



44 Gomersal Lane
Dronfield | Derbyshire | S18 1RU

 FINE & COUNTRY

44 GOMERSAL LANE

Defined by soaring high ceilings, abundant natural light, and underfloor heating, this striking 2,621 sq ft split-level residence redefines premium family living. Tucked away in an exceptionally quiet cul-de-sac, the home offers absolute peace and security behind a private walled perimeter. Designed for effortless indoor-outdoor entertaining, the interior transitions beautifully to a private garden, all while sitting just a stone's throw from the Peak District.



Ground Floor - The ground floor has been masterfully designed to balance dramatic, high-ceilinged entertainment zones with quiet, functional spaces for modern family living. From the entrance, a striking split-level reception hallway with warm solid wood flooring instantly establishes the home's scale.

The formal lounge serves as a deeply relaxing, light-filled haven, showcasing impressive ceiling heights and underfloor heating. Positioned adjacent, the expansive open-plan kitchen and dining area forms the true social heart of the residence. Fitted with high-quality oak cabinetry, a matching central island, and soaring ceilings, it features double French doors that transition seamlessly to the outdoor patio for effortless summer hosting. Tucked away at the front of the home is a quiet, dedicated home office, providing a peaceful environment for remote working. This level is completed by a practical utility room, guest cloakroom, and direct access to a large garage with an electric roller door.





SELLER INSIGHT

“What initially drew us to this home was its exceptional location. Being situated in Dronfield, we are just a short distance from the Peak District, Baslow, Bakewell, and the Chatsworth Estate, while still maintaining effortless access to both Sheffield and Chesterfield. Because the property is set well back from any main or side roads, it is incredibly quiet and completely free from traffic noise. Positioned away from the other homes in the cul-de-sac with no direct neighbours, it has provided us with a truly peaceful and private environment.

Having the accommodation arranged across multiple levels has been wonderful, offering our family plenty of space for daily routines, remote working, and hosting guests. The lounge is a beautifully relaxing room, and the secure, walled garden has been the backdrop to decades of family gatherings, barbecues, and children's celebrations. It has been a highly secure, private sanctuary, supported by a wonderfully welcoming and respectful neighborhood community. We hope the next family enjoys utilizing these exceptional indoor and outdoor spaces as much as we have.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











First Floor - The first floor offers a beautifully arranged collection of double bedrooms designed with privacy and comfort in mind. The principal bedroom suite features a dedicated dressing area alongside a private ensuite bathroom. Two further well-proportioned double bedrooms enjoy elevated green views, while an expansive, highly versatile bedroom suite positioned above the garage currently serves as an excellent games room or secondary family lounge. A contemporary family bathroom completes this level.













Second Floor - The second floor offers a private, characterful retreat tucked under the high roofline, illuminated by large skylights that frame pleasant, elevated views over Dronfield. This level comprises two further double bedrooms and a central family bathroom. Highly adaptable, this floor serves as an ideal self-contained zone for teenagers, visiting guests, or extended family, offering a peaceful sense of separation from the main living areas below.





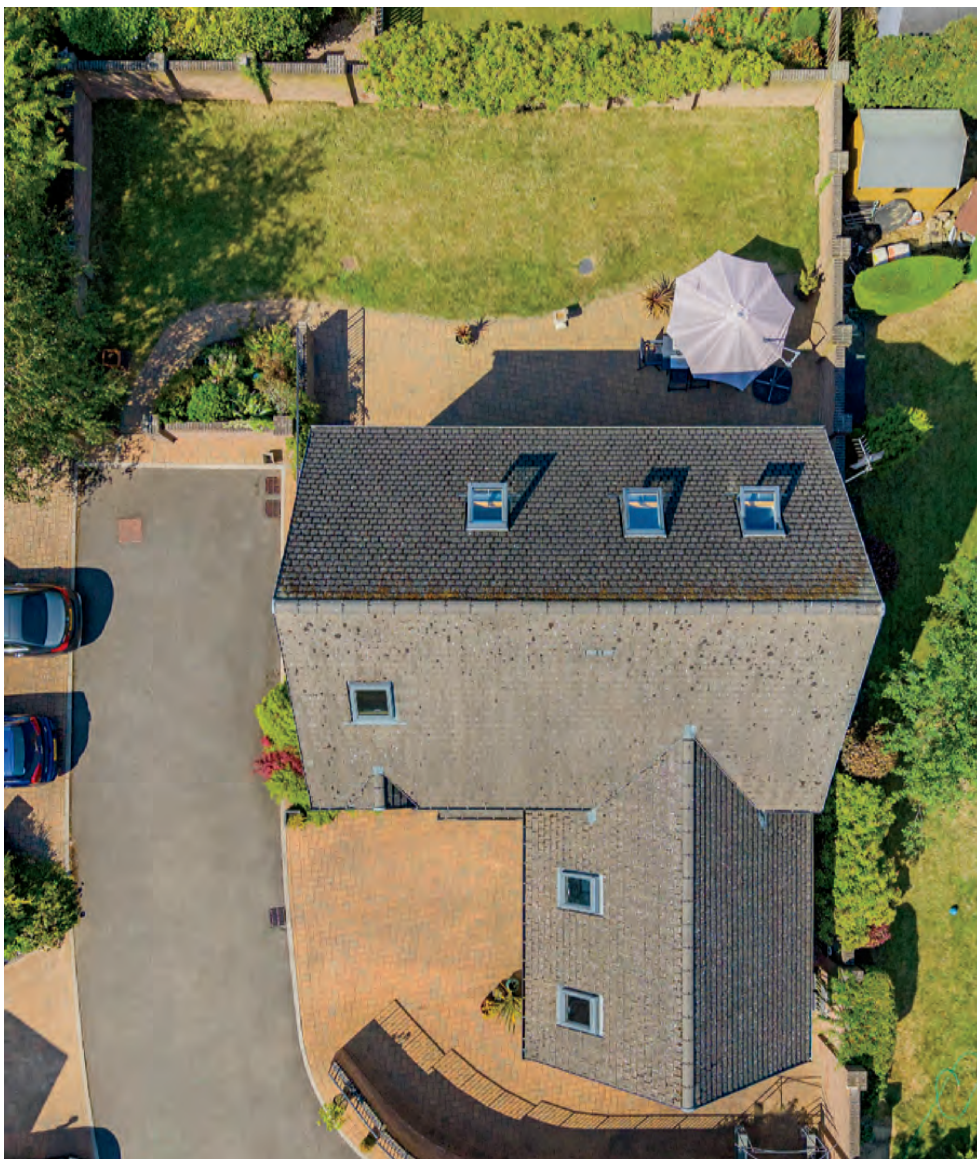
Gardens, Grounds & Location - The property is approached via a private cul-de-sac, leading to a spacious block-paved driveway with parking for multiple vehicles and access to the double garage.

The rear garden is a peaceful, fully enclosed sanctuary protected by a high brick-walled perimeter and secure gates, offering an exceptionally private and non-overlooked space for children and pets. A generous brick-paved patio provides an elegant setting for outdoor dining and hosting, stepping down onto a manicured lawn.

Situated in the highly desirable town of Dronfield, the home enjoys a perfect balance of country convenience and an active family lifestyle. Positioned as a gateway to the Peak District, residents have scenic walking trails, Bakewell, and the historic Chatsworth Estate practically on their doorstep, while maintaining easy commuter links to Sheffield and Chesterfield. Outstanding local schools, including Henry Fanshaw Secondary and St. Andrews Primary, are within easy walking distance, making it incredibly convenient for families. For leisure and day-to-day living, the Dronfield Sports Centre and Gosforth Fields are just a short walk away, alongside superb local amenities including Aldi, Sainsbury's, and Lidl.







Services, Utilities & Property Information

- * Utilities – Mains Water, Mains Electric, Mains Gas (Combi-boiler fully serviced/ refurbished Q4 2025), Mains Sewerage
- * Mobile Phone Coverage – 4G and 5G mobile signal is available in the area we advise you to check with your provider
- * Broadband Availability – Superfast Broadband Speed is available in the area, with predicted highest available download speed 71.5 Mbps and highest available upload speed 17.1 Mbps Fibre (FTTC). Ultrafast Ultrafast Virgin Media Project Lightning RFOG FTTP is thought to be available, with speed options from 50 Mbps to 300 Mbps. We advise you to check with your provider.
- * Special Note – Rights of way, easements, and restrictive covenants apply, please contact the agent for further information.
- * Tenure – Freehold

Directions

Postcode: S18 1RU

What3words:///sits.flag.supply

Local Authority

Derbyshire County Council | Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agent at Fine & Country Sheffield

Chenille Wood on M:+44 (0)7585 495 779 Tel: +44 (0)1226 729009

Email: chenille.wood@fineandcountry.com

Website

For more information visit at Fine & Country Sheffield

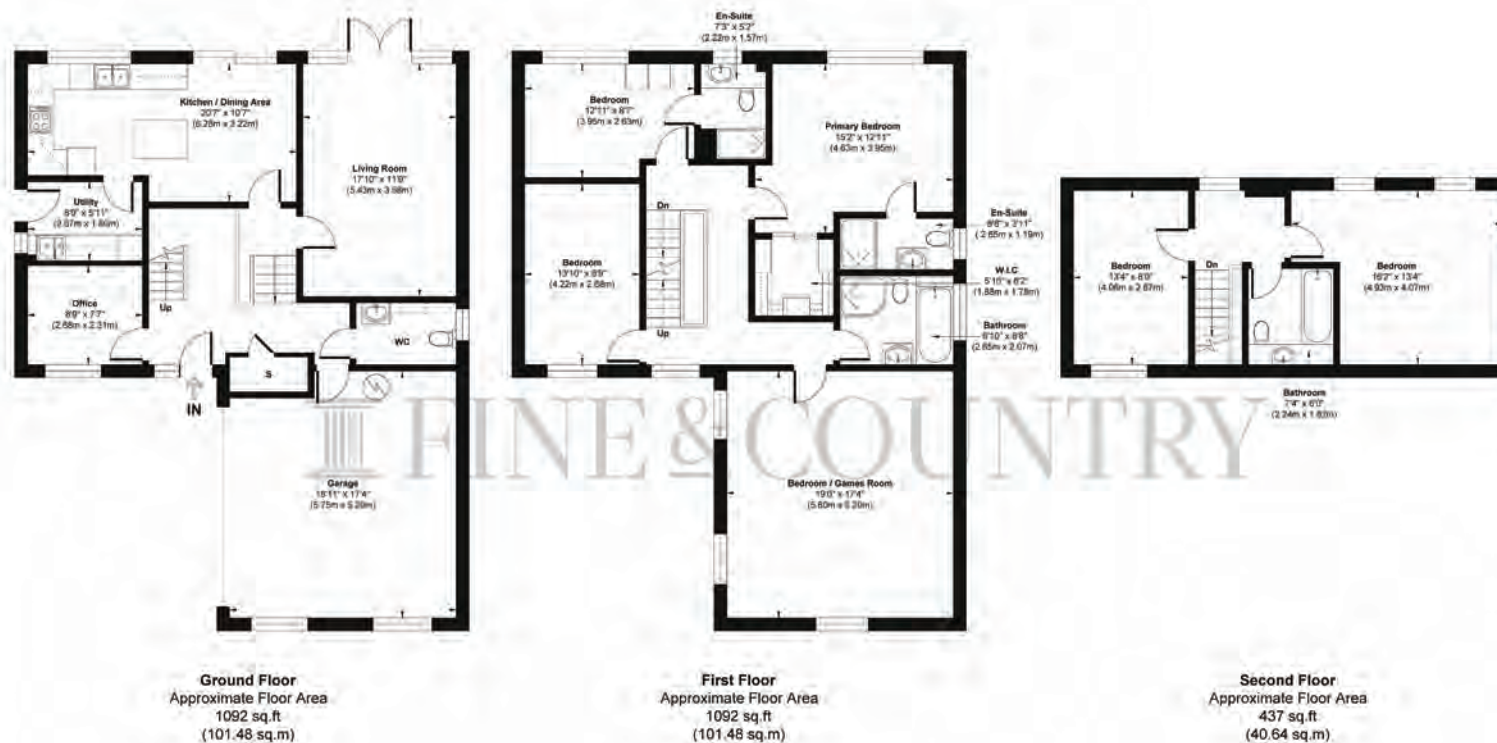
<https://www.fineandcountry.co.uk/sheffield-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Approx. Gross Internal Floor Area 2621 sq. ft / 243.60 sq. m (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 23.07.2026

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THE FINE & COUNTRY
FOUNDATION

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