

Norwood Farmhouse, 32 Eckington Road, Coal Aston, Dronfield, S18 3AT

Saxton Mee

32 Eckington Road

Coal Aston

£725,000

A great opportunity to acquire this former farm house which stands in approximately half an acre of garden and grounds within a conservation area and being a Grade II Listed group of buildings.

Offering tremendous potential the spacious and versatile accommodation could be equally ideal for a family or couple and includes a detached three bay garage to the rear, additional integral double garage and adjacent two stables. The total square footage of the buildings extend to 3306 sq ft or thereabouts with the accommodation offering gas fired central heating with many new windows within the last few years and briefly comprises: spacious reception hall, living room with feature fireplace, fitted breakfast kitchen, dining room which was previously utilised as a third bedroom, large games/snooker room (43'5" x 14'6") which is located above the integral double garage (and quite possibly subject to any necessary permissions) be opened up to for a truly impressive vaulted open plan living/dining kitchen/family room. Excellent cellar which is utilised as a laundry room.

First floor landing: master bedroom with en-suite washroom/WC, double bedroom two and large family bathroom with bath and separate shower. Above the reception hall are steps that provide access to a most useful storage space.

Driveway leads in providing ample off road parking for numerous vehicles with twin garages beneath the snooker room at the front, large adjacent stable with attached smaller stable. The driveway sweeps around the back of the property where there is a small wooded copse providing screening of trees to the roadside, the garden set down primarily to lawn with three car brick built garaging having up and over doors.

- Tremendous opportunity
- Flexible and versatile accommodation
- Conservation area and Grade II Listed
- Gas fired central heating , many new windows approx. 2 years ago
- Detached three car garage to the rear
- Heart of the village
- Approx. 0.5 of an acre of gardens and grounds
- Range of outbuildings
- Council Tax Band:
- Freehold









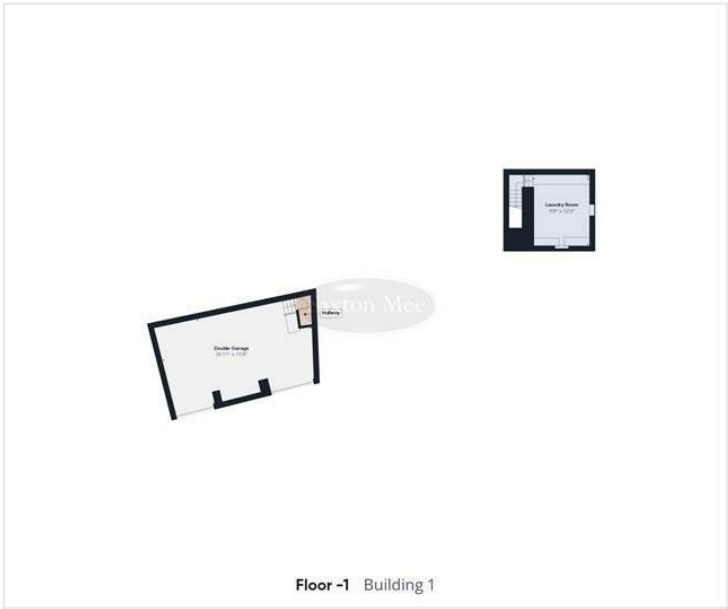




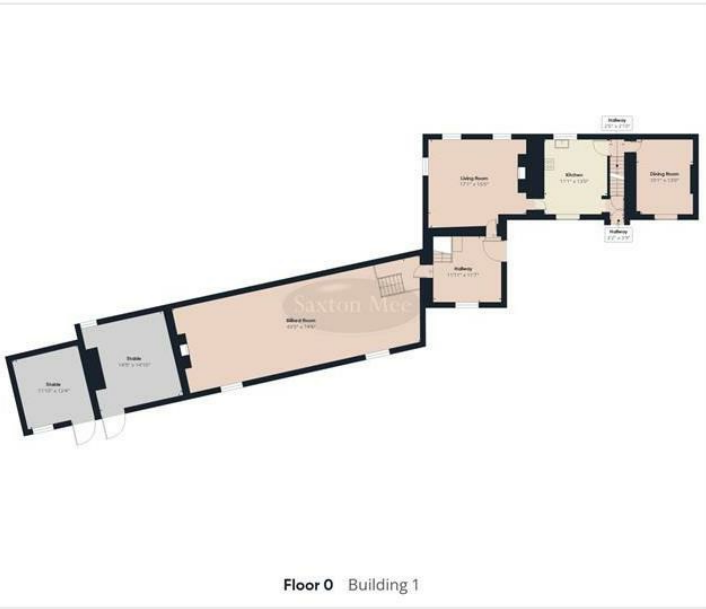








Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

3306 ft²

Reduced headroom

36 ft²

(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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