

# RIVER VIEW

*A Once in a Lifetime Opportunity, in the Peak Park*





# Welcome to RIVER VIEW



A once in a lifetime opportunity to craft your dream home in the heart of the Peak District National Park. Available to purchase is a 2 acre building plot, sold with the benefit of full planning permission for a 15,300 square foot dwelling, designed by Blenheim Architecture.

The proposed plans have been thoughtfully considered for the requirements of modern family living, resulting in incredible spaces that compliment the property's surroundings. Where panoramic views over Hope Valley are framed by floor-to-ceiling glazing and a peaceful environment can be enjoyed throughout, the potential for River View has been made tangible through imaginative design.

The feeling of luxury has been incorporated into every corner of this residence, with sizeable living spaces set over three floors and an impressive wrap-around outdoor terrace to two of the levels. The ground floor is where you will find a grand entrance hallway, connecting to an open plan living kitchen, library and an additional hallway

leading to two bedroom suites and the integral triple garage. The remainder of the bedrooms will be set on the first floor, all with en-suites and dressing rooms. For anyone seeking space to host, the proposed plans for River View dedicate an entire lower ground floor for leisure and entertaining, including a twelve-seater cinema and bar. An impressive swimming pool, along with changing facilities, sauna and steam rooms, a gymnasium and a treatment room, present the perfect retreat for a leisurely pace of life.

Currently occupying the plot is a six bedroomed detached house, which will be demolished as part of the planning permission. The current home benefitted from a recent scheme of works prior to planning being granted. The existing accommodation comprises an impressive open plan living kitchen that takes advantage of the views, an extensive master bedroom suite, four additional double bedrooms and five bathrooms. A landscaped, level garden sits to the rear and includes multiple seating terraces, perfect for relaxing.

Grasp the opportunity to immerse yourself in the journey of constructing your forever home and contact our sales team for more information.







## Existing Dwelling





## Existing Dwelling






# Existing Dwelling






## Proposed Site Plan



 Application Boundary

 Additional Ownership



# Proposed Plans - Ground Floor

## A Space Where All of the Family can Enjoy...

A grand entrance will be provided from the extensive driveway at the front of the property, with water features flanking the pathway, into a welcoming entrance hall. Across the ground floor will be areas for practicality, such as the pantry, boot room and laundry room, along with places to dine and relax within beautiful reception rooms and an open plan kitchen.

### Comprising:

- Spacious Entrance Hall with Reception Area and a WC
- Useful Boot Room
- Utility/Laundry Room
- Inner Hall with a Lift Taking you to All Floors
- Magnificent Living Kitchen, with Direct Access to the Outdoor Terrace
- Pantry with WC
- Play/Study, Offering Great Versatility in Use
- Library/Lounge and Adjacent Study
- Contemporary Glass Link, Connecting to Garaging and Two Bedrooms
- Garage with Space to Park Four Vehicles
- Bed 1 with En-Suite Shower Room
- Bed 2 with Dressing & En-Suite Shower Room
- Secondary Access to Garage

















# Proposed Plans - First Floor

## A Luxurious Sanctuary...

In addition to the bedrooms on the ground floor, three further bedroom suites will be housed on the first floor. A sumptuous master bedroom suite will enjoy views across the Valley and include two dressing rooms that have space for a comprehensive range of fitted furniture, as well as a large en-suite bathroom. The other two bedrooms will also feature dressing rooms and en-suite shower rooms.

### Comprising:

- Landing 1 with a Lift to All Floors
- Master Bedroom with Scenic Views Through Floor-to-Ceiling Windows
- Two Dressing Rooms & Well-Appointed En-Suite Bathroom
- Landing 2
- Bed 4 with Dressing & En-Suite Shower Room
- Bed 5 with Dressing & En-Suite Shower Room













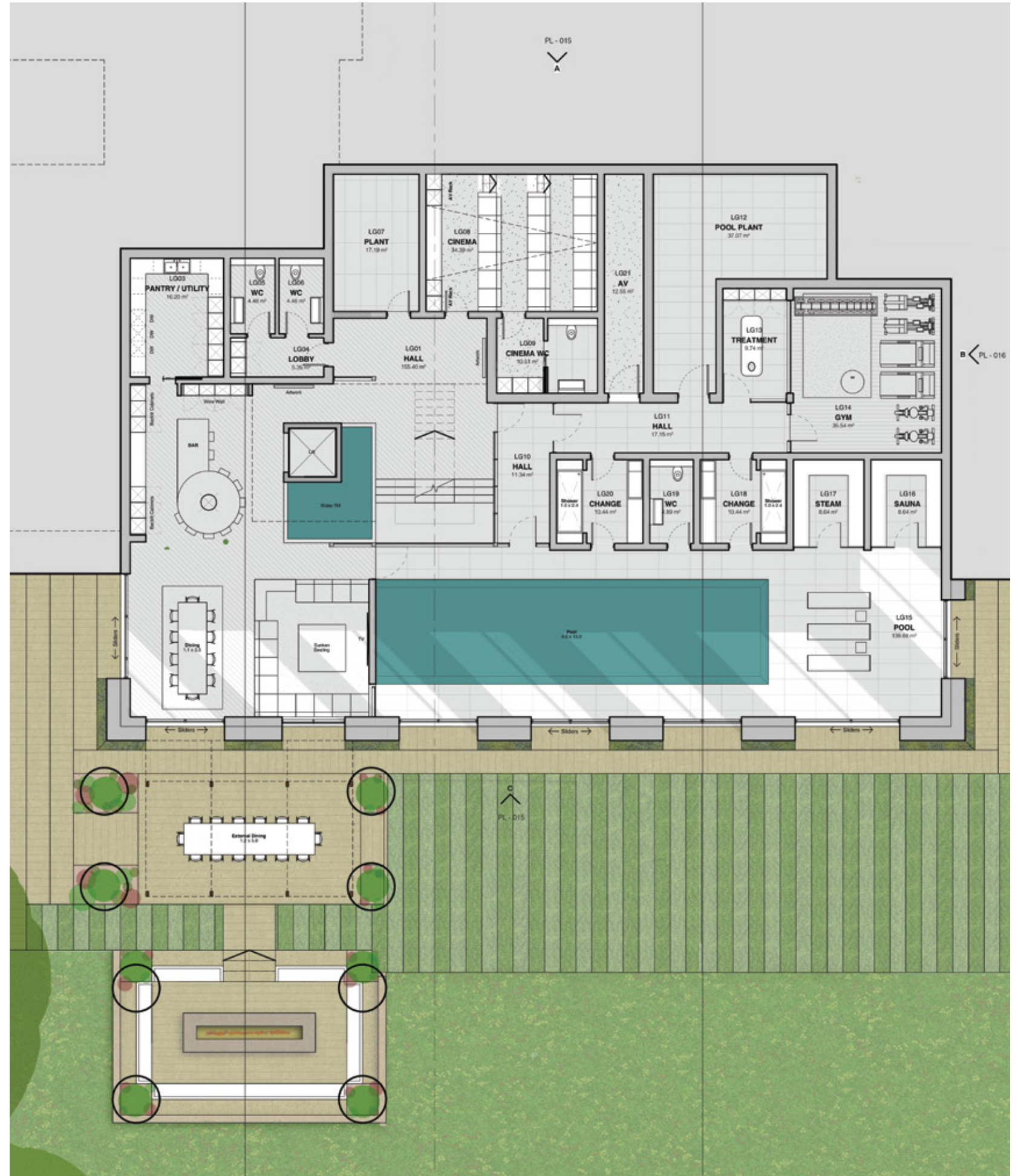
# Proposed Plans - Lower Ground Floor

## Exquisite Leisure and Entertainment Facilities...

The lower ground floor boasts everything you could need to host guests and unwind in the comfort of your own home. The main feature of this floor is the swimming pool complex, showcasing two changing rooms, a steam room, a sauna and sliding doors connecting to the gardens. The plans also include a gymnasium perfect for home workouts, a treatment room, a cinema and a bar that caters for dining and comfortable seating. Sliding doors link to an outdoor terrace that is ideal for alfresco dining or enjoying a spot of sunshine with family and friends.

### Comprising:

- Hall with a Lift to All Floors
- Bar with Dining & Seating Space
- Pantry/Utility
- Fantastic Swimming Pool
- Sauna and Steam Rooms
- Two Changing Rooms with Showers
- WC
- Sizeable Gym
- Treatment Room
- Pool Plant Room
- Twelve-Seater Cinema Room
- Cinema WC
- Plant Room
- Lobby
- Two WCs

























# RIVER VIEW

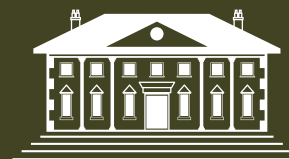
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Price: £2,250,000

Contact our Team to Begin Discussing  
your Dream Home...

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