





## 9 Barley Mews

Dronfield Woodhouse • Dronfield • S18 8XH

Guide Price £495,000 - £525,000

A superb stone built, four-bedroom, Grade II listed barn conversion located within an exclusive development of Mews properties in Dronfield Woodhouse. Believed to date back to the mid-19th century this charming property is filled with period character and improved by recent owners to create a stylish home. Occupying a quiet corner location which benefits from driveway and garage. A solid oak entrance door opens into a welcoming tiled hallway providing cloakroom WC and under stairs storage. A cosy, dual aspect living room features a pleasant garden outlook and focal stone fireplace housing a log burning stove and slate hearth. A bright and airy dining kitchen offers a flexible living area providing space for a dining table and snug, complemented by wooden shutters and made to measure blinds. The recently installed kitchen is fitted with shaker style units and a range of integrated appliances, with rear door access to the courtyard. The first floor comprises of 3 good sized double bedrooms featuring exposed beams and period charm with a master ensuite shower room. The fourth smaller bedroom incorporates a staircase leading to a fabulous versatile mezzanine level, offering several possible uses. Externally is allocated off street parking and access to a spacious garage, providing ideal storage and utility space. A wraparound garden bordered by mature trees and hedging provides privacy, plus a private enclosed courtyard to the rear, equipped with lighting creating a perfect entertaining space. Dronfield has been rated one of the 10 most desirable places in the UK in which to live and work, featuring OFSTED-outstanding Henry Fanshawe secondary school. This area of Dronfield Woodhouse, less than 3 miles from the Peak District but with easy access to Sheffield and Chesterfield, is an extremely popular location offering a rural setting yet proximity to essential services.



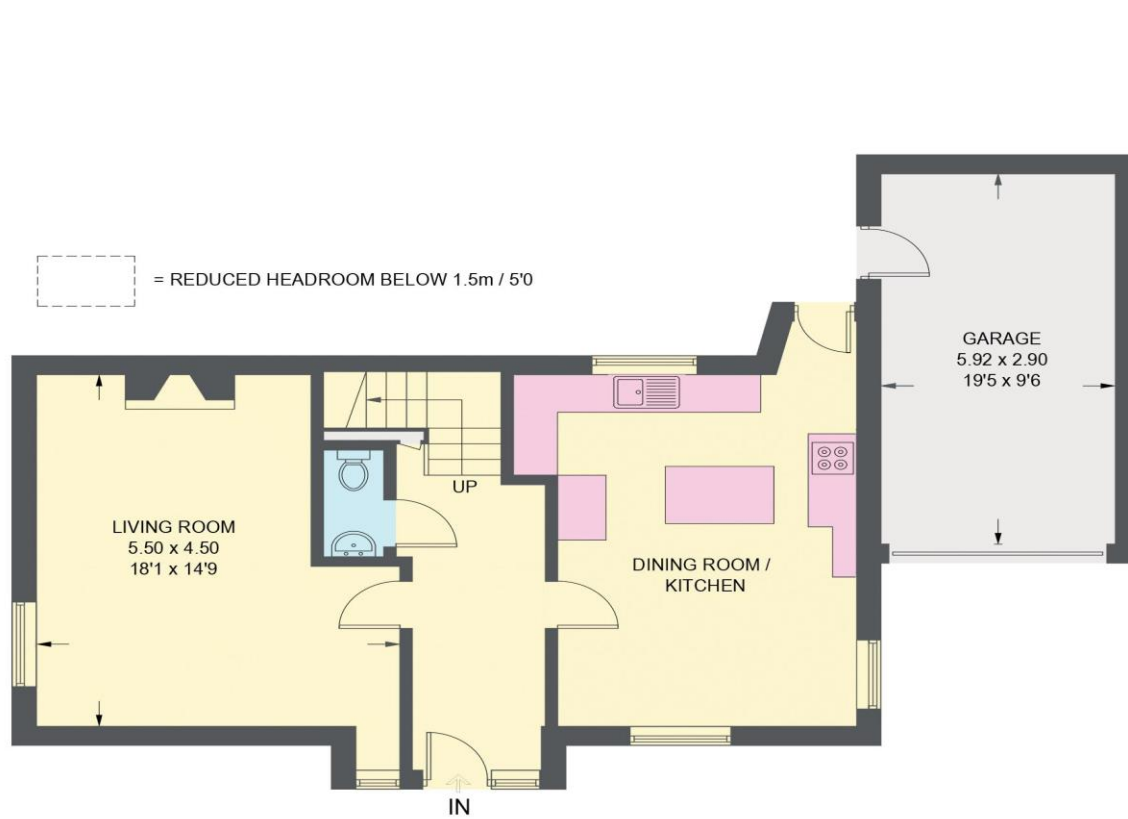
- Superb Stone Built Barn Conversion
- Located on Exclusive Development in S18
- 4 Bedrooms & Master Ensuite
- Period Charm & Character
- Grade II Listed Dating Back to Mid-19th Century

- Cosy Lounge & Log Burner
- Wraparound Garden & Courtyard
- Driveway & Spacious Garage
- Freehold
- Council Tax Band E, EPC Rating C

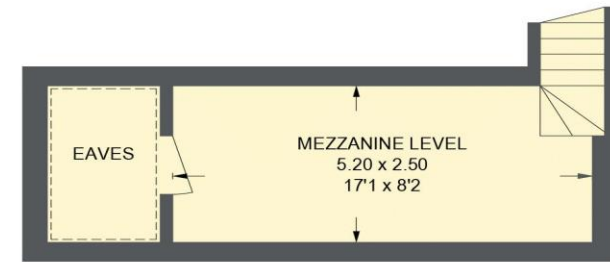


# 9 BARLEY MEWS

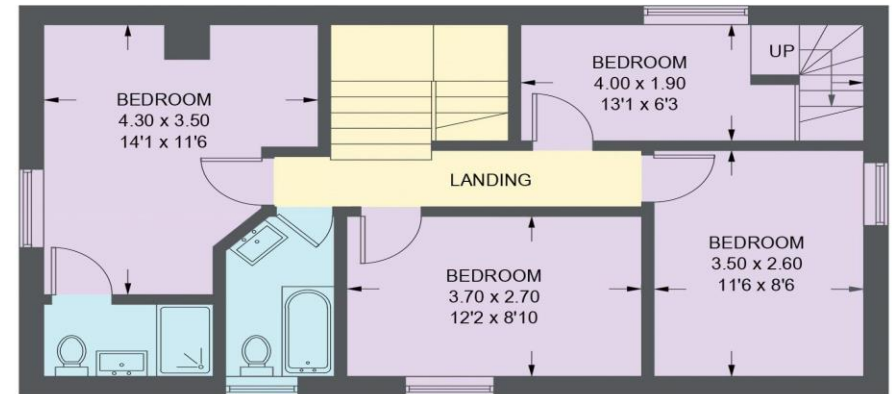
APPROXIMATE GROSS INTERNAL AREA = 144.1 SQ M / 1551 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
72.8 SQ M / 784 SQ FT



**SECOND FLOOR**  
17.5 SQ M / 188 SQ FT



**FIRST FLOOR**  
53.8 SQ M / 579 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.