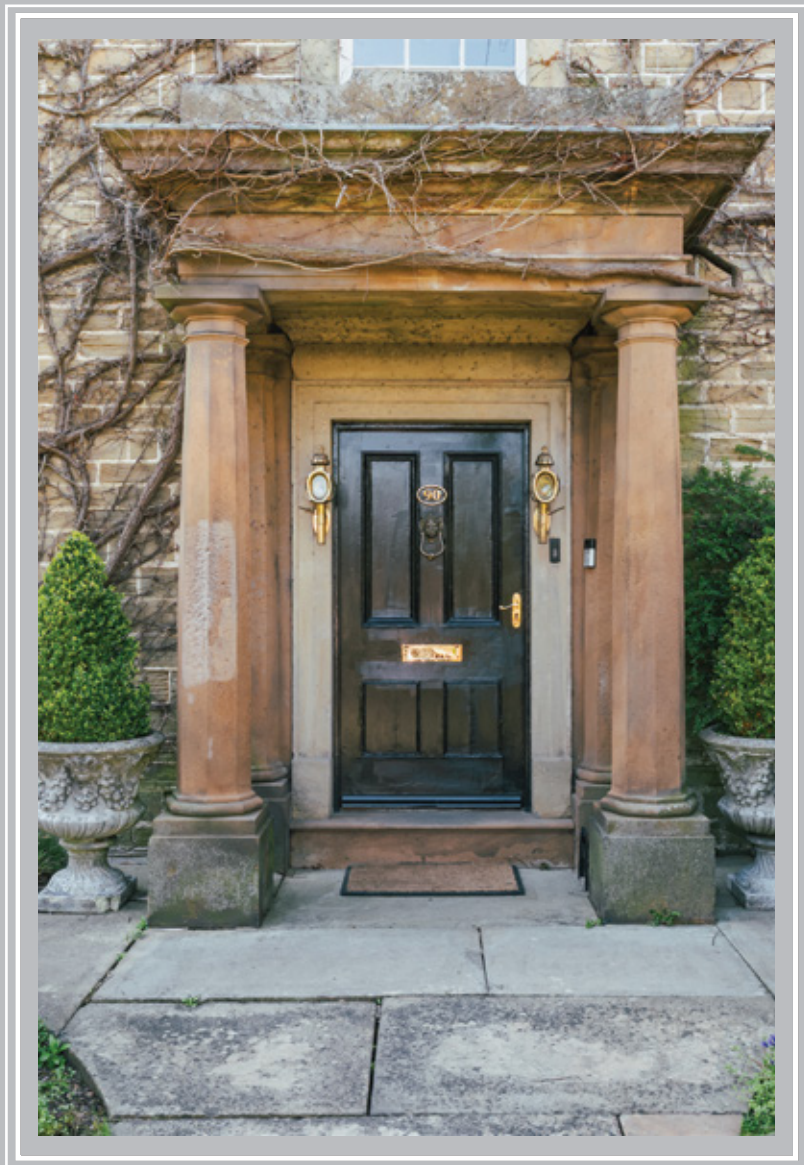




Ridgeway House

90 Main Road, Ridgeway



Blenheim
Park Estates



An Exemplary Grade II Listed,
Five Bedroomed Georgian Home





Welcome to Ridgeway House

A rare opportunity to purchase a piece of history nestled within Ridgeway village on a sizeable quarter of an acre plot. Ridgeway House is an exemplary Grade II listed Georgian residence which boasts five bedrooms and a wealth of elegant, original features that create distinctive period charm.



Encapsulated within the walls of this stunning home are parts of history that date back to 1792, when the property, locally named ‘Lion House’, due to the marble lions sitting proudly in the front garden, was built by Ezra Hutton who was a local scythe and sickle manufacturer. Over the years it has been used for various purposes, including a girls school and doctors surgery, of which the doctors wooden desk is still in situ in the lounge. Ridgeway House was later purchased by the current owners some 40 years ago, where it was converted from two houses back into one, whilst uncovering and restoring all of its intricacies to their original glory. Since then, it has been lovingly maintained as a family home where memories have been created and cherished.

Throughout the three floors of Ridgeway House are many character features, including sash windows with wooden shutters, exposed timber beams and beautiful stone and cast iron fireplaces. Some of the artefacts around the property and its gardens, such as engraved and symbolic stones, are believed to have been salvaged from the Church down the road.

On the ground floor are four generously proportioned reception rooms, along with a splendid orangery that is filled with natural light and a kitchen with an adjacent snug. The kitchen is fitted with traditional oak units, granite work surfaces and features the original fuel-fired range oven, which is now decorative. The first floor is accessible from an inner hall by the main double winding staircase or alternative secondary staircase from the music room. Three bedrooms and a luxurious family bathroom occupy the first floor, with one of the bedrooms incorporating a marble-tiled en-suite shower room. The principal bedroom suite containing an en-suite bathroom and a walk-in wardrobe sits on the second floor, presenting a peaceful retreat. There is also an exceptionally large room across the landing, which offers scope for sectioning into two bedrooms, adding another bathroom, a home office, library or a further sitting room.

The remarkable grounds of Ridgeway House are what make it truly special. A formally laid garden is positioned to the front of the property, adding impressive curb appeal with its neatly manicured lawns, mature trees and central stone path that leads the eye to the main entrance door. Flanking the path are two Italian Carrera marble lions, believed to have come from The Great Exhibition circa 1700/1800’s.



Steeped in History over Many Centuries, Ridgeway House Presents a Unique Opportunity to Become a Custodian of a Magnificent Residence

To one side of the home is ample off-road parking within a gated, stone flagged driveway and a detached double garage. A traditional English rear garden provides a tranquil escape, containing various areas for seating, Derbyshire stone trough planters, a pond and established greenery including fruit trees and cherry blossoms. At the top of the garden is a detached two-storey coach house that could be utilised as an office or hobby room.

Ridgeway is a quaint village in Derbyshire which has a range of amenities such as two public houses, a primary school and a highly rated fine dining restaurant. For those who enjoy sports, there is a sports and social club and a tennis club within walking distance, and also a golf course nearby. Because Ridgeway is surrounded by countryside, there are many opportunities for scenic walks, including the ancient woodlands and meadows of Moss Valley. The property is a short drive to Sheffield city centre, the Peak District National Park and M1 motorway for journeys to major cities.

The property briefly comprises of on the ground floor: Entrance hall, lounge, formal dining room, music room, secondary staircase, orangery, kitchen, snug, inner hall and WC.

On the first floor: Landing, bedroom 3, bedroom 3 en-suite shower room, family bathroom, bedroom 4, mezzanine landing, bedroom 5 and storage cupboard.

On the second floor: Landing, principal bedroom, principal en-suite bathroom, principal walk-in wardrobe and bedroom 2.

Basement Level: Cellar.

Outbuildings: Detached double garage, store and two-storey coach house incorporating a garden store and studio.

Ground Floor
A heavy timber door opens to the:

Entrance Hall
Having an internal rear facing decoratively glazed panel, pendant light point, partially panelled walls and an inset mat well. Timber doors open to the lounge and formal dining room.

Lounge
14’5 x 11’2 (4.40m x 3.40m)
A homely reception room with front and side facing timber glazed sash windows with fitted shutters, secondary glazing and a window seat. Also having wall mounted light points, wainscot panelling and a central heating radiator with a decorative cover. To one corner, there is a range of fitted furniture, incorporating shelving within an arch and a cupboard beneath. A historic feature of the room is the wooden desk with drawers, which was used in years gone by as a doctors desk. The focal point of the room is the impressive Inglenook fireplace with feature lighting, a stone mantel, a brick surround, a stone hearth and housing a large log burner showcasing a coat of arms. A timber door opens to the inner hall.

Formal Dining Room
14’5 x 14’5 (4.40m x 4.40m)
A grand formal dining room with front and side facing timber glazed sash windows with fitted shutters, secondary glazing and a window seat. Also having wall mounted light points, central heating radiators with decorative covers and a telephone point. The focal point

of the room is the cast iron dog grate fireplace with a stone mantel and a stone tiled hearth with a brass fender. Double timber doors with glazed panels open to the music room and a timber door also opens to the inner hall.

Music Room
12’10 x 10’5 (3.90m x 3.18m)
Generously proportioned and offering versatility in its use, the music room has rear facing timber double glazed windows, wall mounted light points and a central heating radiator with a decorative cover. There is a built-in storage cupboard with fitted shelving. A timber door opens to a secondary staircase that rises to the first and second floors. Double timber doors with glazed panels open to the orangery.

Secondary Staircase
A staircase rising from the ground floor to the first and second floors.

Orangery
15’5 x 12’4 (4.70m x 3.76m)
A light-filled, timber-built conservatory with a double glazed roof lantern and rear and side facing timber double glazed windows. Also having a pendant light point, wall mounted light points, an electric heater and partially tiled flooring. To one corner, there is a cupboard with shelving. Two sets of timber doors with double glazed panels open to the rear garden. A timber door also opens to the kitchen.

Kitchen
14’1 x 11’2 (4.28m x 3.40m)
A traditional, country-style kitchen with side facing timber glazed windows, pendant light point, exposed timber beams, central heating radiator, TV/aerial point and stone tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs, under and over-counter lighting and an inset Franke 1.5 bowl sink with a Watersmith chrome mixer tap and an Insinkerator waste disposal unit. Part of the work surface extends to provide seating for two chairs and a cupboard houses the boiler. An interesting feature of the kitchen is the original oven with a dog grate fireplace to one side, now decorative. The appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, induction plate, two ovens, grill and a storage drawer, extractor fans above the cooker, a Neff dishwasher, two under-counter fridges and a Bosch under-counter freezer. A wide opening gives access to the snug and a heavy timber door opens to the orangery.

Lounge

14'5 x 11'2 (4.40m x 3.40m)

A homely reception room with front and side facing timber glazed sash windows with fitted shutters, secondary glazing and a window seat. Also having wall mounted light points, wainscot panelling and a central heating radiator with a decorative cover. To one corner, there is a range of fitted furniture, incorporating shelving within an arch and a cupboard beneath. A historic feature of the room is the wooden desk with drawers, which was used in years gone by as a doctors desk. The focal point of the room is the impressive Inglenook fireplace with feature lighting, a stone mantel, a brick surround, a stone hearth and housing a large log burner showcasing a coat of arms. A timber door opens to the inner hall.

A Homely Lounge, Featuring a
Stone Inglenook Fireplace



Formal Dining Room 14'5" x 14'5" (4.40m x 4.40m)

A grand formal dining room with front and side facing timber glazed sash windows with fitted shutters, secondary glazing and a window seat. Also having wall mounted light points, central heating radiators with decorative covers and a telephone point. The focal point of the room is the cast iron dog grate fireplace with a stone mantel and a stone tiled hearth with a brass fender. Double timber doors with glazed panels open to the music room and a timber door also opens to the inner hall.



A Grand Formal Dining Room,
Perfect for Entertaining





Kitchen
14'1 x 11'2 (4.28m x 3.40m)

A traditional, country-style kitchen with side facing timber glazed windows, pendant light point, exposed timber beams, central heating radiator, TV/aerial point and stone tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs, under and over-counter lighting and an inset Franke 1.5 bowl sink with a Watersmith chrome mixer tap and an Insinkerator waste disposal unit. Part of the work surface extends to provide seating for two chairs and a cupboard houses the boiler. An interesting feature of the kitchen is the original oven with a dog grate fireplace to one side, now decorative. The appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, induction plate, two ovens, grill and a storage drawer, extractor fans above the cooker, a Neff dishwasher, two under-counter fridges and a Bosch under-counter freezer. A wide opening gives access to the snug and a heavy timber door opens to the orangery.

A Traditional Kitchen,
Boasting Country Charm





Snug
11'2 x 10'4 (3.40m x 3.16m)
Captured in photos, the now-snug was a gathering place for villagers and the local workforce, invited by a previous owner, to listen to radio commentaries of football matches on one of the only radios in the village. The snug has a side facing timber glazed sash window, exposed timber beams, wall mounted light point, central heating radiator and stone tiled flooring. A timber door opens to the inner hall.



Music Room
12'10 x 10'5 (3.90m x 3.18m)
Generously proportioned and offering versatility in its use, the music room has rear facing timber double glazed windows, wall mounted light points and a central heating radiator with a decorative cover. There is a built-in storage cupboard with fitted shelving. A timber door opens to a secondary staircase that rises to the first and second floors. Double timber doors with glazed panels open to the orangery.



Ridgeway House

Providing Generously Proportioned Family Accommodation over Three Floors, Plus a Basement Level that is Useful for Storage

Snug
11'2 x 10'4 (3.40m x 3.16m)
Captured in photos, the now-snug was a gathering place for villagers and the local workforce, invited by a previous owner, to listen to radio commentaries of football matches on one of the only radios in the village. The snug has a side facing timber glazed sash window, exposed timber beams, wall mounted light point, central heating radiator and stone tiled flooring. A timber door opens to the inner hall.

Inner Hall
Having a flush light point and a central heating radiator with a decorative cover. Timber doors open to the lounge, snug, WC, formal dining room and staircase leading to the basement level.

WC
Being fully tiled and having a rear facing timber obscured glazed window, recessed lighting and a central heating radiator with a decorative cover. There is a suite, which comprises of a low-level WC and a vanity unit, incorporating a marble work surface, a matching upstand, an inset wash hand basin with traditional Heritage taps and storage beneath. A built-in cupboard provides useful storage with cloaks hanging and shelving.

From the inner hall, a timber door opens to a staircase, which leads down to the:

Basement Level

Hallway
Having light, power and stone tiled flooring. Further steps lead down to the cellar.

Cellar
18'3 x 14'6 (5.55m x 4.43m)
Having side facing timber glazed panels, barrel arched ceiling, light, power and a stone slab table.

Ground Floor Continued

From the inner hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing
Having a pendant light point, flush light point and a central heating radiator. Timber doors open to bedroom 3, family bathroom, bedroom 4, bedroom 5 and storage cupboard. An opening gives access to the secondary staircase that connects all three floors.

Bedroom 3
14'6 x 14'2 (4.42m x 4.33m)
A beautiful double bedroom suite with a front facing timber glazed sash

window with fitted shutters and a window seat, wall mounted light points, central heating radiator, telephone point and a TV/aerial point. The focal point of the room is the decorative dog grate fireplace with a stone mantel, hearth and a brass fender. To one corner, there is a range of fitted furniture, incorporating shelving and drawers. Timber doors open to the bedroom 3 en-suite shower room and mezzanine landing.

Bedroom 3 En-Suite Shower Room
Being fully tiled with marble to the walls and having a side facing timber obscured glazed sash window, recessed lighting, an exposed timber beam and a central heating radiator with a towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Hudson Reed chrome mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

Family Bathroom
A luxurious family bathroom that is fully tiled in limestone. Having rear facing timber double glazed windows, recessed lighting, an exposed timber beam, wall mounted light points and two chrome heated towel rails. There is a suite in white, which comprises of a ULS low-level WC and a vanity unit, incorporating a marble work surface, a matching upstand, an inset Gamadecor wash hand basin with a Wentworth Eurobath chrome mixer tap and storage beneath. Also having a freestanding roll-top bath with a St. James England chrome mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4
14'5 x 14'5 (4.40m x 4.40m)
A bright and spacious double bedroom with front and side facing timber glazed sash windows, one with fitted shutters and a window seat, wall mounted light point and central heating radiators. The focal point of the room is the decorative cast iron dog grate fireplace with a stone mantel and a hearth. A timber door opens to the mezzanine landing.

Mezzanine Landing
Having a front facing timber glazed sash window with secondary glazing and a window seat, pendant light point and connecting bedroom 3 and bedroom 4.

From the main landing, a timber door opens to:

Bedroom 5
11'5 x 10'6 (3.47m x 3.19m)
A good-sized single bedroom with a side facing timber glazed sash window with fitted shutters, wall mounted light point and a central heating radiator. The focal point of the room is the decorative cast iron dog grate fireplace with a stone mantel.

Storage Cupboard
Having a flush light point and a fitted shelf.



Orangery

15'5 x 12'4 (4.70m x 3.76m)

A light-filled, timber-built conservatory with a double glazed roof lantern and rear and side facing timber double glazed windows. Also having a pendant light point, wall mounted light points, an electric heater and partially tiled flooring. In one corner, there is a cupboard with shelving. Two sets of timber doors with double glazed panels open to the rear garden. A timber door also opens to the kitchen.



A Delightful Orangery,
Overlooking the Gardens



Bedroom 3

14'6 x 14'2 (4.42m x 4.33m)

A beautiful double bedroom suite with a front facing timber glazed sash window with fitted shutters and a window seat, wall mounted light points, central heating radiator, telephone point and a TV/aerial point. The focal point of the room is the decorative dog grate fireplace with a stone mantel, hearth and a brass fender. To one corner, there is a range of fitted furniture, incorporating shelving and drawers. Timber doors open to the bedroom 3 en-suite shower room and mezzanine landing.



Bedroom 4

14'5 x 14'5 (4.40m x 4.40m)

A bright and spacious double bedroom with front and side facing timber glazed sash windows, one with fitted shutters and a window seat, wall mounted light point and central heating radiators. The focal point of the room is the decorative cast iron dog grate fireplace with a stone mantel and a hearth. A timber door opens to the mezzanine landing.



Bedroom 3 En-Suite Shower Room

Being fully tiled with marble to the walls and having a side facing timber obscured glazed sash window, recessed lighting, an exposed timber beam and a central heating radiator with a towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Hudson Reed chrome mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.



Family Bathroom

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Bedroom 5
11'5 x 10'6 (3.47m x 3.19m)

A good-sized single bedroom with a side facing timber glazed sash window with fitted shutters, wall mounted light point and a central heating radiator. The focal point of the room is the decorative cast iron dog grate fireplace with a stone mantel.



Principal En-Suite Bathroom

Being fully tiled and having two rear facing timber glazed (one obscured) windows, an exposed timber beam, recessed lighting, wall mounted light points and a central heating radiator with a towel rail. There is a suite in white, which comprises low-level WC and a vanity unit, incorporating a marble work surface, matching upstands, an inset wash hand basin with a Heritage Bathrooms mixer tap and storage beneath. Also having a freestanding roll-top bath with a Heritage Bathrooms mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted St. James shower, an additional hand shower facility and a glazed screen/door. An arched opening leads to the principal walk-in wardrobe.



Principal Bedroom
15'0 x 14'2 (4.58m x 4.33m)

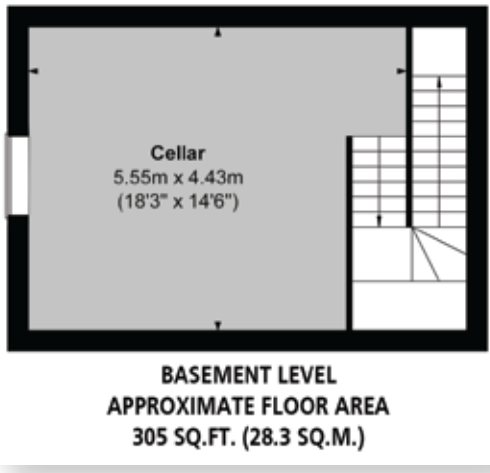
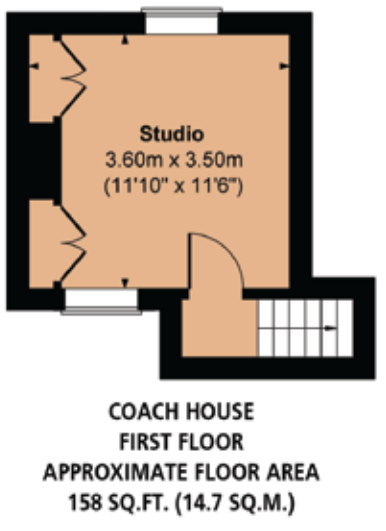
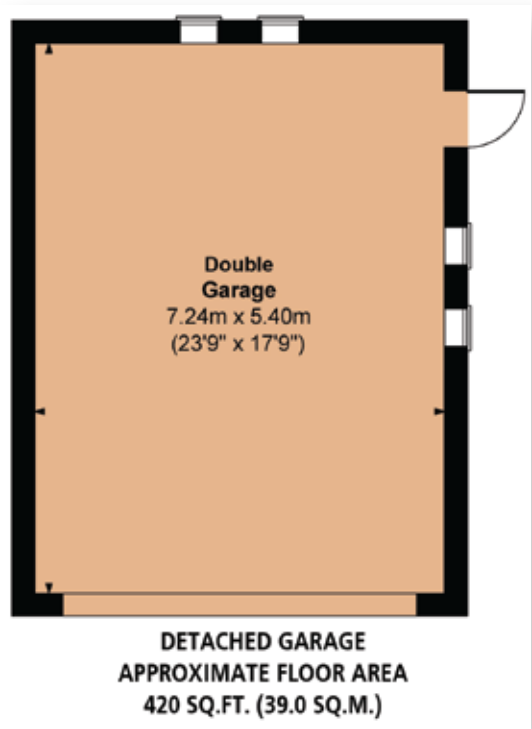
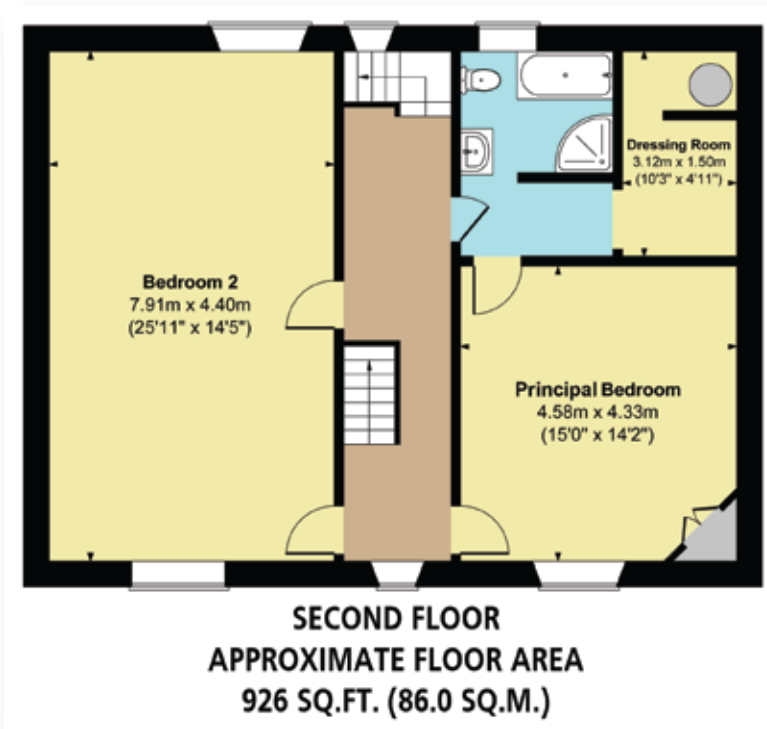
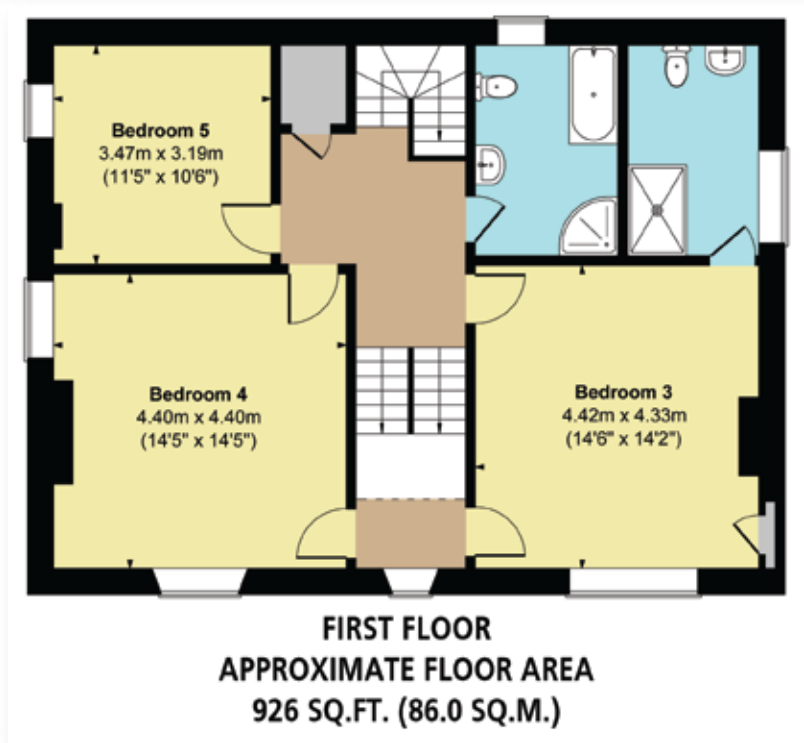
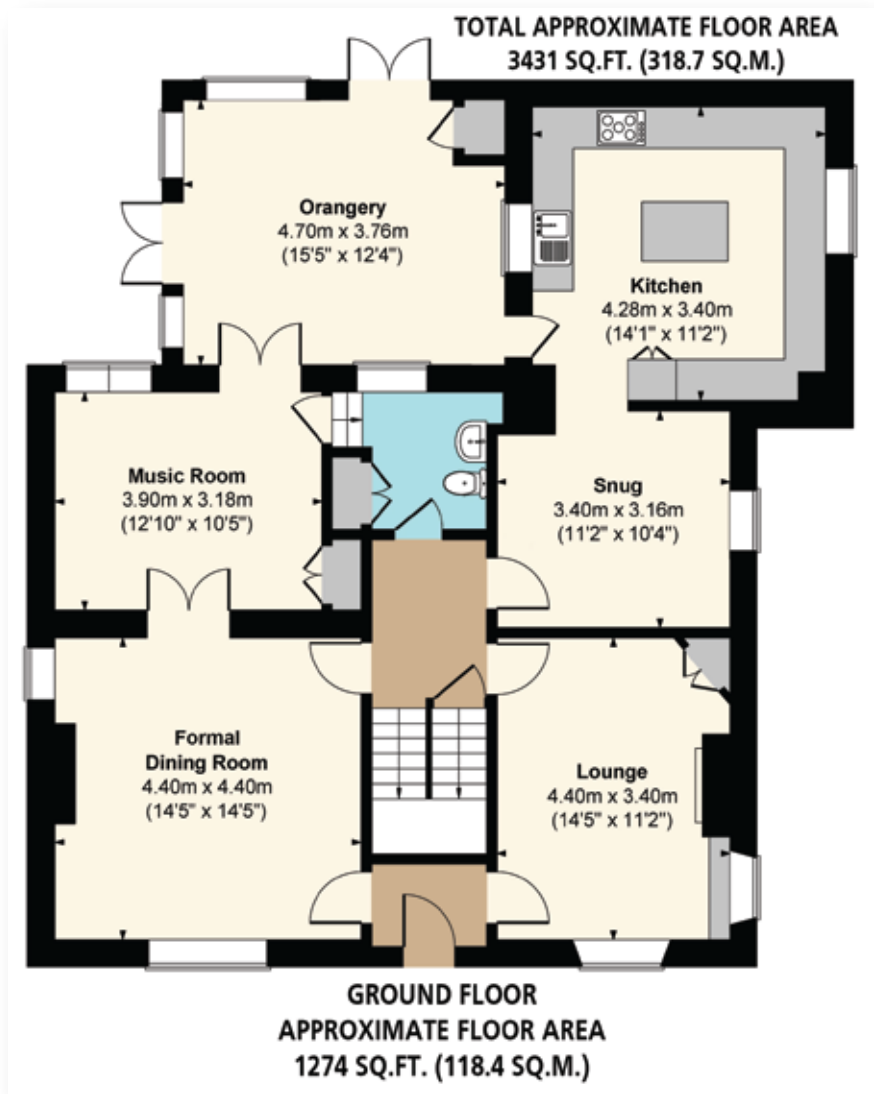
A wonderful principal bedroom suite with a front facing timber glazed sash window, exposed timber beams, recessed lighting, central heating radiators with decorative covers, telephone point and a TV/aerial point. To one corner, there is built-in storage incorporating shelving and drawers. A timber door opens to the principal en-suite bathroom.



Bedroom 2
25'11 x 14'5 (7.91m x 4.40m)

A substantially sized room that offers great potential for adding an additional bedroom, bathroom or use as one large room for many purposes. Having a front facing timber glazed sash window, rear facing timber double glazed windows, exposed timber beams, wall mounted light points and central heating radiators with decorative covers.







Coach House

Ground Floor

Garden Store

11'10 x 11'6 (3.60m x 3.50m)

Having rear and side facing timber glazed windows, light, power and a timber entrance door.

From the patio, a stone staircase with wrought iron balustrading rises to a timber door opening to the:

First Floor

Studio

11'10 x 11'6 (3.60m x 3.50m)

A fabulous studio, which could be utilised in a variety of ways. Having front and rear timber glazed windows with secondary glazing, pendant light point, an electric heater and a range of fitted storage with shelving and drawers. The focal point of the room is the cast iron dog grate fireplace with a stone mantel and a tiled hearth.

Ridgeway House



The Remarkable Grounds of Ridgeway House are What Make it Truly Special

From the main landing, the staircase with a timber hand rail and balustrading rises to the:

Second Floor

Landing

Having a front facing timber glazed sash window, rear facing timber glazed window and an internal decorative glazed panel. Also having exposed timber beams, a flush light point, a wall mounted light point and a central heating radiator. Timber doors open to the principal bedroom, bedroom 2 and principal en-suite bathroom. Access can also be gained to a loft space.

Principal Bedroom

15'0 x 14'2 (4.58m x 4.33m)

A wonderful principal bedroom suite with a front facing timber glazed sash window, exposed timber beams, recessed lighting, central heating radiators with decorative covers, telephone point and a TV/aerial point. To one corner, there is built-in storage incorporating shelving and drawers. A timber door opens to the principal en-suite bathroom.

Principal En-Suite Bathroom

Being fully tiled and having two rear facing timber glazed (one obscured) windows, an exposed timber beam, recessed lighting, wall mounted light points and a central heating radiator with a towel rail. There is a suite in white, which comprises a low-level WC and a vanity unit, incorporating a marble work surface, matching upstands, an inset wash hand basin with a Heritage Bathrooms mixer tap and storage beneath. Also having a freestanding roll-top bath with a Heritage Bathrooms mixer tap and a hand shower facility. To one corner, there is a shower enclosure with a fitted St. James shower, an additional hand shower facility and a glazed screen/door. An arched opening leads to the principal walk-in wardrobe.

Principal Walk-in Wardrobe

Having an exposed timber beam, recessed lighting, flush light points and tiled flooring. There is a range of fitted clothes hanging rails and shelving and also houses the hot water tank.

Bedroom 2

25'11 x 14'5 (7.91m x 4.40m)

A substantially sized room that offers great potential for adding an additional bedroom, bathroom or use as one large room for many purposes. Having a front facing timber glazed sash window, rear facing timber double glazed windows, exposed timber beams, wall mounted light points and central heating radiators with decorative covers.

Exterior and Gardens

Ridgeway House sits in an imposing position with an impressive

Georgian façade and a beautiful formal garden. From Main Road, stone steps rise to a wrought iron pedestrian gate opening to the formal garden with a central stone flagged path leading to the main entrance door, flanked by planted borders and two Italian Carrera marble lions, believed to be from The Great Exhibition circa 1700s/1800s. Lawns sit to either side of the path with mature trees and shrubs. The formal garden is fully enclosed by wrought iron railings and stone walling.

The stone path continues along the front elevation, providing access to the main entrance door, which sits beneath a stone covered porch and has two ornate brass lanterns and stone pillars. From the path a wrought iron pedestrian gate opens to the driveway.

The driveway is located at the left side of the property, with wrought iron gates opening from Main Road to the stone flagged driveway that provides parking for three vehicles and has exterior lighting. A lawn and raised stone borders containing established trees, shrubs and flowers run alongside the driveway and access can be gained to the detached double garage. To the left side of the garage, a stone flagged path leads to a wrought iron pedestrian gate, which opens to the rear.

Detached Double Garage

23'9 x 17'9 (7.24m x 5.40m)

Having an electric up-and-over door, rear and side facing timber glazed windows, light, power and a Belfast sink with hot and cold taps. A timber stable-style door with a glazed panel opens to the left side of the property.

From the driveway, a stone flagged path with a lawned area and exterior lighting leads to a wrought iron pedestrian gate, opening to the rear.

To the rear, a stone flagged path provides access and leads around the orangery to a stone flagged patio. The patio incorporates an oak pergola, external power points, Derbyshire stone trough planters, a water tap and exterior lighting. A path leads to the store.

Store

10'3 x 9'2 (3.13m x 2.80m)

Having a side facing timber glazed panel, light and timber entrance door.

From the patio, stone steps rise to a stone path leading to the garden. The garden is mainly laid to lawn with well-established planted borders including trees, shrubs and flowers. There are also fruit trees including apple, pear and plum, cherry blossom trees, a magnolia tree and a stone-built fish pond with a water fountain. Towards the top of the garden is a further stone patio with exterior lighting, which provides access to the garden store within the coach house.



Exterior and Gardens

To the rear, a stone flagged path provides access and leads around the orangery to a stone flagged patio. The patio incorporates an oak pergola, external power points, Derbyshire stone trough planters, a water tap and exterior lighting. A path leads to the store.

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A Beautifully Landscaped English
Garden Containing Fruit Trees





The driveway is located at the left side of the property, with wrought iron gates opening from Main Road to the stone flagged driveway that provides parking for three vehicles and has exterior lighting. A lawn and raised stone borders containing established trees, shrubs and flowers run alongside the driveway and access can be gained to the detached double garage. To the left side of the garage, a stone flagged path leads to a wrought iron pedestrian gate, which opens to the rear.

Detached Double Garage **23'9 x 17'9 (7.24m x 5.40m)**

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Exterior and Gardens

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The stone path continues along the front elevation, providing access to the main entrance door, which sits beneath a stone covered porch and has two ornate brass lanterns and stone pillars. From the path a wrought iron pedestrian gate opens to the driveway.

An Impressive Façade
and Formal Garden





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Ridgeway House

90 Main Road, Ridgeway,
Sheffield, Derbyshire S12 3XR

Guide Price £995,000 - £1,100,000