

wards
estate agents

Villa Marguerite & Langley 4 & 6 Millthorpe Lane

Holmesfield, Dronfield, S18 7SA

£1,500,000

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Holmesfield, Dronfield, S18 7SA

Offered to the Open Market with NO CHAIN!
This is a RARE AND UNIQUE OPPORTUNITY to acquire both VILLA MARGUERITE & LANGLEY- two spacious detached bungalows which are situated in a fabulous dual plot in the region of 1 acre. Offering extraordinary development opportunities!

Originally one plot, which has remained in the same family for 93 years, Langley was built first & then a second bungalow (Villa Marguerite) was built in 1977 & is ideally set behind Langley- with the possibility to re-organise & reunite the two sites. Of interest to a variety of buyers including families, those looking for a 'Grand Design' project and investors alike!

Situated in this extremely sought after village location the plot enjoys spectacular panoramic rear South & West facing views over the rolling countryside of the Cordwell Valley! Enviably situated, the properties are nestled in the heart of a highly regarded location on the fringe of the Peak National Park surrounded by open countryside and with a host of local amenities, renowned schooling & local hostelries. Easy access to Sheffield, Dronfield, & Chesterfield including train stations & hospitals.

Langley- Low stone walling & gated front entrance with long driveway providing ample parking for 2/3 vehicles & leading to the attached double garage. Well established gardens stocked with an abundance of mature trees, plants shrubbery & perennials. Fabulous privately enclosed rear gardens with York stone terrace running the length of the property & mature lawned garden. Substantial conifer screen boundaries & absolutely amazing countryside views!

Villa Marguerite- Entrance gateway and long driveway leads down to the bungalow and provides ample car parking spaces for several vehicles. Well established mature Laurel boundaries & side border lawns. The property enjoys established & mature gardens to all sides with private courtyard garden & extensive rear garden. Views to the Northern aspect could be restored by removal of foliage.

LANGLEY

Additional Infomation

Gas Central Heating -Combi boiler
Combination of Mahogany single glazed windows
Some secondary glazing
Most windows are double glazed hardwood frames
Security Alarm System
Energy Rating E
Gross Internal Floor Area -112.3 Sq.m/1208.8 Sq.Ft.

Entrance Hall
12'6" x 9'2" (3.81m x 2.79m)

Kitchen
11'8" x 9'7" (3.56m x 2.92m)

























Reception Room
23'8" x 13'6" (7.21m x 4.11m)

Cloakroom
4'8" x 2'10" (1.42m x 0.86m)

Front double Bedroom One
13'9" x 11'0" (4.19m x 3.35m)

Rear Double Bedroom Two
10'11" x 10'2" (3.33m x 3.10m)

Family Bathroom
7'11" x 6'1" (2.41m x 1.85m)

Loft Room One
24'9" x 9'10" (7.54m x 3.00m)

Loft Room Two
9'10" x 9'2" (3.00m x 2.79m)

Double Garage
22'9" x 14'9" (6.93m x 4.50m)

VILLA MARGUERITE
Additional Infomation

Gas Central Heating - Baxi boiler- conventional
Metal framed double glazed windows
Security Alarm System
Gross Internal Floor Area - 108.7 Sq.m/ 1169.8 Sq.Ft.
Council Tax Band -F
Energy Rating E
Secondary School Catchment Area- Dronfield Henry Fanshawe School

Entrance Hall
11'4" x 7'8" (3.45m x 2.34m)

Kitchen
14'7" x 11'1" (4.45m x 3.38m)

Reception Room
16'11" x 14'7" (5.16m x 4.45m)

Dining Room
11'10" x 11'4" (3.61m x 3.45m)

Cloakroom
5'8" x 2'11" (1.73m x 0.89m)

Hallway
11'10" x 3'4" (3.61m x 1.02m)

Front Double Bedroom One
16'1" x 11'11" (4.90m x 3.63m)

Rear Double Bedroom Two
12'4" x 11'11" (3.76m x 3.63m)

Middle Double Bedroom Three
12'4" x 8'1" (3.76m x 2.46m)

Family Bathroom
8'1" x 6'4" (2.46m x 1.93m)







Outside

The properties sit in mature gardens with multiple different lawn areas, borders fully stocked with an abundance of mature trees, shrubs and planting with mature Laurel & Holly boundary hedging.

Each property currently enjoys its own patio/terrace area.

Both properties have good sized driveways offering parking for multiple vehicles.





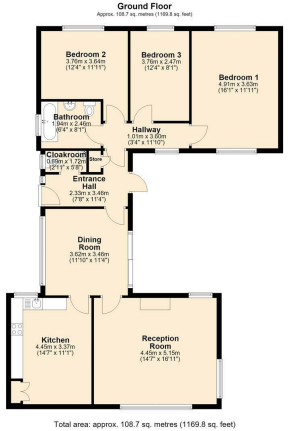


School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

Floor Plan





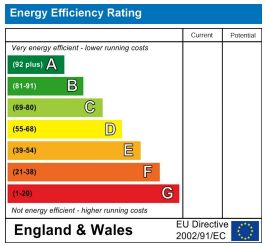
Area Map

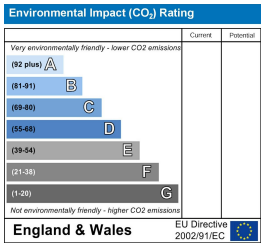


Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

No tests or checks have been carried out on any services or appliances and no warranty can therefore be given.

We have also been advised by the vendor that no information is available with regards to any required planning consents and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

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