







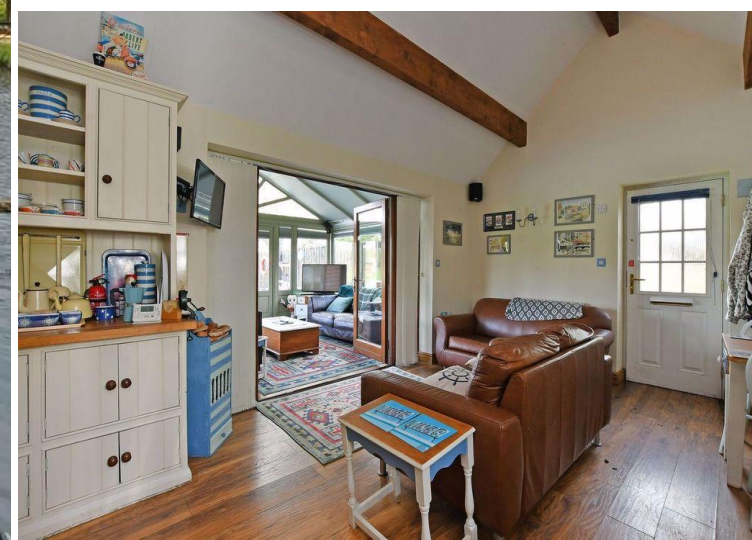
The Old School House

Middle Handley • Sheffield • S21 5RN

Asking Price £1,100,000

Nestled within approximately 5 acres of land in the beautiful hamlet of Middle Handley is a superb dwelling, with private lake surrounded by open fields. Developed by the recent owner is a 4-bedroom former school house, licensed guest accommodation in the form of a Boat house which overlooks the lake and adjoining fields. A two-bedroom static caravan creates personal accommodation, a purpose built 'Covid Arms' provides a fully equipped home bar, with triple garage and versatile outbuildings offering potential to further develop. A secluded, unique property offering various possibilities within a rural location on the edge of the Peak District. The former schoolhouse is a detached 4 bedroom property extended approximately 20 years ago offering generously proportioned bedrooms, 3 bathrooms and flexible living space. The ground floor offers a country kitchen, utility, cosy lounge, dining room and impressive family room featuring full size snooker table. The Boat House is licensed guest accommodation comprising ensuite double bedroom, kitchen and superb living area with French doors opening out onto the decked patio with hot tub overlooking the lake and adjoining fields. To the far side of the lake is a versatile outbuilding offering great potential to develop subject to consents, currently 3 separate joined outbuildings. A 2 bedroom, recently refurbished static caravan creates additional personal accommodation on site. A purpose-built home bar, the 'Covid Arms' is equipped with beer pumps, and sliding patio doors taking full advantage of the lakeside views. The property is gated with secure entry fob and winding driveway with parking for multiple vehicles, plus triple garage. Middle Handley is an extremely sought after Hamlet with excellent local amenities in nearby Eckington, ideally placed for links to Sheffield, Derbyshire and the M1 motorway networks. Easy rail access from Chesterfield, direct to London and Edinburgh.





- Old School House Set within Approx 5 Acres
- Located in Beautiful Hamlet of Middle Handley
- Detached 4 Bedroom School House
- Boat House, Licensed Guest Accommodation
- Fabulous Lake & Open Fields

- 'Covid Arms' Purpose-Built Home Bar
- Outbuildings Offering Potential to Develop
- Gated Driveway & Triple Garage
- Freehold & No Onward Chain
- Council Tax Band G, EPC Rating D&E





THE OLD SCHOOL HOUSE

APPROXIMATE GROSS INTERNAL AREA = 226.9 SQ M / 2443 SQ FT

OUTBUILDINGS = 256.3 SQ M / 2759 SQ FT

TOTAL = 483.2 SQ M / 5202 SQ FT



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



haus

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