



Thimble Hall Valley Road, Barlow, Dronfield, Derbyshire, S18 7SL

Saxton Mee

Thimble Hall Valley Road

Barlow

Price Guide

£475,000

Guide Price £475,000 - £490,000

Nestling close to the heart of this greatly sought after village is this most appealing and quite interesting two double bed roomed detached stone built house which offers deceptively proportioned split level accommodation.

Equally ideal for a couple or small family the exceptionally well presented property benefits from having a new tiled roof in 2022/23 with new gutters and downpipes, many new windows together with new front and back doors and a superb new conservatory (again in 2022). Entrance hall, new downstairs shower room/WC fitted within the last 18 months, well equipped kitchen, nicely proportioned living room with stone fireplace and open grate fire with this room opening immediately through into the garden/sun room which was built in 2022 with an insulated roof and electric underfloor heating. First floor landing off which opens two excellent double bedrooms with the main bedroom at the front taking full advantage of the spectacular views. Good size bathroom having been attractively upgraded.

Tarmac driveway leads in providing ample off road parking with access to the integral single garage with office/workshop and useful storage area.

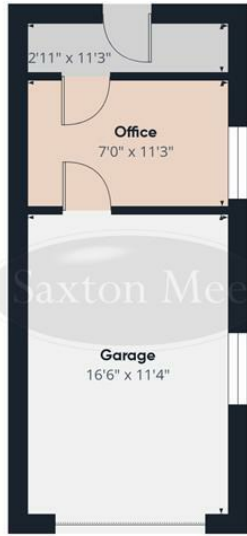
The garden extends to three sides of the property and is well established with lawn, herbaceous beds, natural stone walling, vegetable area, sitting out terrace with pergola.



- Most appealing detached stone built house
- Deceptively well proportioned
- Attractively presented and well appointed
- Close to the heart of this highly sought after village
- Spectacular views to the front
- New roof and garden room/conservatory in 2022
- uPVC double glazing along with new front and back doors
- Council Tax Band E / EPC: D
- Gas fired central heating and open fire in the living room
- Tenure: Freehold







Floor -1



Floor 0

Approximate total area⁽¹⁾
1081 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

