







Apartment 27 Fairthorn

117 Townhead Road • Dore • S17 3AJ

Guide Price £250,000 - £270,000

Situated within the highly sought-after Fairthorn retirement development in the desirable village of Dore, this beautifully presented second-floor apartment offers stylish and secure living for the over-60s. Combining independent living with the reassurance of on-site support and care services, the property enjoys a peaceful yet well-connected setting on the edge of the Peak District. Further benefits include allocated parking and stunning south-facing panoramic views, creating an ideal blend of comfort, convenience, and countryside living. Finished throughout in neutral décor, the apartment is accessed via lift to the second floor. A private inner hallway creates a welcoming entrance and provides access to a useful cloakroom, storage cupboard, and separate boiler cupboard. The heart of the home is a spacious and versatile lounge/dining area, presented in warm, neutral tones with fitted carpet, creating an inviting and comfortable living space. French doors open onto a decked balcony, enjoying superb south-facing panoramic views across open countryside an ideal setting for both relaxing and entertaining. The living space flows seamlessly into a modern shaker-style kitchen, fitted with contrasting worktops and a range of integrated appliances including a Smeg oven, induction hob, fridge freezer, dishwasher, and washing machine. The principal bedroom is generously proportioned and features bespoke fitted wardrobes and drawers, thoughtfully positioned to maximise the impressive views. It also benefits from a partially tiled en-suite shower room. The second bedroom, also enjoying countryside views, offers excellent flexibility as a guest bedroom or additional reception space, with French doors opening onto the balcony. A contemporary main bathroom completes the accommodation, comprising a partially tiled suite with shower fitting and a heated towel rail. Externally, the development is set within beautifully maintained communal gardens. Residents of Fairthorn benefit from a range of first-class communal facilities, including a residents' lounge, creating a welcoming and sociable environment. Specifically designed for the over-60s, the development offers a wellbeing service with further assistance available if required, along with the reassurance of 24-hour on-site staff.





- Spacious 2 Bedroom 2nd Floor Apartment
- Over 60's Development
- Sought After Location in Dore, S17
- Panoramic Countryside Views
- Beautifully Presented Throughout

- Well Being Service & 24 Hour Facilities
- Allocated Parking
- Lease 125 year lease from 01/03/2009
- Service Charge £4,921.56 MHA
- Council Tax Band C, EPC Rating TBC





27 FAIRTHORN

APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736 SQ FT

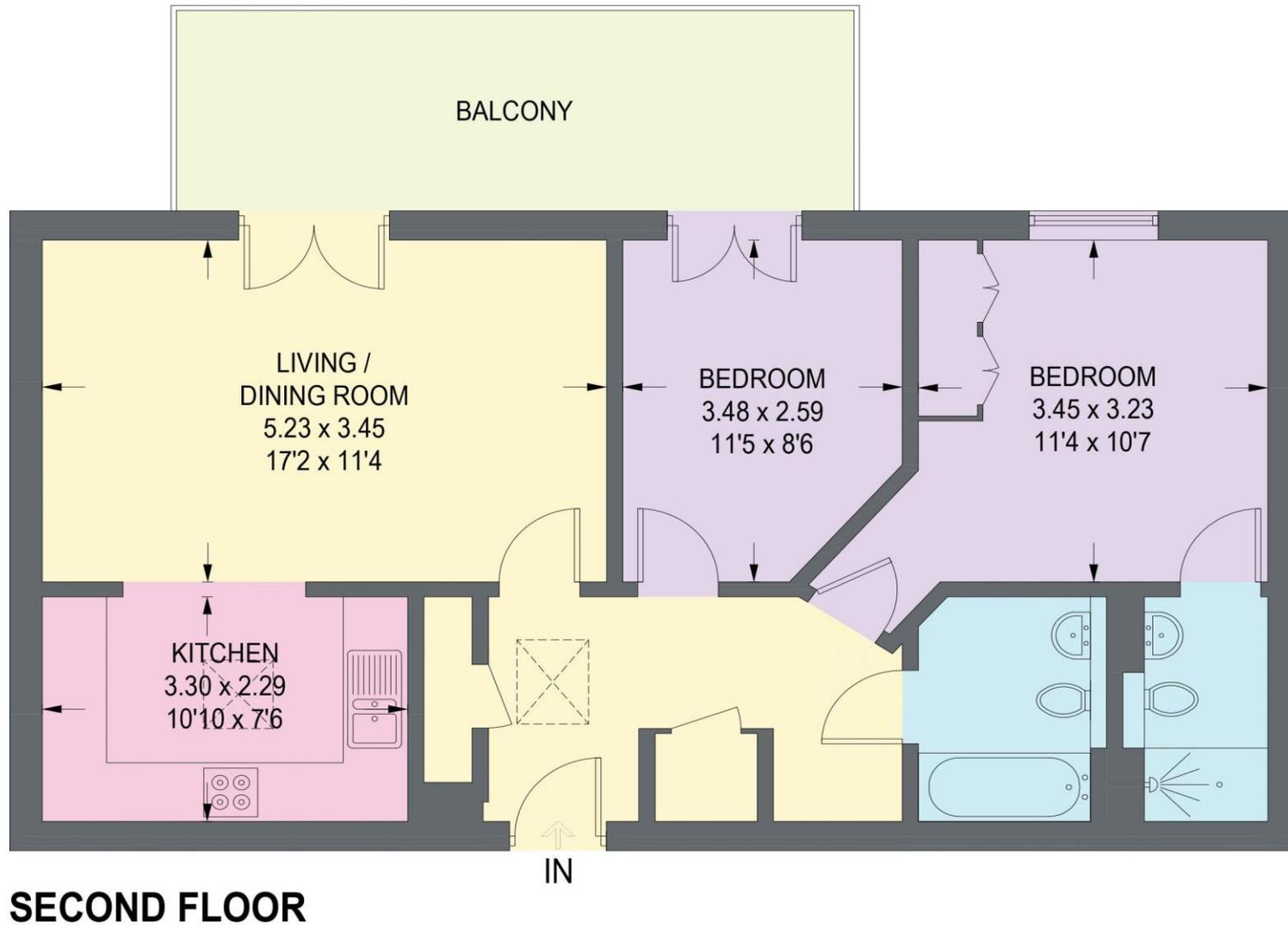


Illustration is for identification purposes only,
measurements are approximate, not to scale.

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