



The Manse, 6 Lea Road, Dronfield, S18 1SB



# 6 Lea Road

## £775,000

This beautiful four/five bedroomed and two bathroomed Georgian stone built detached house along with a superb detached annex is most conveniently located within the heart of this sought after town close to a comprehensive range of local amenities including renowned schooling, train station and Civic Centre.

Tastefully presented and superbly appointed this Grade II Listed house is believed to date back to the early 1800's and has been extensively refurbished to a high standard during recent years which includes a new roof covering in 2016, new sash windows, window shutters in 2020, new central heating boiler and re-plastering to the annex in 2024/2025.

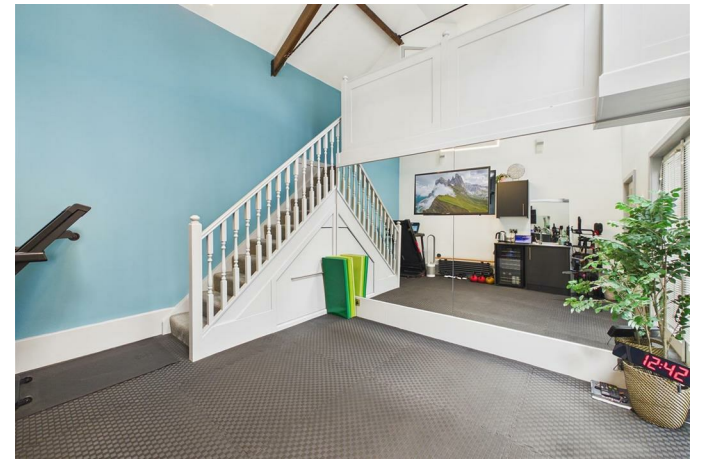
Offering flexible and versatile accommodation arranged over three floors the house is an ideal family home briefly comprising: entrance hall with staircase which rises to the first floor, living room with attractive feature fireplace, separate dining room with log burner, superb kitchen with granite worksurfaces, Belfast style sink and built in appliances, large cloakroom with downstairs WC. Lower ground floor with electric underfloor heating, snug/den/bedroom 5 and home office/cinema room and utility. First floor landing, master bedroom with excellent en-suite shower room fitted in November 2025, double bedroom two, two further bedrooms and outstanding bathroom fitted in July 2024 with slipper bath and separate shower.

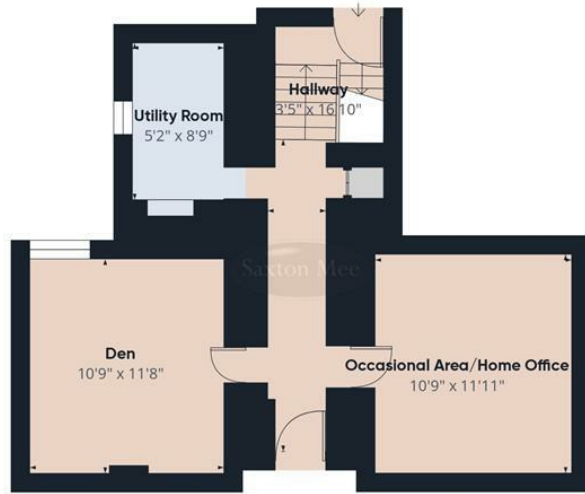
Outside: forecourt with natural stone wall, tarmac driveway leads in by the side of the house to the rear. There is regular paved parking and turning area, low maintenance garden with split level stone flagged and decked entertaining terrace.

Superb detached former coach house which has been converted and had the benefit of a new gas fired boiler in 2025 and is ideal for a dependant or alternatively as a home office/gym with the ground floor having fitted kitchen area and the first floor with bedroom and en-suite above. Garage to the side

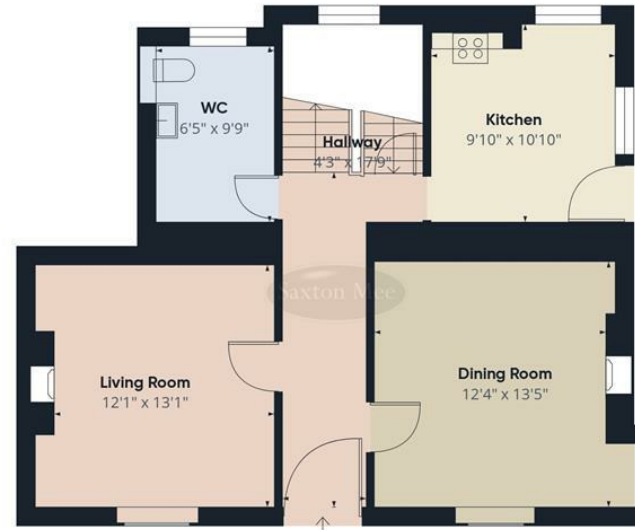


- Beautifully presented and stylishly appointed
- Superb detached annex (former coach house) with kitchenette and en-suite
- Stunning family home - considerably refurbished
- Fresh airflow system in the loft to circulate fresh air , extractor fan within the basement cavity wall to circulate airflow
- Grade II Listed former Manse - south facing rear garden
- Walking distance of the station, renowned schooling and Civic Centre
- New sash windows and shutters
- New boiler to the annex with a gas supply for optional kitchen fittings eg gas hob - tanked and insulated walls
- Council Tax Band: F
- Tenure: Freehold - EV Charging point





Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1595 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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