x 11'2 (4.32m x 3.40m)

A timber-built conservatory with double glazed roof panels and front, side and rear facing double glazed panels. Also having a flush light point with a ceiling fan, central heating radiator, TV/aerial point and oak flooring. Double timber doors with double glazed panels open to the right side of the property.

### Rear Lobby

Having glazed roof panels, rear and side facing timber glazed panels, strip lighting, exposed stone walls and timber effect flooring. There is a range of fitted base and wall units, incorporating matching work surfaces and plinth lighting and a multi pop-up power socket. A timber door opens to the rear of the property.

From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

### First Floor

#### Landing

Having a side facing timber glazed sash window with secondary glazing, coved ceiling, pendant light points with decorative ceiling roses, hard-wired smoke alarm, dado rail, recessed shelving and a traditional column central heating radiator. Timber doors open to bedroom 3, storage cupboard, master bedroom, bedroom 2 and family bathroom.

#### Bedroom 3

11'7 x 11'6 (3.54m x 3.50m)

A king-sized bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point, one fully panelled wall, central heating radiator and a TV/aerial point.

#### Storage Cupboard

Having an automatic pendant light point and fitted shelving.

#### Master Bedroom

16'8 x 12'2 (5.08m x 3.70m)

A wonderful master bedroom that is filled with natural light through the front facing UPVC double glazed bay window with decorative stained glass panels. Also having a coved ceiling, pendant light point, TV/aerial point, wall mounted light points and a traditional column central heating radiator. The focal point of the room is the decorative cast iron fireplace and there is a range of fitted furniture, incorporating short/long hanging and overhead storage.



**Lounge**  
16'8 x 12'2 (5.08m x 3.70m)

A nicely sized reception room with a front facing UPVC double glazed bay window that has decorative stained glass panels. There is a coved ceiling, pendant light point with a decorative ceiling rose, picture and dado rails, wall mounted light points, traditional column central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is log burner with a sandstone mantel, surround and hearth. To either side of the fireplace there are feature panelled walls and fitted storage cabinets, including a TV unit with a TV/aerial point.

A Generous Reception Room  
with a Log Burner





**Dining Kitchen**  
20'2 x 11'7 (6.14m x 3.53m)

A fabulous dining kitchen with a rear facing UPVC double glazed window, coved ceiling, pendant light points, recessed lighting, vertical slate grey central heating radiator, plinth heater and oak herringbone flooring. There is a range of fitted base/wall and drawer units, incorporating matching oak work surfaces, two tall pull-out larder units, upstands, tiled splash backs, under-counter and plinth lighting and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include a Smeg range cooker with a six-ring gas hob including a wok burner, two ovens/grills (one with a rotisserie kit) and storage drawer and extractor fan above. The other appliances include an integrated Hoover dishwasher, a freestanding Kenwood American fridge/freezer, an integrated microwave and an integrated Beko washing machine. To one side of the room, there is a fitted bench and additional base/wall units with matching oak work surfaces, upstands, tiled splash backs and under-counter lighting. Double UPVC doors with double glazed panels open to the conservatory. A composite door with double glazed obscured panels opens to the rear lobby.

A Fabulous Dining Kitchen with  
an Adjoining Conservatory...





**Conservatory**  
14'2 x 11'2 (4.32m x 3.40m)

A timber-built conservatory with double glazed roof panels and front, side and rear facing double glazed panels. Also having a flush light point with a ceiling fan, central heating radiator, TV/aerial point and oak flooring. Double timber doors with double glazed panels open to the right side of the property.







**Master Bedroom**  
16'8 x 12'2 (5.08m x 3.70m)

A wonderful master bedroom that is filled with natural light through the front facing UPVC double glazed bay window with decorative stained glass panels. Also having a coved ceiling, pendant light point, TV/aerial point, wall mounted light points and a traditional column central heating radiator. The focal point of the room is the decorative cast iron fireplace and there is a range of fitted furniture, incorporating short/long hanging and overhead storage.

A Superb King-Sized  
Master Bedroom...





**Bedroom 3**  
11'7 x 11'6 (3.54m x 3.50m)

A king-sized bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point, one fully panelled wall, central heating radiator and a TV/aerial point.



**Family Bathroom**

A stylish family bathroom with a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, partially panelled walls, traditional column central heating radiator with a towel rail and tiled flooring. A recessed shelving unit provides useful storage and has provision for a small wall mounted television. A storage cupboard houses the Ideal boiler and has fitted shelving and a shaver point. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps, a tiled splash back and a glazed shelf above. Also having a freestanding roll-top bath with a chrome mixer tap and a hand shower facility.



**Bedroom 2**  
13'0 x 12'1 (3.97m x 3.69m)

Another king-sized bedroom with a front facing UPVC double glazed window with decorative stained glass panels. Also having a coved ceiling, pendant light points with decorative ceiling roses, traditional column central heating radiator, Panasonic air conditioning unit and a TV/aerial point.



To one corner, there is a fully tiled walk-in shower area that contains a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, chrome heated towel rail, fitted rain head shower and an additional hand shower facility.





Beechcroft

## Located in a Highly Sought-After Area of Dronfield and Conveniently Placed for Local Amenities

### Bedroom 2

13'0 x 12'1 (3.97m x 3.69m)

Another king-sized bedroom with a front facing UPVC double glazed window with decorative stained glass panels. Also having a coved ceiling, pendant light points with decorative ceiling roses, traditional column central heating radiator, Panasonic air conditioning unit and a TV/aerial point.

### Family Bathroom

A stylish family bathroom with a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, partially panelled walls, traditional column central heating radiator with a towel rail and tiled flooring. A recessed shelving unit provides useful storage and has provision for a small wall mounted television. A storage cupboard houses the Ideal boiler and has fitted shelving and a shaver point. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps, a tiled splash back and a glazed shelf above. Also having a freestanding roll-top bath with a chrome mixer tap and a hand shower facility. To one corner, there is a fully tiled walk-in shower area that contains a rear facing UPVC double glazed obscured window, coved ceiling, recessed lighting, chrome heated towel rail, fitted rain head shower and an additional hand shower facility.

From the landing, a staircase with a timber hand rail and balustrading rises to the:

### Second Floor

#### Landing

Having a wall mounted light point, hard-wired smoke alarm and a shelved book/storage unit. Timber doors opening to the bedroom 4 and bedroom 5/office.

### Bedroom 4

14'0 x 11'10 (4.26m x 3.62m)

Having Velux roof windows with fitted black out blinds, flush light points and exposed timber beams. Also having a central heating radiator, eaves storage and a TV/aerial point. A timber door opens to the bedroom 4 en-suite.

### Bedroom 4 En-Suite

Having a Velux roof window with a fitted black out blind, flush light point, exposed timber beams, central heating radiator and tiled flooring. There is also a useful storage cupboard and eaves storage. There is a suite in white, which comprises of a low-level WC with a Saniflo pump and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one corner, there is a separate shower enclosure with a

fitted rain head shower, an additional hand shower facility and a glazed screen/door.

### Bedroom 5/Office

11'6 x 10'11 (3.50m x 3.32m)

A versatile room that is currently used as an office. Having Velux roof windows with fitted black out blinds, flush light point, TV/aerial point exposed timber beams, central heating radiator and eaves storage.

### Exterior and Gardens

To the front of the property, there is a stone flagged driveway that provides parking for one vehicle with an external power point and a gravelled area with a mature shrub. The driveway continues to the left side of the property for additional parking and has exterior lighting and planted borders. Access can be gained to the main entrance door and gates open to the rear of the property.

To the rear, there is a car-port with space to park one vehicle and exterior lighting. Access can be gained to the double garage and workshop.

### Double Garage

16'9 x 16'9 (5.12m x 5.10m)

Having an up-and-over door, a side facing timber glazed panel, light and power. A timber door with glazed panels opens to the workshop.

### Workshop

17'11 x 11'5 (5.46m x 3.47m)

Having side facing timber glazed windows, light and power. There is a range of fitted base and wall units, incorporating work surfaces and an inset 1.0 bowl stainless steel sink with hot and cold water taps. A timber door with obscured glazed panels opens to the rear of the property.

From the car-port, there is a stone flagged path that provides access to the rear lobby and right side of the property.

To the right side of the property, there is a stone flagged patio with exterior lighting, an external power point, a water tap and a water feature that is set within stone walling and gravel. Access can be gained to the conservatory and timber decked terrace. The private raised, timber decked terrace has a roofed wooden pergola above it and has an external power point, raised planters containing established planting, a climbing, fruiting grape vine and a Dimplex heater.

From the patio and decked terrace, stone steps lead to a garden that is mainly laid to lawn with planted borders that incorporate mature trees, mature shrubs and flowers. There is also a raised flower bed and a fitted bench. The garden is enclosed by stone walling and timber fencing for privacy and security to this wonderful family home.





#### Bedroom 4

14'0 x 11'10 (4.26m x 3.62m)

Having Velux roof windows with fitted black out blinds, flush light points and exposed timber beams. Also having a central heating radiator, eaves storage and a TV/aerial point. A timber door opens to the bedroom 4 en-suite.



#### Bedroom 5/Office

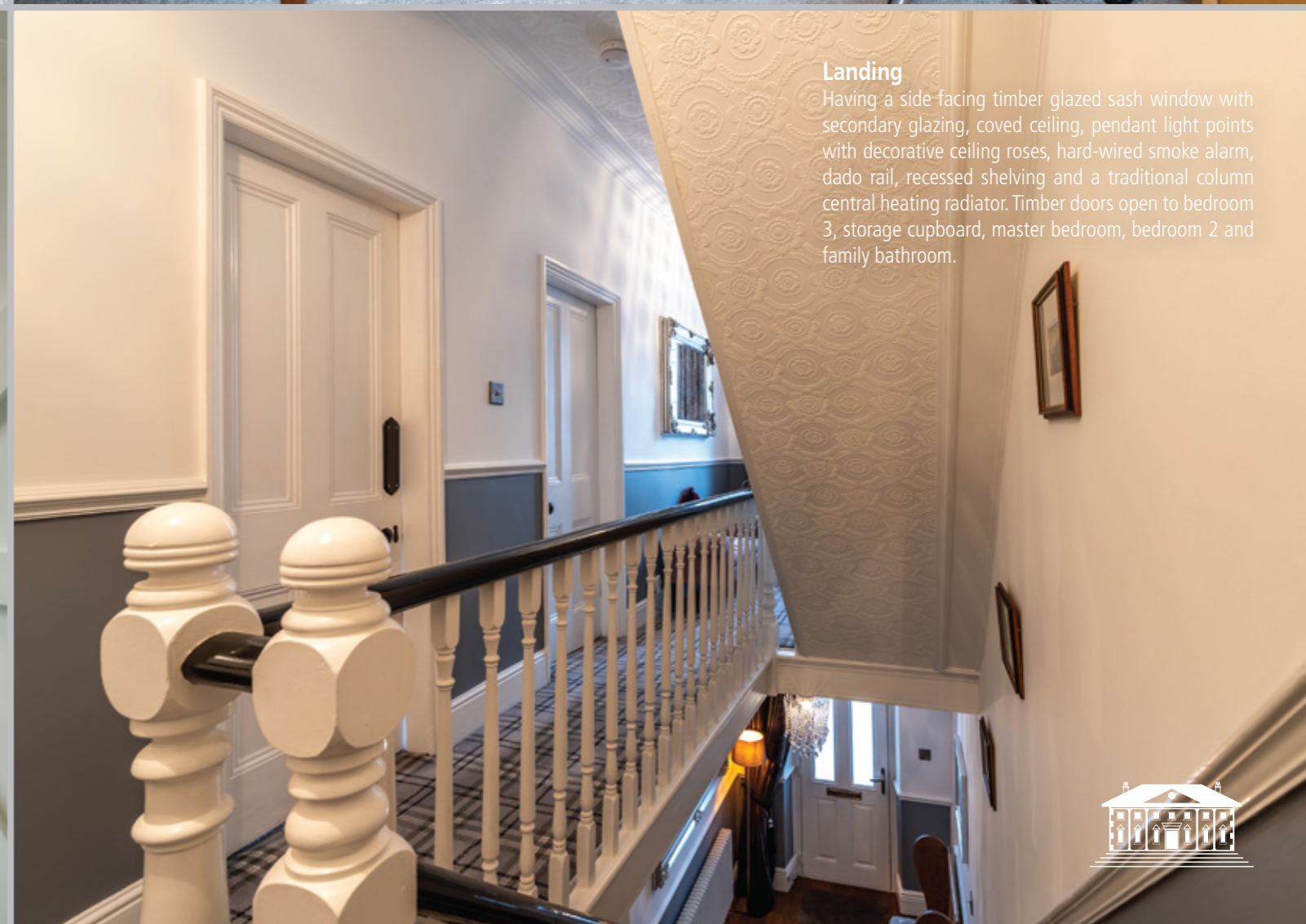
11'6 x 10'11 (3.50m x 3.32m)

A versatile room that is currently used as an office. Having Velux roof windows with fitted black out blinds, flush light point, TV/aerial point exposed timber beams, central heating radiator and eaves storage.



#### Bedroom 4 En-Suite

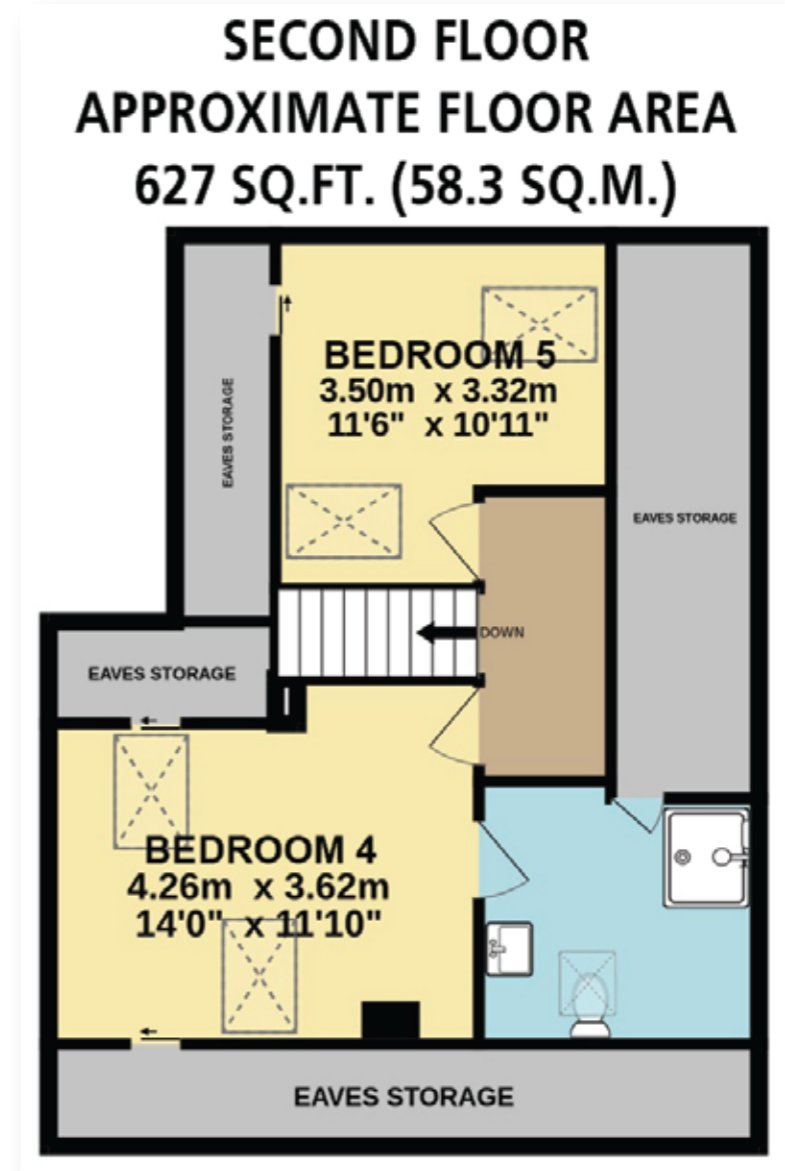
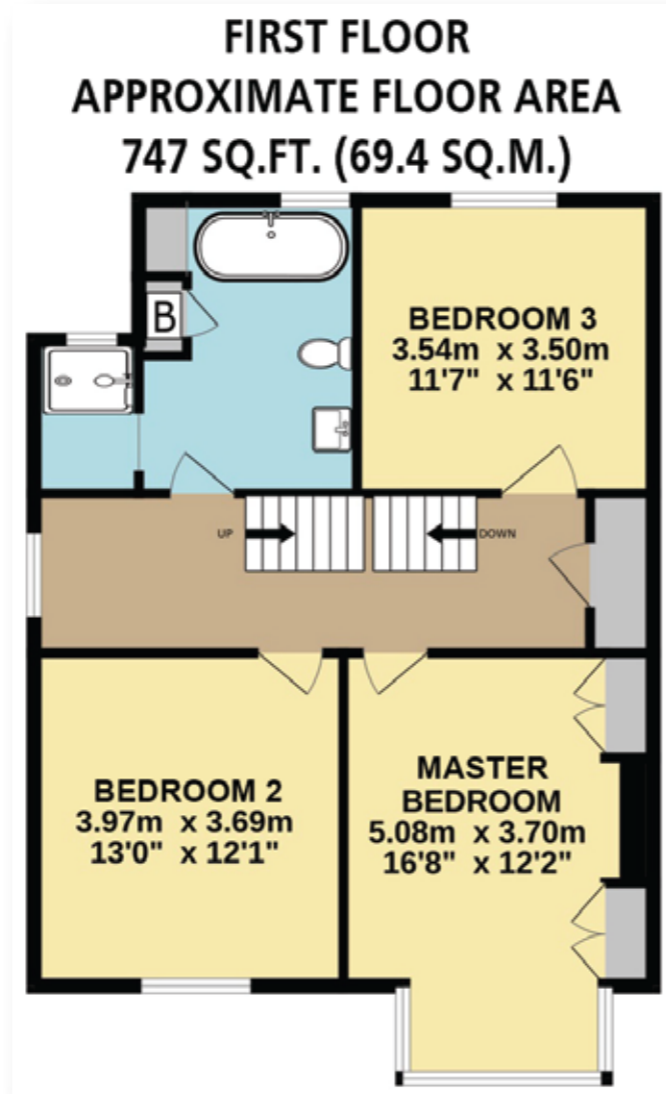
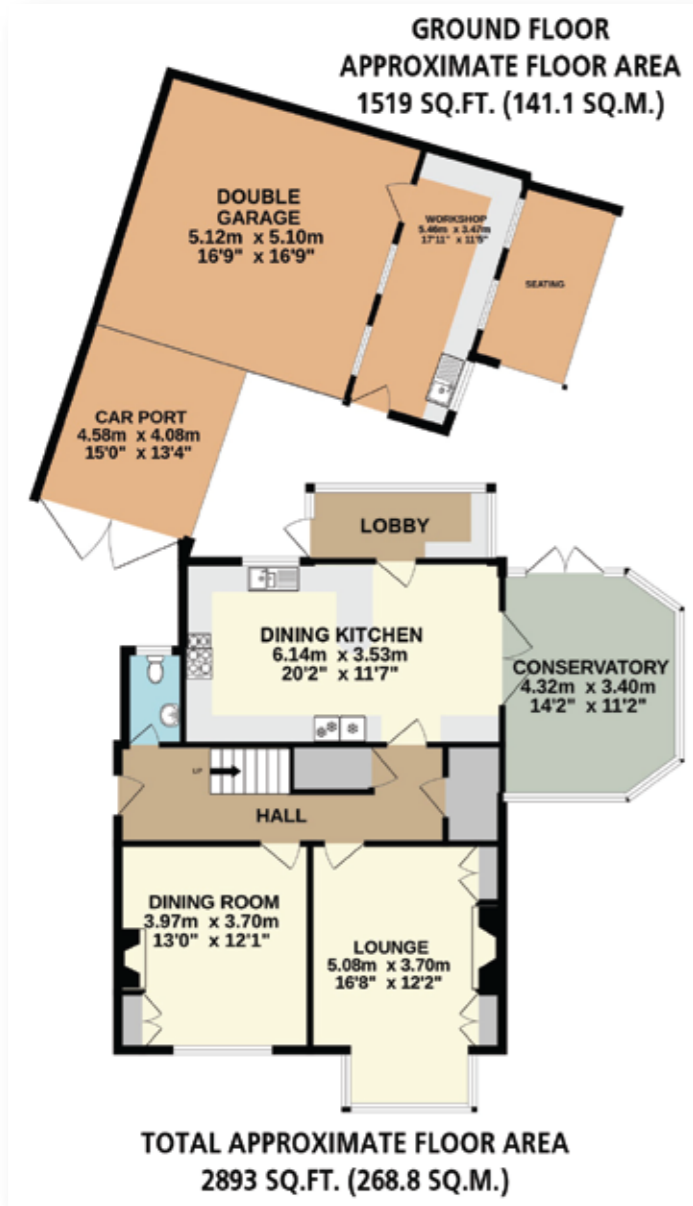
Having a Velux roof window with a fitted black out blind, flush light point, exposed timber beams, central heating radiator and tiled flooring. There is also a useful storage cupboard and eaves storage. There is a suite in white, which comprises of a low-level WC with a Saniflo pump and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. To one corner, there is a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



#### Landing

Having a side facing timber glazed sash window with secondary glazing, coved ceiling, pendant light points with decorative ceiling roses, hard-wired smoke alarm, dado rail, recessed shelving and a traditional column central heating radiator. Timber doors open to bedroom 3, storage cupboard, master bedroom, bedroom 2 and family bathroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A Wonderful Garden with  
Multiple Seating Areas





**Exterior and Gardens Continued**

To the rear, there is a car-port with space to park one vehicle and exterior lighting. Access can be gained to the double garage and workshop.

To the right side of the property, there is a stone flagged patio with exterior lighting, an external power point, a water tap and a water feature that is set within stone walling and gravel. Access can be gained to the conservatory and timber decked terrace. The private raised, timber decked terrace has a roofed wooden pergola above it and has an external power point, raised planters containing established planting, a climbing, fruiting grape vine and a Dimplex heater.

From the patio and decked terrace, stone steps lead to a garden that is mainly laid to lawn with planted borders that incorporate mature trees, mature shrubs and flowers. There is also a raised flower bed and a fitted bench. The garden is enclosed by stone walling and timber fencing for privacy and security to this wonderful family home.



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** E

**Services:** Mains gas, mains electric, mains water, mains drainage. The broadband is fibre and the mobile phone signal quality is good.

**Shared Access/Rights of Access:** None.

**Covenants, Easements or Wayleaves and Flood Risk:** None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



**Beechcroft**

30 Hallows Lane, Dronfield

Derbyshire S18 1SS

**Offers in the Region of £750,000**