

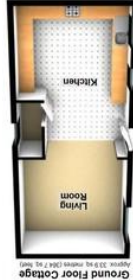
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

land & Wales
EU Directive 2002/91/EC
www.epc4u.com

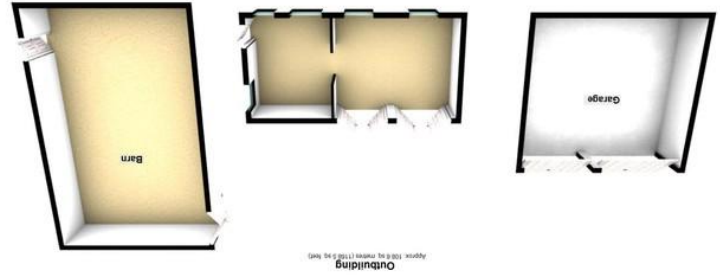
Efficient - higher running costs

G
F
E
D

45



Total area approx. 394.9 sq metres (4250.4 sq feet)
All measurements are approximate and should not be relied upon.





| Holmesfield | Dronfield | S18 7WB

Property Tenure: Freehold

This is a once in a lifetime opportunity to acquire a stunning period stone built farm with magnificent views, together with a luxury cat hotel and luxury holiday cottage offering a considerable revenue stream. The main farmhouse is believed to date back to the 17th century with additions in 1938 and 2000. Lydgate Farm is set within approximately 10 acres (sts) of Derbyshire countryside on the edge of the Peak Park and close to Chatsworth and surrounding villages, yet located close to Sheffield and Chesterfield. The farmhouse provides ample, luxury accommodation and is beautifully decorated. Three large bedrooms, one of which is a huge master bedroom suite with large bedroom area with sitting area, large dressing room and en-



PROPERTY FEATURES

- SENSATIONAL PRIVATE FARM HOUSE
- NINE ACRES OF LAND PERFECT FOR EQUESTRIAN USAGE
- ADDITIONAL DETACHED HOLIDAY COTTAGE
- PERFECT LIFESTYLE PROPERTY FOR THE FAMILY
- ATTACHED CAT HOTEL WITH POTENTIAL FOR EXPANSION
- ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE
- SEMI RURAL SETTING YET WITHIN EASY ACCESS OF AMENITIES
- ADDITIONAL 20 ACRES OF LAND AVAILABLE TO RENT
- PERFECT FOR THE FAMILY LOOKING TO MIX HOME LIFE WITH A BUSINESS

OFFERS IN REGION OF £2,500,000

