

COW CLOSE FARM



BLENHEIM





WELCOME TO REMARKABLE COUNTRY LIVING AT COW CLOSE FARM

A ONCE-IN-A-LIFETIME
OPPORTUNITY TO PURCHASE AN
EXTRAORDINARY 62-ACRE FARM,
PEACEFULLY POSITIONED WITHIN
HATHERSAGE'S RURAL LANDSCAPE
AND BOASTING EXCEPTIONAL
PANORAMIC VIEWS OF STANAGE
EDGE AND ROLLING PEAK
DISTRICT COUNTRYSIDE.

Cow Close Farm has been transformed into a refined rural retreat, centred around an outstanding detached farmhouse, a characterful cottage and a beautifully finished holiday barn known as Stanage Barn.

The tranquillity and scale of the setting make this a rare offering for anyone seeking an immersive country lifestyle in the Peaks, while still being moments from the village of Hathersage and just 15 minutes from Sheffield.

The farm nestles naturally into its landscape, with breathtaking views of Stanage Edge and the Peak District landscape in every direction. Across its 62 acres of grazing land and woodland, wildlife thrives, from hares crossing the fields to buzzards and owls circling overhead.





Cow Close Farm, Hathersage.

Alongside its beautiful setting, Cow Close Farm also includes three approved planning permissions and agricultural permitted-development rights, offering rare flexibility for future expansion or reconfiguration.

A long, gated driveway provides access to the farm, leading to a gravelled courtyard which connects to the Farm House, Cottage, Stone Barn and Stables. A detached agricultural barn set across two floors provides garaging for multiple vehicles, a workshop, large amounts of storage, and solar PV panels. Within the grounds is a beautiful walled garden that is ideal for keen gardeners, thanks to its large greenhouse and planting beds. An enchanting orchard presents a majestic landscape that is densely populated by a variety of established fruit trees.

Uniquely designed and filled with a wealth of high-quality natural materials such as sweet chestnut, oak, beech, mahogany, and wych elm woods, and fossilised stone; the main two bedroomed Farm House has been thoughtfully considered to create a sanctuary for modern living. The heart of the home is the open plan living kitchen, which is filled with natural light due to large sliding glazed doors that also perfectly frame the spectacular uninterrupted views of Stanage Edge. Incorporated within the living kitchen are bespoke handmade cabinets, with the benefit of a central island, a four-oven Aga and an effortless connection to a bespoke breakfast room/bar. The lower ground floor has been expertly configured with work and leisure in mind, including a gymnasium and a sizeable office that allows a comfortable work-from-home or studying environment. Across the first floor are two luxurious bedroom suites, incorporating an impressive master bedroom showcasing magnificent woodwork cabinetry and a well-appointed en-suite bathroom.

The Cottage was sympathetically converted from a working barn by the current owners, resulting in a charming three bedroomed residence, set over two floors. Featuring two original stone archways with inset bi-folding doors, the open plan breakfast kitchen and lounge/dining room offer a wonderful space for relaxing, dining and cooking. Three good-sized bedrooms are located on the first floor, including a superb en-suite bathroom to the master and a separate family shower room.

Tucked away towards the top of the grazing land is the stylish Stanage Barn, presenting a secluded escape and currently used as a successful rental for Peak District holidaymakers. The elevated position of this one bedroomed property showcases breathtaking views down the Hope Valley towards Eyam, Mam Tor, Stanage Edge, North Lees Estate, and beyond, both from inside the home and within its gardens.

Both The Cottage and Stanage Barn have the benefit of a Mechanical Ventilation with Heat Recovery (MVHR) system, providing fresh filtered air throughout the properties and retaining energy.





Hathersage

Nestled in the heart of the Peak District, the idyllic village of Hathersage offers a rare blend of dramatic countryside, vibrant village life and strong commuter links. Direct trains whisk you to Sheffield in just 10 minutes and to Manchester in around 50 minutes. Towering above the village, the iconic gritstone escarpment of Stanage Edge places the great outdoors literally on your doorstep, while in the village centre, one of the UK's few historically preserved 30-metre outdoor heated lidos adds a touch of timeless charm. Voted by The Sunday Times as one of the UK's "best places to live", Hathersage boasts a superb selection of pubs, restaurants, cafés, and shops, alongside an excellent primary school. With hikes, rides and walks starting from your front gate, Hathersage combines rural tranquillity with city connectivity and village vitality.

The Farm House

The property briefly comprises of on the ground floor: Entrance hall, living/dining room, kitchen, breakfast room/bar, secondary entrance hall and shower room.

On the lower ground floor: Stairway 1, gymnasium, hallway, side entrance lobby, office, stairway 2 and food store cellar.

On the first floor: Galleried landing, master bedroom, master dressing room, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room and secondary landing.

Outbuildings: Stable barn with a separately accessible barn, stable building, detached agricultural barn and greenhouse.

Stanage Barn

The property briefly comprises on the ground floor: Entrance hall, utility room, plant room, inner hallway, WC, lounge and dining kitchen.

On the first floor: Bedroom 1 and bedroom 1 en-suite bathroom.

Cottage

The property briefly comprises on the ground floor: Breakfast kitchen and lounge/dining room.

On the first floor: Landing, master en-suite bathroom, master bedroom, bedroom 2, family shower room, bedroom 3 and mezzanine.

One Extraordinary Estate, Endless Possibilities.

Cow Close Farm is extraordinary as it stands. A rare and remarkable property that has already been transformed to an exceptional standard - and yet, its story is far from finished.

Thanks to a suite of granted planning permissions and national permitted development rights, a new owner has the freedom to shape this estate entirely on their own terms. The possibilities are genuinely endless.

One breathtaking family home.

The existing permissions allow the Farm House, stone barn, stable building and Cow Close Cottage to be connected into a single, spectacular private residence - joined by two contemporary glazed links, each with internal and external entry points. With substantial living space, up to 8 bedrooms, and the potential for an indoor swimming pool, cinema room and leisure facilities - as depicted in the CGI visual - this could become one of the most remarkable homes in the Peak District.

A flexible country estate.

Implement some of the approved permissions selectively, creating a configuration that suits your lifestyle now, whilst preserving options for the future. The stone barn conversion alone would deliver a self-contained two bedroom, two bathroom home - ideal for extended family, guests, or a high-quality holiday let generating significant income from one of England's most visited National Parks.

A prestigious rural business.

Beyond the traditional farming opportunities that 62 acres naturally affords, the existing permissions unlock quality commercial space. The creamery barn has a separate approval for a replacement extension, facilitating light industry and office use - and further options exist for a forest school, nursery, workshop or premium storage, all within the current consents.

Other Opportunities at Cow Close Farm.

In addition to the avenues detailed previously, Cow Close Farm offers the potential for a further range of opportunities.

Proposed use as Bed & Breakfast/Holiday Accommodation in the following residential properties:

- Cow Close Cottage
- The Stables (as part of the approved planning permission)
- The Stone Barn

Proposed uses for the barns:

The Creamery, after being rebuilt

- Commercial office space
- Studio space (such as Yoga/Gym/personal trainers)
- Farm shop
- Cafe/Restaurant
- Children's day care/nursery
- Holiday Accommodation (subject to an application to Peak District National Park Planning Dept.)
- Food production space

The Creamery without rebuilding

- Food production space (with equipment already in situ)
- Growing bespoke indoor products

The Agricultural Barn:

- Light Industry space, such as a microbrewery or bakery
- Joinery workshop
- Classic Car Restoration workshop
- Agricultural machinery workshop

Upstairs in the Agricultural Barn:

- Commercial office space
- Studio space
- Children's day care/nursery
- Commercial storage

...and many more exciting prospects.



CGI VISUALS OF PROPOSED DEVELOPMENT



CGI VISUAL OF PROPOSED DEVELOPMENT

GROUND FLOOR

Two sets of bi-folding powder coated aluminium doors with double glazed panels open to the entrance hall of Cow Close Farm.

Entrance Hall

Providing a seamless transition into the living kitchen, the entrance hall has powder coated aluminium double glazed roof panels, wall mounted light points and sweet chestnut flooring with up-lighting.

Living Kitchen

41'9 x 38'0 (12.72m x 11.59m)

A magnificent open plan living kitchen with many unique features and an overarching sense of quality.

Living/Dining Room

Curved steps enclose the living/dining room, showcasing excellent craftsmanship and unique design. The living/dining room has double-glazed roof panels, side facing powder coated aluminium double-glazed panels, recessed lighting, pendant light point, wall mounted light points, TV/aerial/data points and sweet chestnut flooring with integrated power points. The focal point of the room is the wood burning stove, set within a stone surround and having a stone hearth beneath. A set of double sliding powder coated aluminium doors with double-glazed panels, and a matching side panel opens to the seating terrace at the rear of the property. Curved steps rise to the kitchen and entrance hall. A steel staircase with wooden steps and steel balustrading leads down to stairway 2 on the lower ground floor.

Kitchen

A remarkable kitchen where the focus on attention to detail is evident through the handmade, quality cabinetry. Featuring front facing powder coated aluminium double-glazed windows, flush light points and wooden flooring. There is a range of fitted base/wall and drawer units set within stone surrounds and incorporating matching fossilised stonework surfaces, decorative glazed splash backs, Blue John lined cabinets and an inset 2.0 bowl Blanco stainless steel sink with a Hansgrohe chrome mixer tap. Also having a central island providing further storage and incorporating a matching fossilised stone work surface. There is a preparation area to the kitchen with a feature

obscured glazed floor panel, fitted base units with wych elm and fossilised stone work surfaces and an inset 1.5 bowl Blanco stainless steel sink with a Hansgrohe chrome mixer tap. The main cooking appliance is the Aga with two hot plates, a warming plate and four ovens. The integrated appliances include a Fisher & Paykel dishwasher and a Fisher & Paykel American-style fridge/freezer. A wide opening leads to the breakfast room/bar.

Breakfast Room/Bar

14'6 x 11'10 (4.43m x 3.60m)

A versatile, well-equipped space, ideal for both a quiet breakfast or entertaining family and friends. Having front and side facing powder coated aluminium double-glazed windows, a rear facing glazed internal panel, flush light points and dark oak flooring with underfloor heating. There is a range of fitted base/wall and drawer units, incorporating a beech work surface that provides seating for four chairs. Steps with a glazed balustrading lead down to the secondary entrance hall.

Secondary Entrance Hall

Having front and side facing powder coated aluminium double-glazed panels, recessed lighting and dark oak flooring with underfloor heating. A door opens to the shower room. A staircase with wrought iron and glazed balustrading rises to the breakfast room/bar and leads down to the lower ground floor. A powder coated aluminium door with a double-glazed panel opens to the front of the property.

Shower Room

Having a front facing powder coated aluminium double-glazed window, side facing powder coated aluminium double-glazed panel, flush light points, extractor fan, fully tiled marble walls, chrome heated towel rail and dark oak flooring with underfloor heating. There is a Duravit suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a Keuco chrome mixer tap. To one corner, there is a shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen/door.



ENTRANCE HALL



LIVING/DINING ROOM



LIVING/DINING ROOM



KITCHEN



KITCHEN



BREAKFAST ROOM/BAR

LOWER GROUND FLOOR & GROUND FLOOR CONTINUED

Stairway 1

Having wall mounted light points and dark oak flooring with underfloor heating. Doors open to the gymnasium and hallway.

Gymnasium

14'5 x 14'1 (4.40m x 4.29m)

Having front facing powder coated aluminium double-glazed windows, a rear facing glazed internal panel, wall mounted light points and dark oak flooring with underfloor heating. Double timber doors open to two storage cupboards, one of which houses the Vaillant boiler.

Hallway

Having a flush light point and dark oak flooring with underfloor heating. There is a range of fitted furniture, incorporating short hanging and shelving. An opening leads to the side entrance lobby and a door opens to the office.

Side Entrance Lobby

Providing an alternative entrance to the home, with a rear facing powder coated aluminium double-glazed panel, flush light point, an exposed stone wall and dark oak flooring with underfloor heating. A powder coated aluminium door with a double-glazed panel and matching side/above panels opens to the left side of the property.

Office

23'4 x 11'8 (7.11m x 3.55m)

A stunning office where you can work or study in the comfort of your own home, whilst looking out onto magnificent views of Stanage Edge. Having a side facing powder coated aluminium double-glazed panel, flush light points, spotlighting and limestone tiled flooring with

underfloor heating. A powder coated aluminium sliding door with double-glazed panels open to the seating terrace at the rear of the property. Limestone tiled steps lead down to a door, which opens to stairway 2.

Stairway 2

Having a wall mounted light point and tiled flooring. An original pine door opens to the food store cellar. A steel staircase with balustrading rises to the living kitchen.

Food Store Cellar

14'1 x 14'1 (4.30m x 4.29m)

Having front facing powder coated aluminium double-glazed panels, recessed lighting, exposed stone walls and stone slab tables. There are also fitted wall cabinets, which house various equipment.

Ground Floor Continued

From the entrance hall, a plane wood curved staircase with a leather handrail and bespoke steel feature balustrading rises to the first floor.



OFFICE VIEW

FIRST FLOOR & EXTERIOR

Galleried Landing

Having a side facing powder coated aluminium double-glazed window with fitted shutters, exposed original timber beams, pendant light point and sweet chestnut flooring. A door opens to the master bedroom suite.

Master Bedroom Suite

An impressive master bedroom suite showcasing a cohesive, open plan space that features exceptional woodwork, style and luxury.

Master Bedroom

14'9 x 13'6 (4.50m x 4.11m)

Having rear facing powder coated aluminium double-glazed panels and side facing powder coated aluminium double-glazed windows, all with fitted oak shutters. Also having exposed timber beams, spotlighting, two front facing internal glazed panels, TV/aerial/data cabling and sweet chestnut flooring. An opening gives access to the master dressing room.

Master Dressing Room

13'6 x 7'3 (4.11m x 2.20m)

A superb dressing room with a front facing powder coated aluminium double-glazed window and rear facing powder coated aluminium double-glazed panels, all with fitted oak shutters. Also having exposed timber beams, spotlighting and sweet chestnut flooring. There is a comprehensive range of bespoke curved birch ply fitted furniture. Within the furniture there is short/long hanging, shelving and drawers. A wide opening leads to the master en-suite bathroom.

Master En-Suite Bathroom

A stunning en-suite bathroom with front facing powder coated aluminium double-glazed windows and a rear facing powder coated aluminium double-glazed-panel, all with fitted oak shutters. There are exposed timber beams to the ceiling and flush light points. The walls are fully tiled in fossilised stone and there is an extractor fan, a chrome heated towel rail and sweet chestnut flooring. There is a suite, which comprises a Duravit wall mounted WC and two vanity units, incorporating matching fossilised stone surfaces, wash hand basins with Hansgrohe chrome mixer taps, storage beneath, a Keuco cosmetic mirror and mirrored storage cabinets. Also having a freestanding bath

with a Hansgrohe chrome mixer tap and a hand shower facility. To one corner, is a walk-in shower enclosure with a fossilised stone shower tray, a fitted Hansgrohe rain head shower, an additional hand shower facility, a stone bench and a glazed screen. A door opens to bedroom 2.

Bedroom 2

15'2 x 14'8 (4.63m x 4.47m)

A generously proportioned double bedroom suite with front, side and rear facing powder coated aluminium double-glazed windows with fitted oak shutters, spotlighting, wall mounted light points, TV/aerial/data cabling and dark oak flooring. There is a range of fitted furniture, incorporating short/long hanging and shelving. An opening gives access to the bedroom 2 en-suite shower room and a door opens to a secondary landing.

Bedroom 2 En-Suite Shower Room

A contemporary en-suite shower room with a front facing powder coated aluminium double-glazed window, extractor fan, fully tiled marble walls and wall mounted light points. Also having a chrome heated towel rail, recessed tiled shelves and dark oak flooring. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Secondary Landing

Having a rear facing powder coated aluminium double-glazed window, wall mounted light point and dark oak flooring. An oak/steel staircase with glazed balustrading leads down to the breakfast room/bar on the ground floor.

Exterior and Gardens

From Birley Lane, a sliding intercom operated gate opens to Cow Close Farm. A sweeping driveway with a brook running by creates a tranquil entrance to the property. To the right side of the driveway, there is an enclosed menage with a timber access gate. Mature trees flank the driveway, which leads to a gravelled track that rises to a metal gate. The gate opens to a track that leads up through the property's grazing land and to a one bedroomed holiday barn. Surrounding this is the rest of Cow Close Farm's land, incorporating woodland and fields with stone wall and fence boundaries.



GALLERIED LANDING



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER DRESSING ROOM



BEDROOM 2





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR – STANAGE BARN

A stylish, stone-built dwelling occupying an enviable position for the perfect secluded escape.

Double sliding aluminium doors with double-glazed panels and matching side panels open to the:

Ground Floor

Entrance Hall

13'5 x 5'8 (4.10m x 1.73m)

Having an aluminium double-glazed roof, LED lighting and tiled flooring. A stable-style door opens to the utility room. An aluminium door with a double-glazed panel opens to the inner hallway.

Utility Room

Having light, power and a 1.0 bowl stainless steel sink with hot and cold taps. A timber door opens to the plant room.

Plant Room

8'8 x 8'2 (2.63m x 2.50m)

Having a wall mounted light point and housing the ground source heat pump serving the holiday barn and water treatment equipment.

Inner Hallway

Having a side facing aluminium double-glazed window, flush light point, central heating radiator, panelled walls, marble tiled walls and stone flagged flooring with underfloor heating. Oak doors open to the WC and lounge in the living kitchen.

WC

Having a flush light point, ventilation point, fully tiled marble walls, central heating radiator, full-length vanity mirror and stone flagged flooring with underfloor heating.

There is a Villeroy & Boch suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a Vado chrome mixer tap.

Living Kitchen

35'4 x 14'4 (10.76m x 4.38m)

Lounge

A stylish lounge with side facing aluminium double-glazed panels, a rear facing aluminium double-glazed window and a double-glazed sky light. Also having fluted birch ply panelling to the walls, flush light points, TV/aerial/data cabling and oak flooring with underfloor heating. A wide opening leads to the dining kitchen.

Dining Kitchen

A magnificent dining kitchen with views to all three sides through front and side facing aluminium double-glazed panels and a set of sliding aluminium doors with double-glazed panels and an arched panel above, opening to the front of the property. The dining kitchen has rear facing aluminium double-glazed windows, recessed lighting, flush light points, birch ply fluted panelling to the walls and oak flooring with underfloor heating. There is a range of bespoke fitted base and wall units, incorporating matching beech work surfaces, a decorative splash back, feature lighting and an bespoke inset 1.5 bowl stainless steel sink with a Grohe chrome mixer tap. Also having a central island, providing additional storage and having a matching beech work surface that provides space for 2 bar stools. The appliances include a Miele induction hob, a Miele fan assisted oven, a Miele dishwasher, and a Fisher & Paykel American-style fridge/freezer.

From the dining kitchen, a staircase with a leather handrail and glazed balustrading rises to the first floor.





DINING KITCHEN



BEDROOM 1



LOUNGE



BEDROOM 1 EN-SUITE BATHROOM



FIRST FLOOR & EXTERIOR

First Floor

Bedroom 1

14'4 x 12'1 (4.38m x 3.69m)

An impressive bedroom suite sitting beneath a vaulted ceiling with exposed pitch pine timber beams. Also having side and rear facing aluminium double-glazed windows, spotlighting, birch ply fluted panelling to the walls, wall mounted light points and oak flooring. A mezzanine walkway with glazed balustrading to either side leads to the en-suite bathroom.

Bedroom 1 En-Suite Bathroom

A high-quality bathroom with side facing aluminium double-glazed windows, exposed pitch pine timber beams, spotlighting, extractor fan, fully tiled walls, chrome heated towel rail, oak and tiled flooring. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted vanity unit with two wash hand basins with Keuco chrome mixer taps, an illuminated vanity mirror above and storage beneath. The focal point of the bathroom is the freestanding Villeroy & Boch bath with a Vado chrome mixer tap. Also having a walk-in shower enclosure with a fitted Vado rain head shower and a glazed screen/door. To one corner of the bathroom, there is a fully tiled vanity table with a fitted vanity mirror and a tiled shelving unit opposite.

Exterior and Gardens

From the access track, a metal gate set between two stone pillars opens to the front of the holiday barn. There is a gravelled area and a stone flagged seating terrace with a feature millstone, exterior lighting and two water taps. Access can be gained to the main entrance door and dining kitchen. The area is enclosed by stone walling and a gap in the wall leads around the left side to the rear. At the rear of the property there is a garden and a gravelled path that leads to the right side of home. A metal gate also opens back to the land where the access track is.

EXTERIOR & GARDENS – COW CLOSE FARM

The driveway continues with an expanse of grazing land to the right-hand side that follows the boundary of the brook, populated by mature trees, fenced borders and a large pond.

The driveway arrives past the rear of the Farm House. A pedestrian gate in the Estate Fencing opens to a large stone flagged seating terrace, which provides a wonderful place to relax in the peaceful rural environment. The terrace has exterior lighting, an external power point and access can be gained to the office and living/dining room within the farm house. Stone flagged paths lead down both sides of the property to the front.

To the left side of the Farm House, the path provides access to a side entrance lobby and steps rise to the front. To the right side, there is a wide stone flagged path with exterior lighting and a log store. Stone steps rise to a hardstanding where access can be gained to the Stone Barn and Barn. The stone steps continue to a gate in the Estate Fencing, which opens to a beautiful orchard that sits above the Farm House and contains an array of fruit trees, including pear, apple, plumb and cherry. There is also an area for planting with raised timber beds, mature trees and shrubs. Double gates in the Estate Fencing also open back to the field behind the Farm House.

The driveway continues to a cattle grid and ends at the front of the Farm House and Cottage properties where there is an extensive gravelled courtyard. A stone flagged seating terrace is located alongside the front elevation of the Farm House, which has exterior lighting. Access can be gained to the entrance hall and secondary entrance hall.

To one side of the courtyard, there is a two-storey Stone Barn with various access doors, and also an attached stable building that has planning permission (NP/ DDD/0923/1080) for demolition and erection of an ancillary building to the Cottage with a glazed link. The two-storey barn has granted planning permission (NP/ DDD/0725/0676) for its conversion into a two bedroomed dwelling, ideal for holiday let accommodation, and the erection of a glazed link to connect it to the main farm house. Behind the stone barn is the creamery, which also has advantageous permissions (NP/ DDD/0324/0329) to undertake a replacement extension to facilitate light industry usage and office space.

Stone Barn

Utility Room

16'1 x 14'9 (4.90m x 4.50m)

Having rear and side facing timber glazed windows, light and a timber access door. There is a range of fitted base/ wall and drawer units, incorporating oak work surfaces and a Belfast sink with a chrome mixer tap. There is space/ provision for an automatic washing machine.

Barn

Having side facing timber glazed windows, light, a water tap and three timber access doors. A metal gate opens to the stables/store.

Stable Building

Stables/Store

Having side facing timber glazed windows, light, power and a timber access door. There are two stables with timber access doors. A timber door opens to the boot room/WC.

Boot Room/WC

14'9 x 6'3 (4.50m x 1.90m)

Having a side facing timber glazed window, light, power, a low-level WC and a timber access door opening to a path at the side of the barn. There is also a Carron Phoenix 1.5 bowl stainless steel sink with a water tap.

Also sitting within the grounds and accessible from the gravelled courtyard is the Cottage.





DETACHED AGRICULTURAL BARN



STONE BARN



THE COTTAGE

Offering an excellent blend of quality materials and contemporary design, Cow Close Cottage provides luxury living spaces throughout.

A powder coated aluminium door with double-glazed panels opens from the left side of the cottage to the:

Ground Floor

Breakfast Kitchen

20'2 x 16'11 (6.15m x 5.16m)

A fabulous breakfast kitchen, filled with natural light through front and rear facing powder coated aluminium double-glazed windows. There are flush light points, a ventilation system inlet, spotlighting and oak flooring with underfloor heating. There is a range of fitted base/wall and drawer units, incorporating matching marble work surfaces, splash backs and two inset 1.0 bowl Blanco stainless steel sinks with Grohe chrome mixer taps. Also having a central island providing additional storage and a matching marble work surface with space for two bar stools. The appliances include a four-oven Aga with two hot plates and a warming plate, a Fisher & Paykel dishwasher and a Fisher & Paykel American-style fridge/freezer. Set within original stone archways are two separate sets of powder coated aluminium bi-folding doors with double-glazed panels and matching arched panels above opening to both the front and rear. A wide opening with steps leads down to the lounge/dining room.

Lounge/Dining Room

23'0 x 16'11 (7.00m x 5.16m)

A wonderful reception room with front, side and rear facing powder coated aluminium double-glazed windows, flush light points, ventilation system outlets and oak flooring with underfloor heating. The focal point of the room is the Walltherm wood gasification stove, which can heat the home in winter. To either side of the stove are storage

cupboards. To one corner of the room, there is a fitted dining bench with space for a large table. A powder coated aluminium door with a double-glazed panel opens to the rear of the property.

From the breakfast kitchen, a contemporary steel and mahogany staircase with glazed balustrading rises to the:

First Floor

Landing

Having double-glazed roof lights, a front facing aluminium double-glazed window, pendant light point, exposed timber beams, spotlighting and oak flooring with underfloor heating. Doors open to the master bedroom, bedroom 2, family shower room and bedroom 3. Steps also rise to a mezzanine.

Master En-Suite Bathroom

A splendid en-suite bathroom with front and side facing powder coated aluminium double-glazed windows, exposed timber beams, skylight, fully tiled marble walls, chrome heated towel rail and oak flooring with underfloor heating. There is a Villeroy & Boch suite in white, which comprises of a wall mounted WC and a wash hand basin with a Vado chrome mixer tap, a vanity mirror above and storage beneath. Also having a Villeroy & Boch freestanding bath with a Vado chrome mixer tap and a hand shower facility. To one wall, there is a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen. A wide opening gives access to the master bedroom.

Master Bedroom

12'0 x 9'10 (3.67m x 3.00m)

A spacious master bedroom with rear and side facing powder coated aluminium double-glazed windows (one with a fitted shutter), exposed timber beams, ventilation system inlet/outlet, flush light points, wall mounted light points and oak flooring with underfloor heating. There is a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 2

10'10 x 10'2 (3.30m x 3.10m)

Having a rear facing powder coated aluminium double-glazed window with a fitted shutter, exposed timber beams, flush light points, TV/aerial/data point and oak flooring with underfloor heating. To one wall, there is a range of fitted furniture with long hanging and shelving.

Family Shower Room

A well-appointed shower room with a front facing powder coated aluminium double-glazed window, exposed timber

beams, flush light points and a skylight. Also having a ventilation system outlet, fully tiled walls, a heated towel rail and oak flooring with underfloor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one corner, there is a shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen/door. A mirrored, timber door opens to a cupboard, which houses the Oso hot water cylinder.

Bedroom 3

9'10 x 8'10 (3.00m x 2.70m)

Having side and rear facing powder coated aluminium double-glazed windows, exposed timber beams, ventilation system inlet, flush light points, data points and oak flooring with underfloor heating.

Mezzanine

Having spotlighting, space for shelving/storage and mahogany flooring.



THE COTTAGE



LOUNGE/DINING ROOM



MASTER BEDROOM



LOUNGE/DINING ROOM



MASTER EN-SUITE BATHROOM

EXTERIOR – THE COTTAGE

To the front, there is a stone flagged seating terrace with exterior lighting and a water trough. Access can be gained to the breakfast kitchen. To the right side of the barn, there is another stone flagged patio with a mature olive tree and a millstone table with seven stone stools. There is also a stone slab table with a water tap beneath. A wide stone flagged path wraps around to the rear with stone steps, exterior lighting and an external power point. Access can be gained to the lounge/dining room and breakfast kitchen. To the left side, there is a path with exterior lighting and access can be gained to the breakfast kitchen.

The gravelled courtyard leads from the front around the Cottage and to the rear where there is a further gravelled area with two tiers. From the courtyard, access can be gained to a hardstanding that provides additional parking and access to the detached agricultural barn.

Detached Agricultural Barn

79'1 x 38'10 (24.10m x 11.83m)

Providing extensive space for parking domestic, farming and gardening vehicles. Having three up-and-over electric doors, light, power and two personnel entrance doors. Two sets of bi-folding timber doors open to a workshop. A timber door opens to a WC. The barn roof is clad with 25kW of solar PV panels.

Workshop

20'10 x 16'5 (6.36m x 5.00m)

Having light and power.

WC

Having a flush light point and a RAK Ceramics low-level WC. There is a fitted work surface, incorporating an inset 1.0 bowl stainless steel sink with a chrome mixer tap and space beneath for an automatic washing machine.

A metal staircase with hand rails and balustrading rises to the first floor of the building.

First Floor

Mezzanine

61'11 x 11'2 (18.87m x 3.40m)

A substantial space for storage with roof lights and two sets of steps rising to two timber doors, which open to a storage room.

Storage Room

61'11 x 15'6 (18.87m x 4.72m)

Having glazed roof lights, light and an electric up-and-over door that opens to one side of the building. Timber doors also open to a storage cupboard and office.

Office

16'10 x 15'1 (5.13m x 4.59m)

Having roof lights, a side facing powder coated double-glazed aluminium window, light and power. There is provision for air conditioning.

The hardstanding at the front of the garage building continues to the right side of it, where there is a log store, and a chicken coop with an external water tap. A timber gate set within a stone wall opens to a walled garden.

Walled Garden

An area that is perfect for keen gardeners with raised planters, an irrigation system and a greenhouse.

Greenhouse

A brick-built greenhouse with aluminium glazed windows, a glazed roof and an aluminium door with a glazed panel providing access. There is light, power and a Belfast sink with a water tap. There is also a raised brick planter, cold water taps and benches to two sides.

From the hardstanding, an opening with the stone walling leads to an access track, with grazing land to both sides.



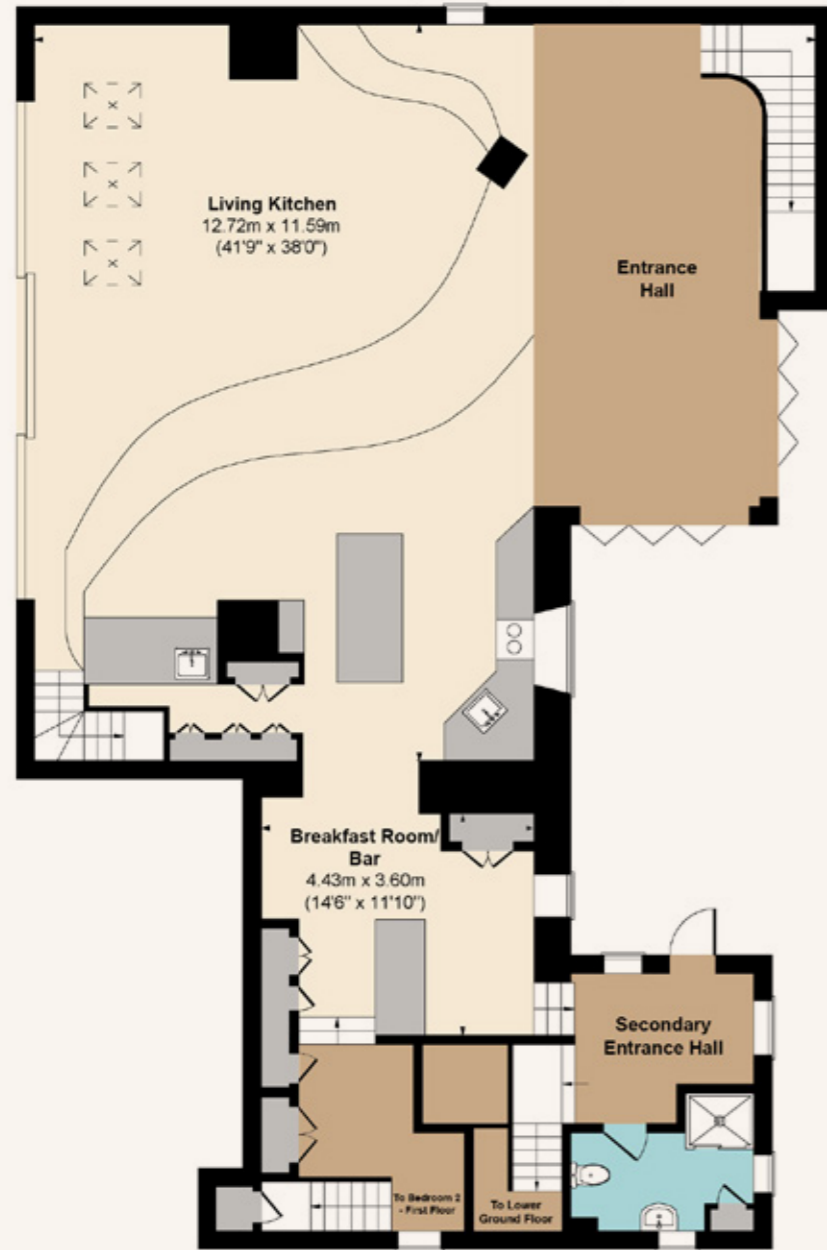


GROUND FLOOR

FARM HOUSE

Approximate Floor Area:
1,933 SQ.FT. (179.6 SQ.M)

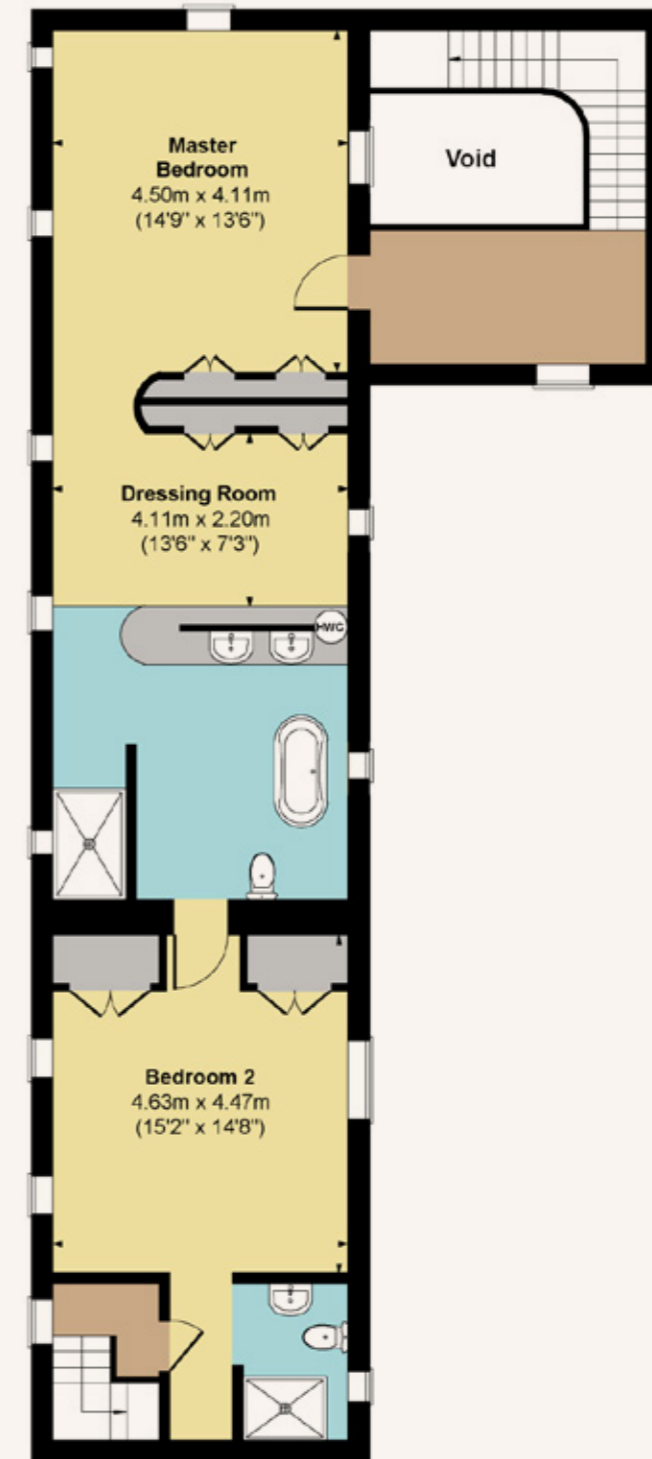
Total Approximate Floor Area:
3,873 SQ.FT. (359.9 SQ.M)



FIRST FLOOR

FARM HOUSE

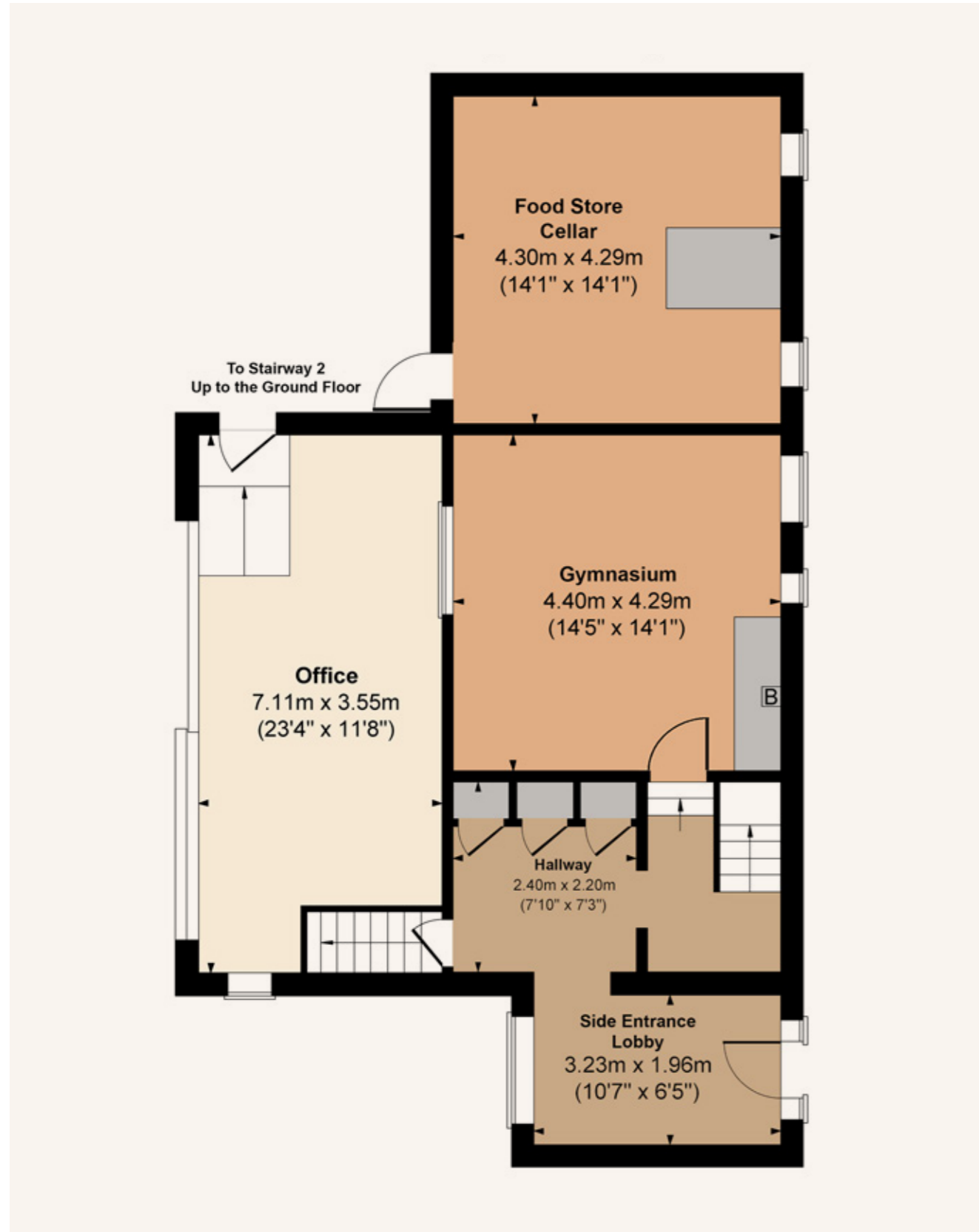
Approximate Floor Area:
1,075 SQ.FT. (99.9 SQ.M)



LOWER GROUND FLOOR

FARM HOUSE

Approximate Floor Area:
865 SQ.FT. (80.4 SQ.M)



OUTBUILDINGS

Approximate Floor Area:
7,864 SQ.FT. (730.6 SQ.M)

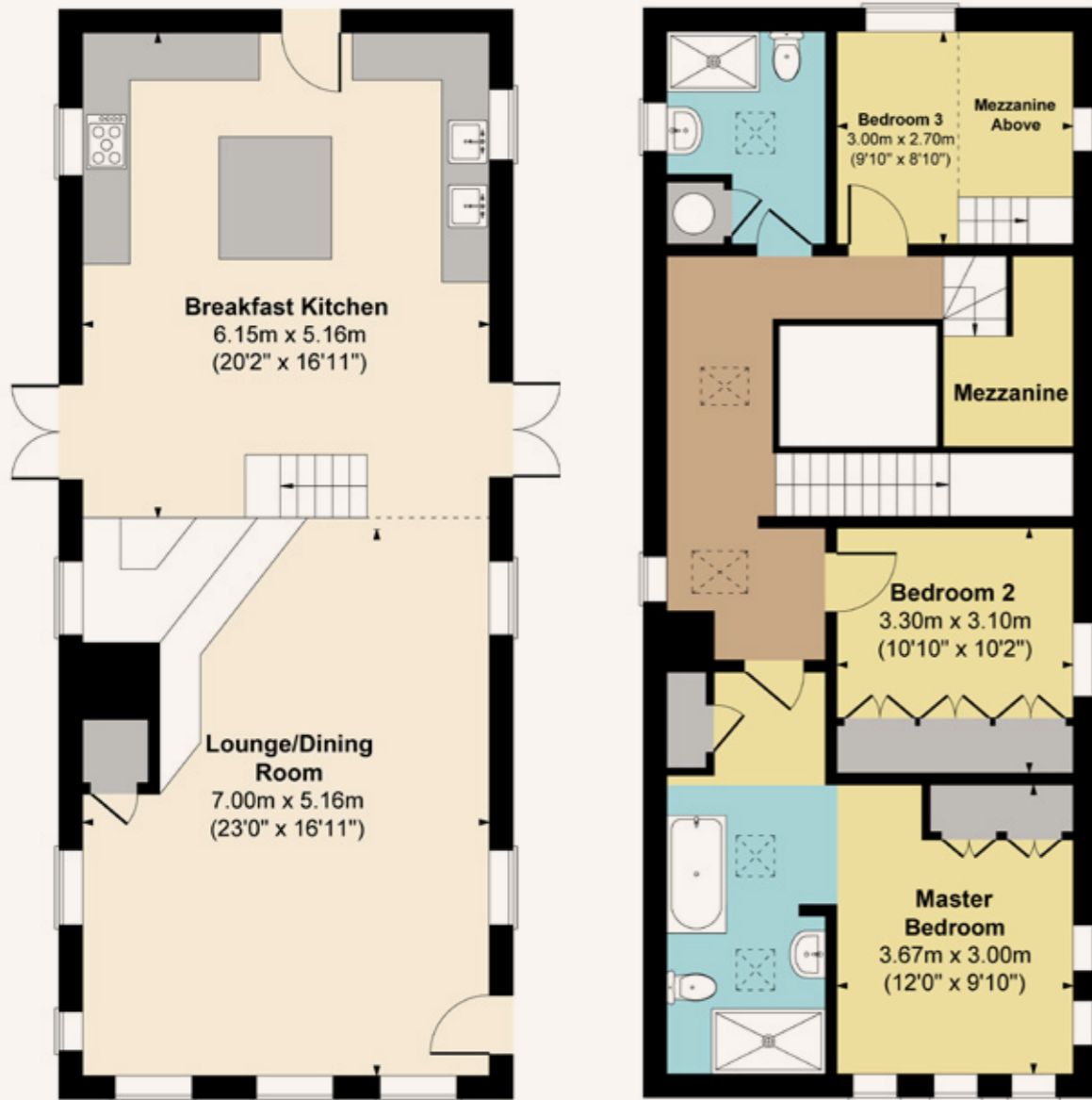


GROUND & FIRST FLOORS

THE COTTAGE

Approximate Floor Area:
734 SQ.FT. (68.2 SQ.M) ON BOTH FLOORS

Approximate Floor Area:
1,468 SQ.FT. (136.4 SQ.M)

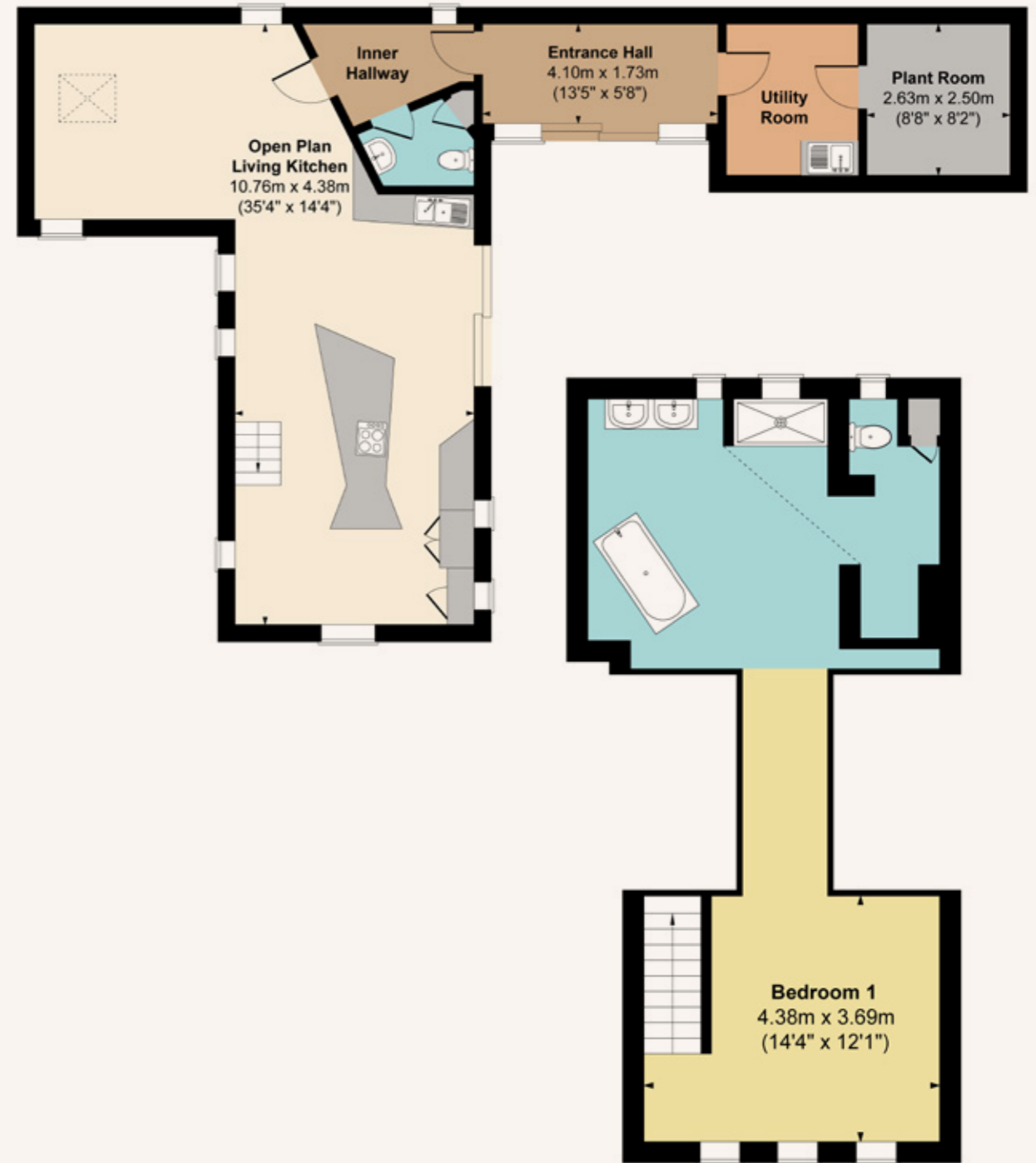


GROUND & FIRST FLOORS

STANAGE BARN

Ground Floor & First Floor Approximate Floor Area:
819 SQ.FT. (76.1 SQ.M) / 396 SQ.FT. (36.8 SQ.M)

Total Approximate Floor Area:
1,215 SQ.FT. (112.9 SQ.M)

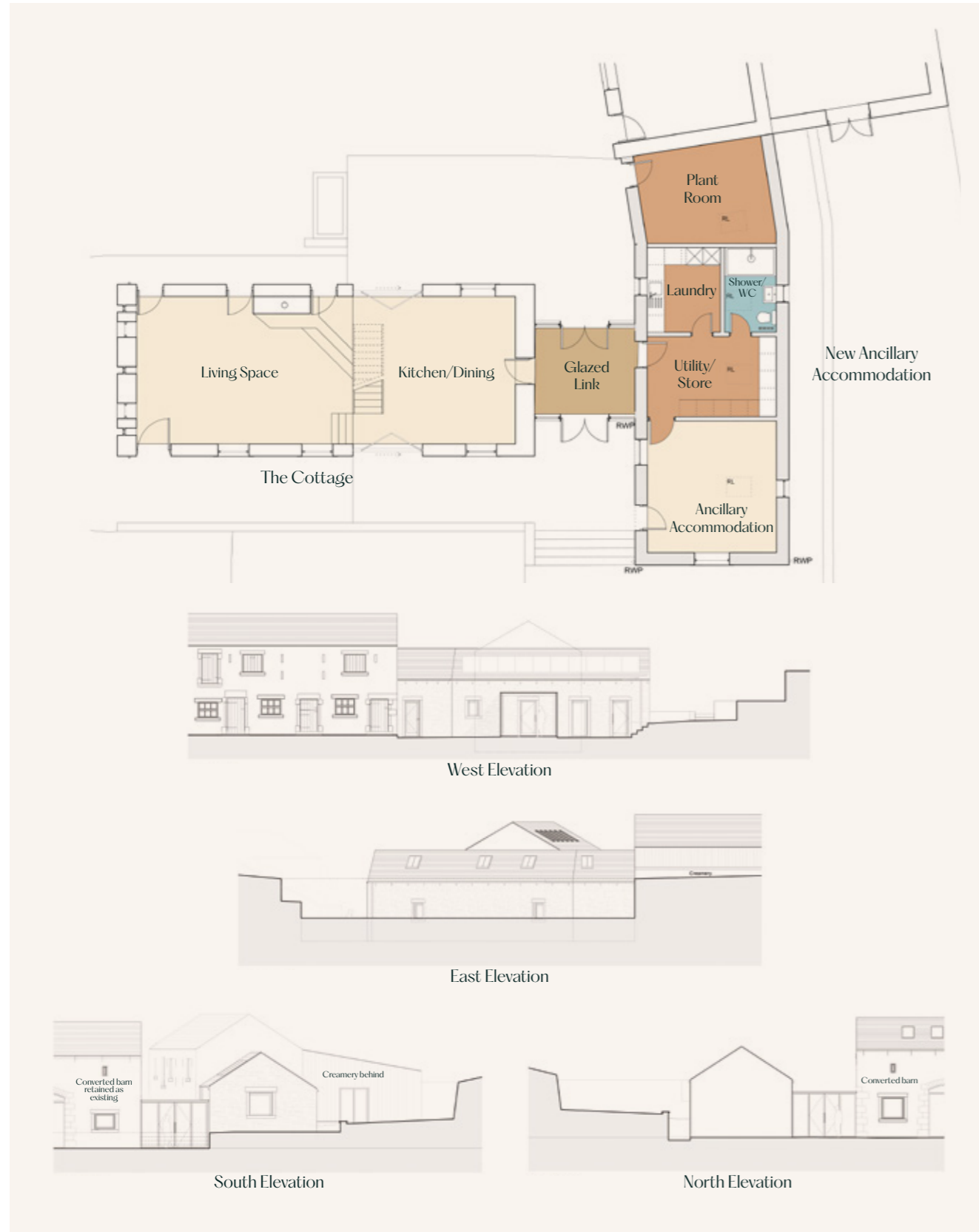


PROPOSED PLANS

COW CLOSE COTTAGE & STABLE BUILDING

Planning Reference:
NP/DDD/0923/1080

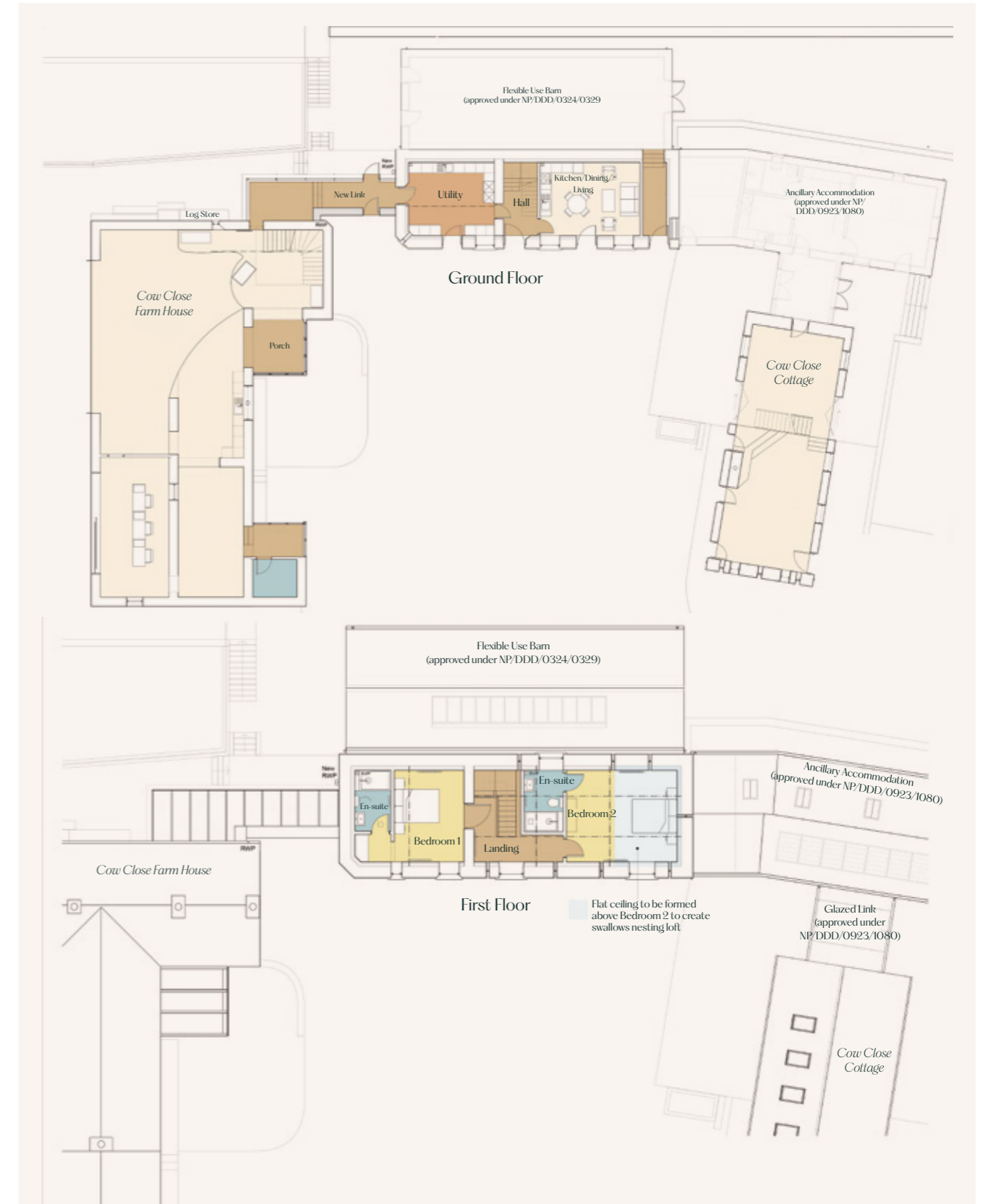
Demolition of existing stable building and re-erection to facilitate ancillary accommodation and a glazed link to Cow Close Cottage.



COW CLOSE FARM & STONE BARN

Planning Reference:
NP/DDD/0725/0676

Conversion of existing barn to provide flexible ancillary/self-contained holiday accommodation, including erection of a glazed link to the Farm House.



PROPOSED ELEVATIONS

COW CLOSE FARM & STONE BARN CONTINUED

Planning Reference:
NP/DDD/0725/0676

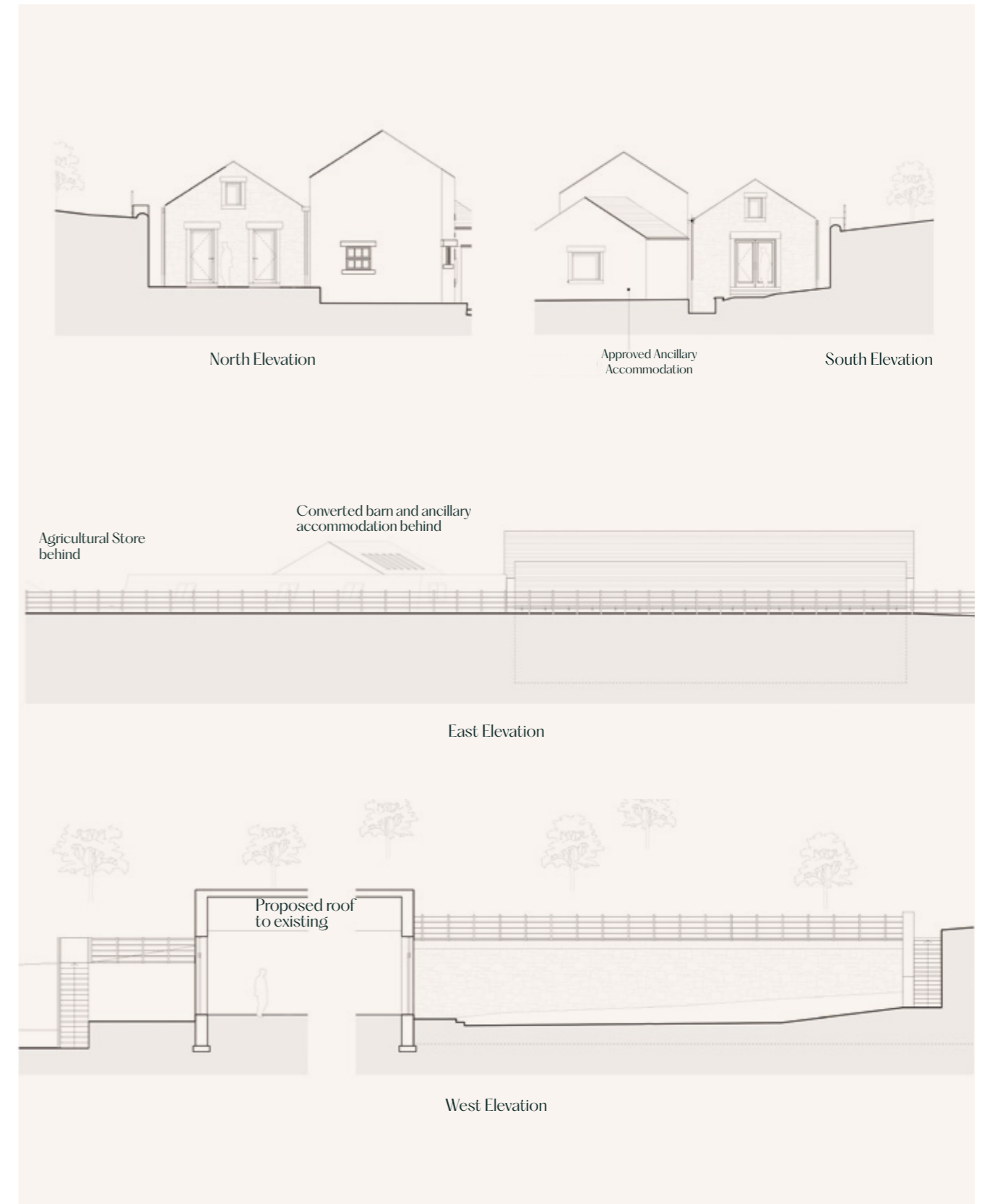
Conversion of existing barn to provide flexible ancillary/self-contained holiday accommodation, including erection of a glazed link to the Farm House.



THE CREAMERY

Planning Reference:
NP/DDD/0324/0329

Replacement extension to agricultural building for light industry and office space.



BEDROOMS (HOUSE / COTTAGE / BARN) 2 / 3 / 1	BATHROOMS (HOUSE / COTTAGE / BARN) 3 / 2 / 1
LIVING ROOMS (HOUSE / COTTAGE / BARN) 3 / 1 / 1	SQFT (HOUSE / COTTAGE / BARN) 3,873 / 1,468 / 1,215
TENURE Freehold	COUNCIL TAX (FARM HOUSE & COTTAGE) E / B

COW CLOSE FARM

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		57
39-54	E	49	
21-38	F		
01-20	G		

COW CLOSE COTTAGE - E40 POTENTIAL D62 / STANAGE BARN - A104 POTENTIAL A126

Services

LPG gas, ground source, mains electricity and natural spring water supply. The drainage is connected to either a sewage treatment plant or septic tanks. The high speed internet is currently supplied by Gigapeak and the mobile signal quality is good.

Rights of Access & Shared Access

There are public footpaths that run from the first part of the driveway and through one of the fields. There are no other rights of access or shared access.

Covenants, Easements, Wayleaves and Flood Risk

There are covenants and a wayleave. There are no easements. 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.

COW CLOSE FARM

Birley Lane, Hathersage,
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