

Hillside, 1 Barrack Road, Apperknowle, Dronfield, S18 4AU

Saxton Mee

1 Barrack Road

Apperknowle

£695,000

An outstanding opportunity to acquire a beautifully proportioned four double bedroomed and two bathroomed detached house set in most appealing gardens of grounds which extend to 0.7 of an acre (or thereabouts) including swimming pool, drive with ample parking and triple garaging.

Located within the increasingly sought after village of Apperknowle, the property which is offered for sale with vacant possession and no upward chain is perfect for a family offering flexible and versatile accommodation and has been a much loved family home for many years.

Reception hall, study/snug with feature fireplace, spacious living room enjoying excellent natural light taking advantage of an elevated position with far reaching views over the surrounding countryside. Separate dining room with French doors to the garden and patio, breakfasting kitchen with a range of fitted units in which is housed the Baxi gas central heating boiler, walk in pantry, garden room, downstairs WC, utility and store. Steps descend to the cellar. First floor landing off which opens the master bedroom with breathtaking views, superb eaves storage , two further double bedrooms along with double bedroom four which has an en-suite shower room. Large family bathroom with bath and separate shower.

Pattern concrete driveway leads in providing ample off road parking, natural stone walling to the perimeter, three garages (one of which is sub divided with a useful store/workshop at the rear). All garages having electric doors. The beautiful large garden (with the plot extending to just under 3/4 of an acre) is set down primarily to lawn and includes a patio entertaining terrace, small to medium sized swimming pool with heater and pump house.



- Superb plot extending to 0.7 of an acre or thereabouts
- Beautiful large garden including heated swimming pool
- Four double bedrooms and two bathrooms
- Impressive south westerly views
- Gas central heating via a combination boiler and uPVC double glazing
- Solar panels fitted in 2021 which considerably reduce the running costs of the property
- Three garages/store
- Vacant possession, no upward chain
- EPC
- Council Tax Band: Tenure:



















Floor 0



Floor 1





Floor 2

Approximate total area(1)

2740 ft²

Reduced headroom

44 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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