

Saxton Mee



Wellcroft, 190 Carr Lane, Dronfield Woodhouse, Dronfield, S18 8XD



As if straight out of "Homes & Gardens" magazine, this stunning four double bedroomed stone cottage, believed to date back to the mid 1600's, along with the little barn, large private gardens & paddock. This beautifully renovated character property is filled with the patina of a bygone era, yet modernised to accommodate today's modern lifestyle. The cottage is surprisingly extensive and sits within approximately one acre providing ample parking behind large secure gates. Full planning consent has been granted for the little barn to form a separate annex, as well as permission for a large oak barn in the paddock. Viewing essential.

Offers around **£675,000**

Location

The property is enviably located on this highly sought after road within easy reach of a comprehensive range of local amenities within the town including excellent primary and secondary schools. Standing on the doorstep of the glorious Peak District National Park, Dronfield is perfect for daily commuting to the city centre, Chesterfield and the motorway network and has excellent transportation links including its own rail station.

THE ACCOMMODATION COMPRISES

Hallway

Having twin oak double glazed external doors to the rear courtyard. Recessed cloaks cupboard and stone flagged floor that extends through into

Prep/Utility Kitchen

With bespoke oak fronted base and wall cupboards, finished with solid oak working surfaces, Belfast style sink, two double glazed windows again overlooking the courtyard. Plumbing for a washing machine and dishwasher. Space for an underworking surface fridge. Radiator. Inset spotlights to the apexed ceiling.

Breakfast/Living Kitchen

Being a delightful living space, beautifully fitted out with again oak bespoke fronted base cupboards, Belfast sink and ceramic drainer. The gas fired four oven cream AGA set against appealing stone fireplace. Beautiful stone flagged floor, beamed ceiling. Double glazed barn style oak stable door to the gravelled entertaining terrace. Additional natural light afforded by the double glazed roof light to the apexed ceiling.

Inner Lobby Cloakroom

Having a contemporary style suite comprising suspended wash hand basin, low level WC. Radiator. Double glazed window and cupboard within which is housed the excellent Vaillant gas fired central heating boiler.

Drying Cupboard

Adjacent to the cloakroom.

Formal Dining Room

Having a beautiful Minster style fireplace, enhanced by a large stone hearth, inset with a cast iron log burner. This room enjoying excellent natural light courtesy of double glazed windows to three sides of the room incorporating double glazed French doors again to the gravelled and paved entertaining terrace. There is also a central heating radiator.

Sitting Room

This room has a stunning oak beamed ceiling, forming part of the original cottage believed to date back to 1650. Double glazed window to the front with deep stone sill. Stone fireplace with multi-fuel stove. Additional double glazed window to the side with two wall light points.

Snug

With a lovely mellow stone fireplace incorporating a French Godin log burning stove. Inset spotlights, radiator. Double glazed window to the front, built-in cupboard/display unit. Useful understairs store and a door that opens to the second staircase that leads into

Double Bedroom Two

A large double bedroom with impressive oak beams. This is ideal as a teenage or guest room as it is above the snug. Double glazed

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window to the front of the cottage. Central heating radiator and TV point.

Inner Landing

Double glazed window to the rear. Shelved linen cupboard.

Bathroom

Which is effectively Jack and Jill serving bedrooms two and three with a cast iron roll top Victoriana bath with Victorian style thermostatically controlled shower above. Low level WC. Pedestal wash basin. Central heating radiator. Tiling to the walls. Double glazed window with translucent glass to the front. Inset spotlights to the ceiling along with shaver point.

Double Bedroom Three

Double glazed windows to the front.

Main Landing

With radiator and stairs down to the sitting room.

Double Bedroom Four

Presently utilised as a dressing room and has a barrel style radiator. Double glazed window to the courtyard.

Master Suite

Luxurious En-Suite Shower Room

Beautifully fitted out with a walk-in oversized shower enclosure. Ceramic style Travertine effect tiled surround. Thermostatically controlled shower above with separate hand shower attachment. Vertical chrome towel radiator. Bidet, low level WC, suspended wash hand basin. Inset spotlights. Access to the roof void above and double glazed window with translucent glass to the rear.

Master Bedroom

A contemporary boutique style master bedroom being of dual aspect with a double glazed window to the

courtyard and one overlooking the garden and paddock beyond. Solid oak flooring. Two radiators and freestanding double ended bath tub with centre chrome mixer tap with separate hand held shower attachment.

Outside

Cobbled forecourt with natural stone walling to the kerbside and short driveway which leads to a timber gate which opens into the broad gravelled courtyard that provides ample parking for numerous vehicles. There is a private attractively set out rear garden with shaped lawn, herbaceous beds and a broad gravelled and stone flagged entertaining area ideal for alfresco dining. There is also a log store and timber shed, further decked patio with trellis and arbour. Beyond the garden is a good sized lawn paddock which would be ideal for a pony or children's play area. This paddock has full planning consent for a large timber framed oak barn/garage/workshop.

Barn

In the corner of the courtyard is a stone barn/outbuilding which again has full planning consent for redevelopment into a larger two bedroom detached double storey annex. Plans are available from the agent's office.

Valuer

Tim Heaton/ae

Viewing

Strictly by appointment through our Dronfield office

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100) A			
(61-81) B			
(59-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Property, properly.

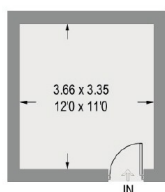
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WELLCROFT, 190 CARR LANE

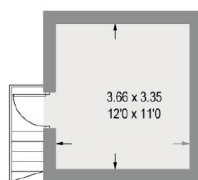
APPROXIMATE GROSS INTERNAL AREA = 219.1 SQ M / 2358 SQ FT

BARN = 24.8 SQ M / 266 SQ FT

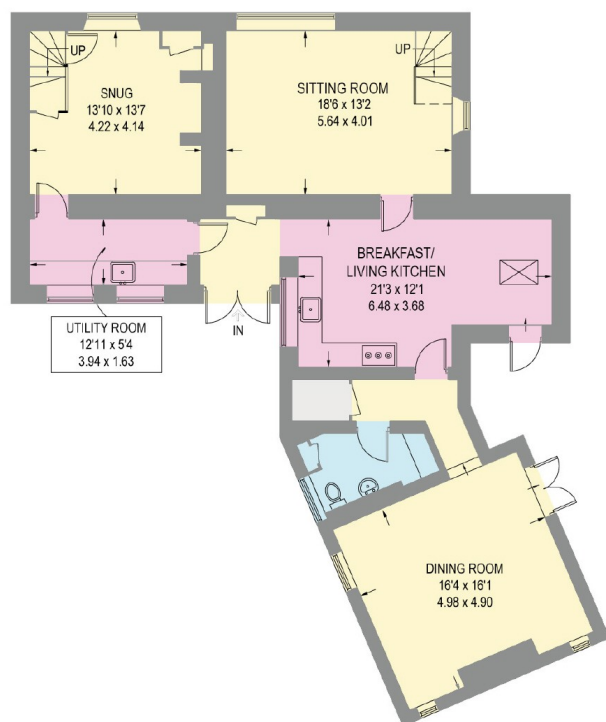
TOTAL = 243.9 SQ M / 2624 SQ FT



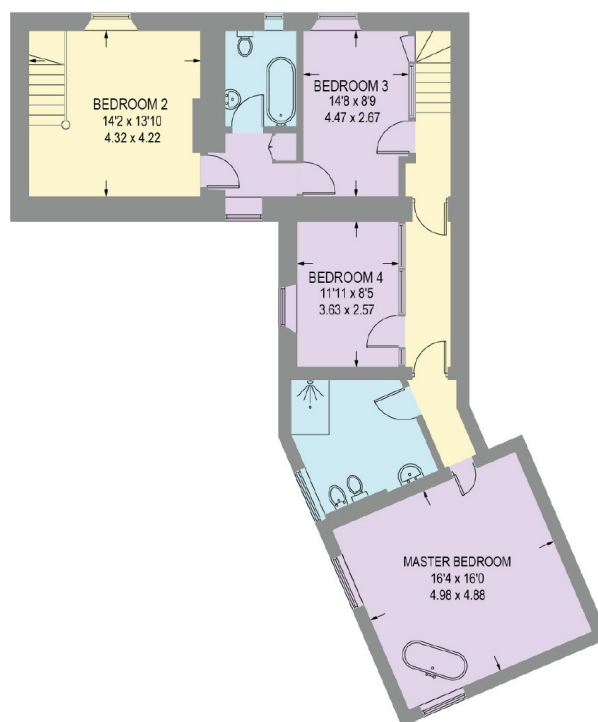
BARN GROUND FLOOR
12.4 SQ M / 133 SQ FT



BARN FIRST FLOOR
12.4 SQ M / 133 SQ FT



GROUND FLOOR = 120.5 SQ M / 1297 SQ FT



FIRST FLOOR = 98.6 SQ M / 1061 SQ FT

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

Banner Cross

Dronfield

Hathersage

Bakewell

Matlock

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949-951 Ecclesall Road, Sheffield S11 8TN

1 Civic Centre, Dronfield S18 1PD

3 Bank View, Main Road, Hathersage S32 1BB

Matlock Street, Bakewell DE45 1EE

27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241

T: 01246 290992

T: 01433 650009

T: 01629 815307

T: 01629 828250

E: bannercross@saxtonmee.co.uk

E: dronfield@saxtonmee.co.uk

E: hathersage@saxtonmee.co.uk

E: bakewell@saxtonmee.co.uk

E: matlock@saxtonmee.co.uk

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