



7 Barley Mews, Dronfield Woodhouse, Dronfield, S18 8XH

Saxton Mee

7 Barley Mews

Dronfield Woodhouse

£480,000

This deceptively spacious FOUR/FIVE BEDROOMED Grade II stone built barn conversion is enviably located on the fringe of the town in a quiet cut-de-sac being close to the Peak District yet within a few minutes of a good range of local amenities including renowned schooling, shops, parks and train station.

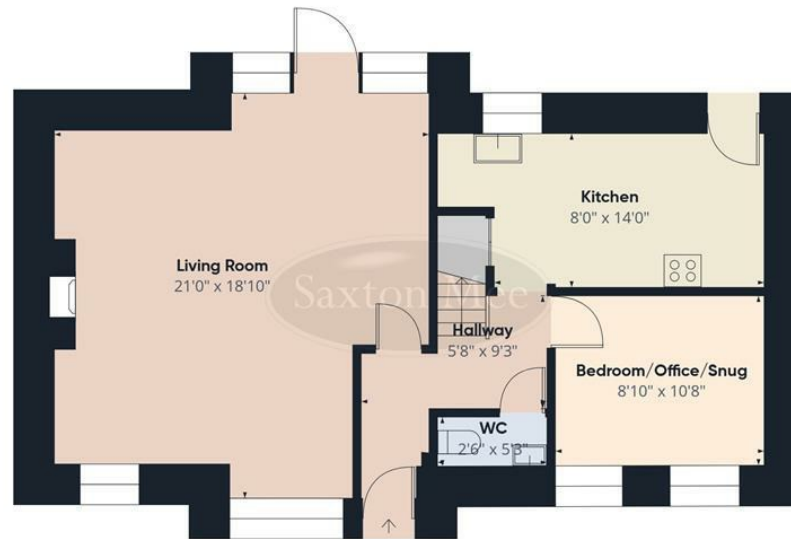
Equally ideal for a family or couple, the property enjoys many charming traditional features including beamed ceilings but benefits from modern day living having gas central heating, double glazing and garage. The accommodation briefly comprises: entrance hall with WC, large lounge/diner with feature fireplace and door to the rear, fitted kitchen with a range of appliances and door to the garden, ground floor snug/office/bedroom 5. First floor galleried landing with period features and many exposed beams. Three double bedrooms (one having en-suite shower rooms), single bedroom, and an excellent family bathroom.

Outside: mainly lawned garden with paved patio terrace and access to the rear of the single garage. Lawned front garden with mature established shrubs.

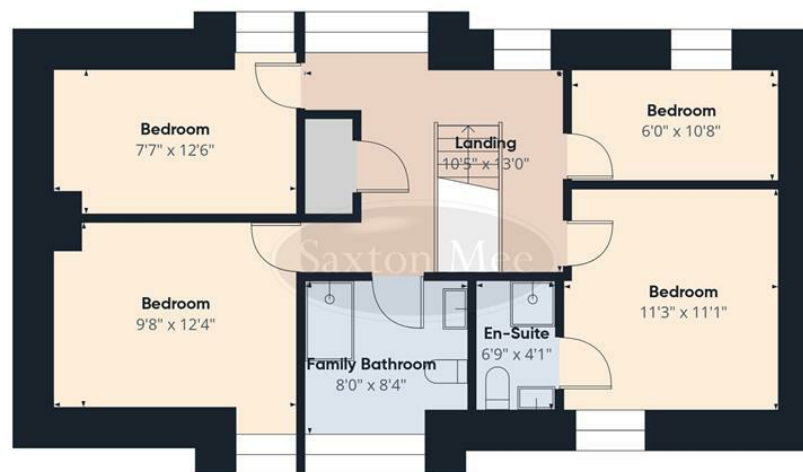
- Superb Grade II Listed barn conversion
- Four/five bedrooms and two bathrooms
- Quiet mews development on the fringe of the town
- No upward chain and vacant possession
- Potential to purchase with all furniture included (subject to negotiation)
- Close to local amenities including train station
- Traditional features including exposed beamed ceilings
- Council Tax Band: E
- Tenure: Freehold
- All bedrooms with built in cupboards







Floor 0



Floor 1

Approximate total area⁽¹⁾
1262 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

