





A large wooden cabinet with two doors and a decorative blue pattern on the left door. On top of the cabinet, there is a potted plant in a white macramé hanger, a small lamp, and a tall wooden vase.

A tall wooden bookshelf filled with books, positioned against the wall. The books are organized by color and size, with some decorative items on top.

A bright red sofa with several cushions, including one with a black and white pattern. It is positioned in the center of the room.

A light-colored wooden coffee table with a simple design, positioned in front of the red sofa.

A light-colored wooden armchair with a grey cushion and a black and white patterned pillow, positioned in the foreground.

A large, curved wooden armchair with a wicker back and a patterned cushion, positioned in the foreground on the right.

A white rocking chair with a yellow and black patterned cushion, positioned near the window.

A fireplace with a dark mantel and a television set on top. The fireplace is partially visible on the right side of the room.



A wicker basket filled with dried flowers or herbs, hanging on the wall.





16 Quarry Road

Apperknowle • Dronfield • S18 4AW

Guide Price £450,000 - £460,000

A charming, stone built, 3-bedroom cottage retaining many period features and character. Offering flexible living space with conservatory overlooking an attractive south east facing rear garden. Benefits from a semi-rural location commanding far reaching views, loft conversion creating further versatile accommodation, gas central heating, double glazing, driveway and garage. An entrance porch leads into a welcoming generous hallway currently used as a music room. The cosy lounge is filled with natural light courtesy of 3 windows and a focal stone fireplace. An archway leads to the dining room which sits between the kitchen and conservatory overlooking the fabulous garden. Steps descend to the kitchen fitted with wooden units, complementary worktops and providing space for freestanding appliances. Adjoining is a WC and shower room. Open wooden stairs from the living room rise to the first floor comprising of 3 bedrooms all retaining period charm and character. Bedroom 3 currently used a study features stairs leading the converted attic space offering two adjoining occasional rooms, a fabulous versatile space fitted with Velux windows. The family bathroom is equipped with a traditional, vintage suite, overhead shower, and heated towel rail. Externally an impressive mature garden is filled with established planting and mature fruit trees offering a superb private, southeast facing garden predominantly laid to lawn complemented by patios area and outbuilding offering potential for development subject to necessary consents. A driveway and garage offer off street parking and ideal storage solutions. Apperknowle is a popular village benefiting from a rural setting, within easy reach of Sheffield and Chesterfield, and offering an array of local amenities in Dronfield.





- Charming Stone Built Cottage
- Retaining Period Features & Character
- 3 Bedrooms & Traditional Bathroom
- Cosy Lounge with Stone Fireplace
- Conservatory Overlooking Garden

- Semi Rural Location with Lovely Views
- Southeast Facing Generous Rear Garden
- Driveway & Garage
- Freehold
- Council Tax Band e, EPC Rating E

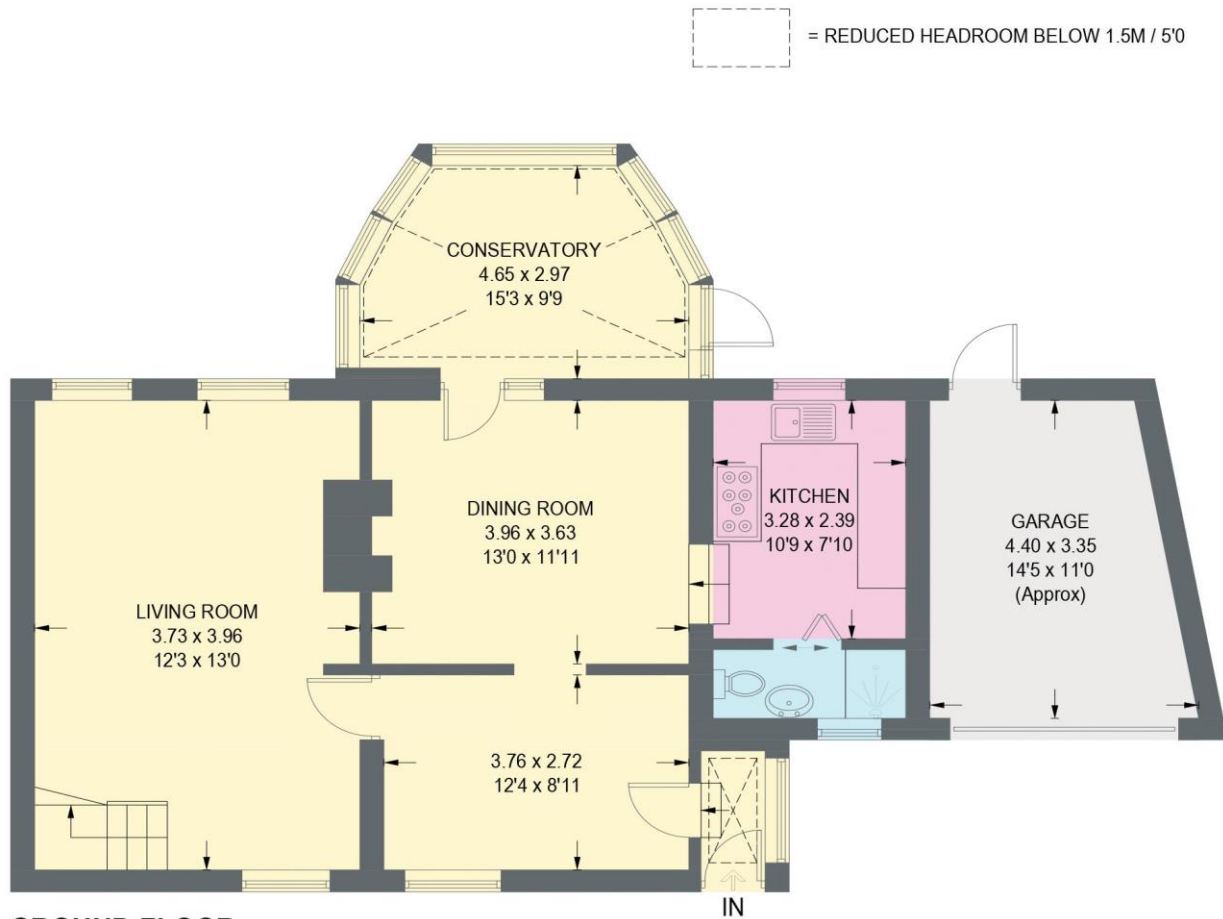


16 QUARRY ROAD

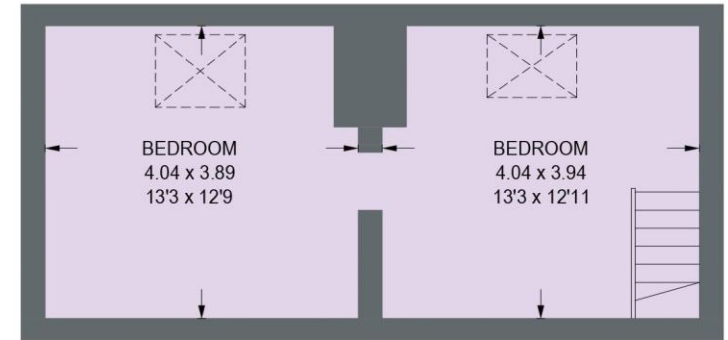
APPROXIMATE GROSS INTERNAL AREA = 165.0 SQ M / 1775 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

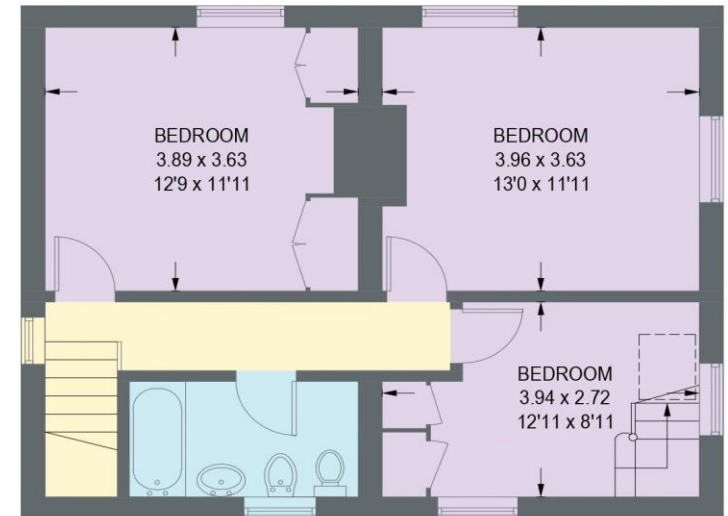
TOTAL = 178.1 SQ M / 1916 SQ FT



GROUND FLOOR
79.0 SQ M / 850 SQ FT



SECOND FLOOR
33.0 SQ M / 355 SQ FT



FIRST FLOOR
53.0 SQ M / 570 SQ FT

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



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