



Old Manor House

Main Road, Cutthorpe



Blenheim
Park Estates



Exterior and Gardens

From Main Road, a wrought iron pedestrian gate set within stone walling opens to a private stone flagged path and garden area at the front of the property. To the front there is lighting and two lawned areas containing mature plant beds and a mature magnolia tree. Access can be enjoyed to the formal entrance door, with the short original Tudor front door still in situ though no longer in use. A path continues along the front elevation to a timber garden gate that opens to the right side of the property.

A Striking and Unique Five Bedroomed
Grade II* Listed Manor House





Welcome to Old Manor House

Standing elegantly in a prominent position in Cutthorpe, Derbyshire, this exquisite Jacobean Tower House is 30 minutes from Sheffield City Centre and 10 minutes from Chesterfield. Rarely on the market this Grade II* listed Manor House is an exquisite property of substantial historical interest, listed with the National Heritage, England (as ‘Cutthorpe Old Hall’). Formerly owned by the eminent Sitwell Family of Renishaw Hall fame and built to house the first Mayor of Chesterfield, a ‘Blue Plaque’ installation is underway. Boasting superfast Gigabit internet/Wi-Fi, this impressive estate is perfectly adapted for modern living, offering sanctuary and smart technology with fast city access. A hidden gem of a five bedroomed residence, sympathetically renovated and showcasing generous accommodation over five storeys, with plenty of space for a growing family. Perfect for relaxation and entertaining with luscious gardens offering unparalleled 360 views.



The property has been carefully preserved over the centuries and is a fine example of quality and traditional craftsmanship. It has recently gained Blue Plaque interest from the Civic Society. The main facade sits adjacent to the roadside in an impressive manner, forming the Jacobean part of the home constructed Circa. 1625 and retaining an abundance of original character of its day. An adjoining, semi-detached Tudor farm property is positioned to the rear, providing additional accommodation and character dating back to the 1400s. This exceptional residence is adorned by stone mullioned windows, gritstone fireplaces, exposed beams and coffered ceilings with 17th century mouldings throughout. Unique details can still be seen, such as recesses where 1600s streetlit torches were located as well as curious seventeenth century Apotropaic marks found within stone window frames.

The centrepiece of the home is without doubt the elegant stair tower, which boasts a grand square oak staircase leading to every level of this stunning residence. Space for entertaining and relaxing is plentiful both inside and outside of the property. The Ground Floor has a fabulous formal dining room, a beautiful lounge featuring a log burner with ancient fireback and a spacious sitting room that enjoys a dual aspect and room for a mini gym, yoga space and exercise machines. Across the first and second floors are four generous double bedrooms enjoying splendid views over the garden and unspoilt farmland. There is a well-appointed family bathroom which has been recently refurbished with a freestanding cast-iron bath, new suite and quality tiled shower unit. The property also boasts excellent water pressure throughout.



A Rarity to the Market, Old Manor House has been Extremely Well Preserved and Retains an Abundance of Original Character and Charm, with the Added Warmth of App Controlled Heating Throughout

Occupying the entirety of the third floor is the sumptuous master bedroom suite, which is exceptionally spacious and showcases an exquisite en-suite bathroom with a focal point copper roll-top bath and newly installed walk-in tiled shower. Atop the tower is a Tower room that provides a versatile space and a vantage point of immersive seasonally changing views. There is also a large attic space, which together with the Tower room, provides substantial storage or additional living space.

The gardens of Old Manor House are a wonderful accompaniment to the home and incorporate four manicured lawned areas and two private stone flagged seating terraces. Within the garden, there are notable attributes such as a stone water feature, staddlestone, Victorian water pump, ancient cheese press and a safely contained stone well. A gated pea-shingle driveway allows parking for several vehicles and leads to a spacious detached single garage. The driveway is accessed off a single farm track with historical and present-day secure rights of access.

Old Manor House provides the ideal blend of contemporary city life demands within a very comfortable and spacious country context, with plenty of fresh air to be enjoyed amongst private grounds and activities to hand nearby. Only 30 minutes to Sheffield City Centre and 10 minutes to Chesterfield Town Centre, the Old Manor House is superbly placed for a range of outlets, attractions and amenities within the immediate surrounding areas. A home so unique and well preserved rarely comes on the market and with the recent advantage of the fast and reliable cable broadband delivering one gigabit per second through Virgin Media, life here enables the same conveniences of urban living, along with flexible work from home ease and deliveries to the door. Within Cutthorpe village, there is a popular Gastro public house, a local Creamery, farm shop and tea/coffee room, and a boutique cafe 2 minutes away in Barlow. A garden centre and farm butchers all conveniently within a few minutes from the property. Schooling nearby is well regarded with an Ofsted rated ‘Outstanding’ Secondary school and an Ofsted rated ‘Good’ Primary and Junior school. An array of outdoor activities can be enjoyed locally, such as the wood-built playground that has recently been installed, Cutthorpe Cricket Club, Equestrian Centres and a host of clubs for walking, running, climbing and crafts. From the doorstep, there are various scenic walking and running routes to Linacre Reservoirs, Holmebrook Valley Park and throughout this semi-rural setting. Chesterfield train station is reached within ten minutes and provides express rail links to most major cities. Bigger brand coffee, restaurant chains and fast food outlets are accessible in less than ten minutes, many restaurants and dairies deliver to the property and the M1 motorway is easily accessible.

The property briefly comprises on the Ground floor: Entrance vestibule, Formal dining room, Breakfast kitchen, Lounge, Hallway, Under-stairs cloakroom/boiler cupboard with storage space, Sitting room, Utility room, Under-stairs storeroom, spacious Boot room and WC.

On the First floor: Landing, Inner landing, Bedroom 1, Bedroom 2 and Family Bathroom.

On the Second floor: Landing, Bedroom 3 and Bedroom 4.

On the Third floor: Landing, Master dressing room, Master en-suite, WC and Bedroom 5 Master bedroom.

On the Fourth floor: Attic storage and Tower room.

Outbuildings: Detached single garage, External store, roofed Log/coal store and a stone-built garden ‘donkey shed’.

Ground Floor

A wooden door opens to the:

Entrance Vestibule

Having a wall mounted light point, central heating radiator and oak parquet flooring. A timber door opens to the formal dining room and a folding timber door with leaded glazed panels opens to the lounge.

Formal Dining Room

19’9 x 10’4 (6.03m x 3.15m)

A wonderful formal dining room, perfect for entertaining family and friends. Having six front facing hardwood double glazed windows with two long window seats, C17th coffered ceiling with coving, exposed timber beams, wall mounted light points, central heating radiators and quality stone flagged flooring. There is also a built-in storage cupboard with shelving. Wooden doors open to the lounge and breakfast kitchen.

Breakfast Kitchen

12’0 x 12’0 (3.66m x 3.66m)

Providing a modern twist to the home, the breakfast kitchen is well-appointed and has space for a breakfast table. Three of the four walls have hardwood double glazed windows and an additional front facing hardwood double glazed panel. All of the mullioned windows feature original stone stills and frame the main view to the garden. There are exposed timber beams and one of the walls was once an external wall and still has an exposed stone that formed one of the original Jacobean windows. The kitchen also has flush light points, central heating radiators and quality stone flagged flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, a pie warming cupboard, under-counter lighting and an inset 1.5 bowl Blanco stainless steel sink with a chrome mixer tap, Quooker device for instant hot water and drainer. Appliances include a Britannia range cooker with a five-ring electric hob, oven, grill and an extractor hood above, Miele dishwasher, Bosch microwave and an under-counter fridge with further space/provision for fridge and a freezer in the utility room. Plenty of electrical sockets available at counter top level for installing a range of kitchen devices.



Formal Dining Room **19'9 x 10'4 (6.03m x 3.15m)**

A wonderful formal dining room, perfect for entertaining family and friends. Having six front facing hardwood double glazed windows with two long window seats, C17th coffered ceiling with coving, exposed timber beams, wall mounted light points, central heating radiators and quality stone flagged flooring. There is also a built-in storage cupboard with shelving. Wooden doors open to the lounge and breakfast kitchen.



A Fabulous Formal Dining Room,
Perfect for Entertaining Family & Friends



Lounge

18'6" x 10'3" (5.64m x 3.12m)

A homely and smart lounge with three side facing hardwood double glazed windows/panels with window seats, C17th coffered ceiling with coving, wall mounted light points, central heating radiator, oak parquet flooring and a built-in storage cupboard with shelving. The focal point of the room is the log burner that is set within the original fireplace featuring a seventeenth century cast iron 'fireback' complete with original coats of arms. The fireplace incorporates an oak mantel, large gritstone surround and a tiled stone hearth. A wooden door opens to the formal dining room. A timber door with leaded glazed panels opens to the hallway.



A 17th Century Original
Fireplace Housing a Log Burner





Sitting Room
18'10 x 16'7 (5.75m x 5.06m)

A spacious reception room that exudes a wealth of character with a rear facing wooden leaded glazed window and a side facing wooden leaded glazed panel, both with stone sills. Exposed timber beams, feature wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. The main feature of the room is the cast iron open fire with a brass chimney, set within a large gritstone surround and stone hearth. Wooden doors open to the utility room and boot room leading to the ground floor WC.

Filled with Character and
Providing a Relaxing Retreat



Breakfast Kitchen
12'0 x 12'0 (3.66m x 3.66m)

Providing a modern twist to the home, the breakfast kitchen is well-appointed and has space for a breakfast table. Three of the four walls have hardwood double glazed windows and an additional front facing hardwood double glazed panel. All of the mullioned windows feature original stone stills and frame the main view to the garden. There are exposed timber beams and one of the walls was once an external wall and still has an exposed stone that formed one of the original Jacobean windows.



WC

A stylishly decorated WC with exposed timber beams, new extractor fan, wall mounted contemporary light points, central heating radiator and quality stone flagged flooring. There is a recently installed suite which comprises a vanity unit incorporating a tiled surface, splash backs, and a large vessel wash basin with brushed brass mixer taps and storage beneath. The WC is a Victorian-style Charlotte unit.



The kitchen also has flush light points, central heating radiators and quality stone flagged flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, a pie warming cupboard, under-counter lighting and an inset 1.5 bowl Blanco stainless steel sink with a chrome mixer tap, Quooker device for instant hot water and drainer. Appliances include a Britannia range cooker with a five-ring electric hob, oven, grill and an extractor hood above, Miele dishwasher, Bosch microwave and an under-counter fridge with further space/provision for fridge and a freezer in the utility room. Plenty of electrical sockets available at counter top level for installing a range of kitchen devices. A wooden door opens to the right side of the property.



Hallway

Having front and side facing hardwood double glazed obscured panels in mullioned windows, pendant light point, central heating radiator and quality stone flagged flooring. Wooden doors open to the under-stairs cloakroom/boiler cupboard and a large sitting room.



Old Manor House



Sympathetically Adapted for Contemporary Living and Boasting Gigabit Internet, Enabling Work from Home Ease

Lounge

18'6 x 10'3 (5.64m x 3.12m)

A homely and smart lounge with three side facing hardwood double glazed windows/panels with window seats, C17th coffered ceiling with coving, wall mounted light points, central heating radiator, oak parquet flooring and a built-in storage cupboard with shelving. The focal point of the room is the log burner that is set within the original fireplace featuring a seventeenth century cast iron 'fireback' complete with original coats of arms. The fireplace incorporates an oak mantel, large gritstone surround and a tiled stone hearth. A wooden door opens to the formal dining room. A timber door with leaded glazed panels opens to the hallway.

Hallway

Having front and side facing hardwood double glazed obscured panels in mullioned windows, pendant light point, central heating radiator and quality stone flagged flooring. Wooden doors open to the under-stairs cloakroom/boiler cupboard and a large sitting room.

Under-Stairs Cloakroom and Cupboard for Boiler

A cloakroom providing further storage space, having a side facing timber obscured glazed panel, light point and housing the new boiler.

Sitting Room

18'10 x 16'7 (5.75m x 5.06m)

A spacious reception room that exudes a wealth of character with a rear facing wooden leaded glazed window and a side facing wooden leaded glazed panel, both with stone sills. Exposed timber beams, feature wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. The main feature of the room is the cast iron open fire with a brass chimney, set within a large gritstone surround and stone hearth. Wooden doors open to the utility room and boot room leading to the ground floor WC.

Utility Room

Having a front facing glazed obscured panel, flush light point and square parquet flooring. There is space and facility for a washing machine, tumble dryer and fridge/freezer, with a fitted base unit supporting a work surface and further storage. Wooden doors open to an under-stairs storeroom and the staircase rising to bedroom 1.

Under-Stairs Storeroom

Having a light point and providing useful storage with a recess and mobile shelf unit.

Boot Room

Having a flush light point, central heating radiator and quality stone flagged flooring. A timber door with a leaded glazed panel opens to the private rear garden of the property. A wooden door opens to the ground floor WC.

WC

A stylishly decorated WC with exposed timber beams, new extractor fan

wall mounted contemporary light points, central heating radiator and quality stone flagged flooring. There is a recently installed suite which comprises a vanity unit incorporating a tiled surface, splash backs, and a large vessel wash basin with brushed brass mixer taps and storage beneath. The WC is a Victorian-style Charlotte unit.

From the hallway, an impressive square oak Towerhouse staircase with three integrated cupboards (one accessed from the landing, one from the first floor and one from the third floor) rises to the:

First Floor

Landing

Having a front facing hardwood glazed obscured window and front and side facing hardwood glazed obscured panels. Also having a pendant light point, exposed timber beam and a central heating radiator. An opening gives access to the Tudor farmhouse side of the property where there is an inner landing.

Inner Landing

Having a pendant light point and wooden doors opening to bedroom 1 and bedroom 2 and the family bathroom.

Bedroom 1

12'2 x 16'7 (3.70m x 5.06m)

An exceptionally spacious double bedroom with front and rear facing hardwood double glazed windows (one with a window seat) and a front facing hardwood double glazed panel. There are also exposed timber beams, flush light points and a central heating radiator. A staircase with a timber hand rail and balustrading leads down to the utility room on the ground floor. Access can be gained to a loft space.

Bedroom 2

17'4 x 10'6 (5.29m x 3.20m)

Another generous double bedroom with a rear facing hardwood double glazed window, exposed timber beam and gritstone fire surround, pendant light point and a central heating radiator. Views directly on to the private rear flagstone garden, stone fountain feature and manicured flower beds. Access can be gained to a loft space.

Family Bathroom

Installed by the current owners to a superb standard. Having a side facing hardwood double glazed window/panel, flush light point, extractor fan, partially panelled walls and a central heating radiator. There is a quality bathroom suite in white comprising of a WC and a Heritage pedestal wash hand basin with traditional Heritage push chrome taps. On a slightly raised platform, there is a quality cast iron roll top bath with claw feet, a Chatsworth chrome mixer tap and a hand shower facility. To one corner, there is a separate, fully tiled shower enclosure with a fitted Chatsworth rain head shower, quality Spanish tiles, an additional hand shower facility and a glazed screen/door.



Master Bedroom
18'8 x 10'1 (5.70m x 3.08m)

A master bedroom of grand proportions with front facing hardwood glazed mullioned windows and panels that provide a wonderful vantage point of the far-reaching views over fields and farms. There is also side facing hardwood glazed mullioned windows offering great views of the village, flush light point, large exposed timber beam, central heating radiator and a TV/aerial point. To one corner, there is a built-in storage cupboard.

Master Dressing Room

Having a flush light point, central heating radiator and a wooden inbuilt door opening to a storage cupboard. A further wooden door opens to a bedroom hallway with recessed storage for short/long hanging and shelving, a hallway leads to the master en-suite and a wide opening characterised with a substantial original wooden beam leads to the master bedroom.

A Sumptuous Master
Bedroom Suite...





Master En-Suite

A luxurious en-suite bathroom with a side facing hardwood glazed window/panel, extractor fan, flush light point, wall mounted light points, exposed timber beam, chrome heated towel rail and waterproof timber effect flooring. One partially tiled wall has a Charlotte pedestal wash hand basin with vintage brass taps. The main feature of the en-suite is the Coppersmith Creations roll top bath with a chrome mixer tap and hand shower facility. To one corner, there is a large walk-in shower which is fully tiled and has a fitted brushed brass rain head shower, associated brushed brass wall mount, an additional hand shower facility and a large glazed screen. A wooden door opens to a separate new WC.



WC

Having a flush light point, extractor fan, timber effect flooring and a brand new installed WC.





Bedroom 1
12'2 x 16'7 (3.70m x 5.06m)

An exceptionally spacious double bedroom with front and rear facing hardwood double glazed windows (one with a window seat) and a front facing hardwood double glazed panel. There are also exposed timber beams, flush light points and a central heating radiator. A staircase with a timber hand rail and balustrading leads down to the utility room on the ground floor. Access can be gained to a loft space.



Bedroom 3
18'8 x 11'0 (5.70m x 3.35m)

Enjoying beautiful views from three aspects via front facing hardwood glazed windows and panels. Also having side facing hardwood glazed windows/panels, C17th coffered ceiling, wall mounted light point, central heating radiators and grand oak flooring. A very light room perfect for studying or working.

Old Manor House



Ideally Located Only Minutes Away from Chesterfield Town Centre and Sheffield City Centre, Whilst Also Being Nestled Amongst Unspoilt Countryside

From the main landing, several (6) Towerhouse stairs lead to the:

Second Floor

Landing

Having a pendant light point and wooden doors opening to bedroom 3 (currently used as an office) and bedroom 4.

Bedroom 3

18'8 x 11'0 (5.70m x 3.35m)

Enjoying beautiful views from three aspects via front facing hardwood glazed windows and panels. Also having side facing hardwood glazed windows/panels, C17th coffered ceiling, wall mounted light point, central heating radiators and grand oak flooring. A very light room perfect for studying or working.

Bedroom 4

18'8 x 11'5 (5.70m x 3.48m)

A well-proportioned double bedroom with side facing hardwood glazed window and panels with a window seat and a rear facing hardwood glazed panel. Also having a C17th coffered ceiling with coving, pendant light point, central heating radiator and wide oak flooring. There is a large decorative sandstone mantel with an exposed timber beam above a stone hearth.

From the second floor landing the square wooden staircase of the Towerhouse continues to the:

Third Floor

Landing

Having front and side facing hardwood glazed windows/panels, pendant light point and a central heating radiator. A wooden door opens to the master bedroom suite. Another wooden door also opens to a staircase that rises to the fourth floor Towerhouse Attic and Tower Room.

Master Bedroom Suite

Master Dressing Room

Having a flush light point, central heating radiator and a wooden inbuilt door opening to a storage cupboard. A further wooden door opens to a bedroom hallway with recessed storage for short/long hanging and shelving, a hallway leads to the master en-suite and a wide opening characterised with a substantial original wooden beam leads to the master bedroom.

Master En-Suite

A luxurious en-suite bathroom with a side facing hardwood glazed

window/panel, extractor fan, flush light point, wall mounted light points, exposed timber beam, chrome heated towel rail and waterproof timber effect flooring. One partially tiled wall has a Charlotte pedestal wash hand basin with vintage brass taps. The main feature of the en-suite is the Coppersmith Creations roll top bath with a chrome mixer tap and hand shower facility. To one corner, there is a large walk-in shower which is fully tiled and has a fitted brushed brass rain head shower, associated brushed brass wall mount, an additional hand shower facility and a large glazed screen. A wooden door opens to a separate new WC.

WC

Having a flush light point, extractor fan, timber effect flooring and a brand new installed WC.

From the master dressing room, a wide opening beneath a large timber beam leads to the:

Master Bedroom

18'8 x 10'1 (5.70m x 3.08m)

A master bedroom of grand proportions with front facing hardwood glazed mullioned windows and panels that provide a wonderful vantage point of the far-reaching views over fields and farms. There is also side facing hardwood glazed mullioned windows offering great views of the village, flush light point, large exposed timber beam, central heating radiator and a TV/aerial point. To one corner, there is a built-in storage cupboard.

From the third floor landing, a door opens to a staircase that rises to the:

Fourth Floor

Attic Storage

18'8 x 22'9 (5.70m x 6.93m)

The dry attic provides plenty of space for storage and has light and side facing glazed panels. Across the stairway, a wooden door opens to the Tower Room.

Tower Room

10'6 x 10'2 (3.19m x 3.11m)

A unique Jacobean Tower Room positioned at the very top of the property has a variety of uses from storage to snug, study or even to tranquil meditation space! Having great front, rear and side facing glazed windows (all with window seats), exposed timber beams, pendant light point and a central heating radiator. The many windows in the Room offer unique views over various angles of the neighbourhood as well as the well kept gardens of the property, and from a very high vantage point.

Family Bathroom

Installed by the current owners to a superb standard. Having a side facing hardwood double glazed window/panel, flush light point, extractor fan, partially panelled walls and a central heating radiator. There is a quality bathroom suite in white comprising of a WC and a Heritage pedestal wash hand basin with traditional Heritage push chrome taps.

On a slightly raised platform, there is a quality cast iron roll top bath with claw feet, a Chatsworth chrome mixer tap and a hand shower facility. To one corner, there is a separate, fully tiled shower enclosure with a fitted Chatsworth rain head shower, quality Spanish tiles, an additional hand shower facility and a glazed screen/door.



A Wonderfully Traditional
Family Bathroom





Tower Room 10'6 x 10'2 (3.19m x 3.11m)

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Old Manor House

An Elegant 1625 Towerhouse Building Contains the Grand Oak Staircase, Leading to Five Floors and Adjoining Tudor Farmhouse

Exterior and Gardens

From Main Road, a wrought iron pedestrian gate set within stone walling opens to a private stone flagged path and garden area at the front of the property. To the front there is lighting and two lawned areas containing mature plant beds and a mature magnolia tree. Access can be enjoyed to the formal entrance door, with the short original Tudor front door still in situ though no longer in use. A path continues along the front elevation to a timber garden gate that opens to the right side of the property where a stone flagged path leads around the exterior walls. There is a convenient hot and cold water tap on the exterior of the kitchen wall and a securely contained stone well and a stone trough planter feature nearby.

Off this pathway access can be gained to the breakfast kitchen. To one side of the path there is a garden that is laid to lawn with a variety of mature trees and pleasing plants – some of which are incorporated in a decorative circular island rockery.

Accessible from the driveway are two roofed log and coal stores. The path continues to a pea shingle drive which provides parking for several vehicles and is bordered by tall hedging for additional privacy. A timber gate and a separate gate open to the farm lane leading to the Main Road or the adjacent rear field. The detached single garage is at the end of the driveway facing the house.

Detached Single Garage

Has double timber doors, light, power and provision for WiFi.

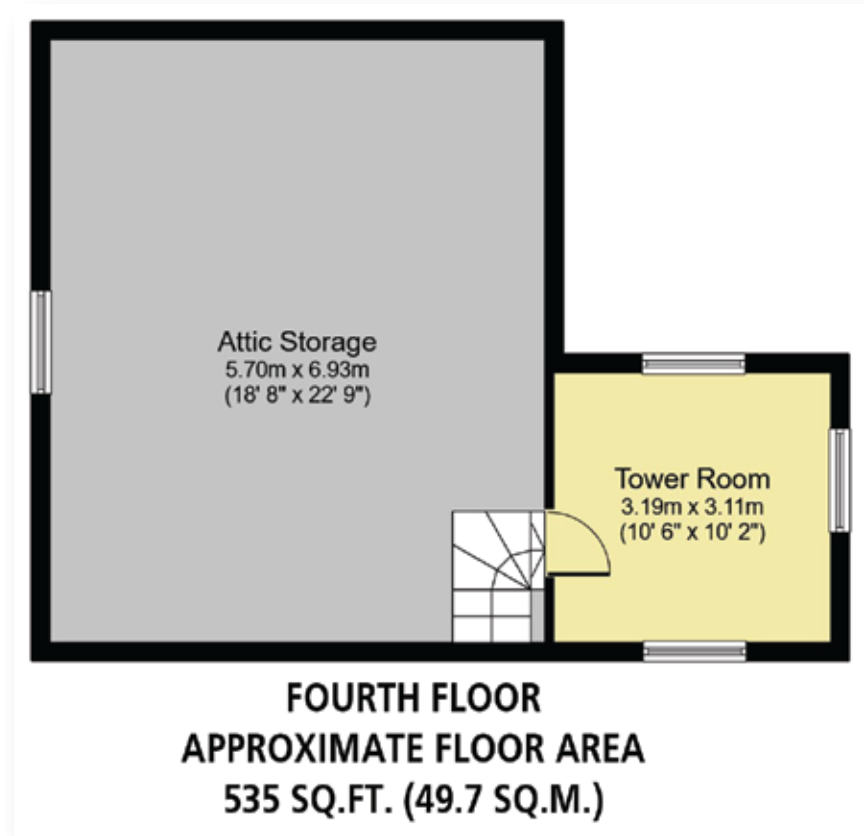
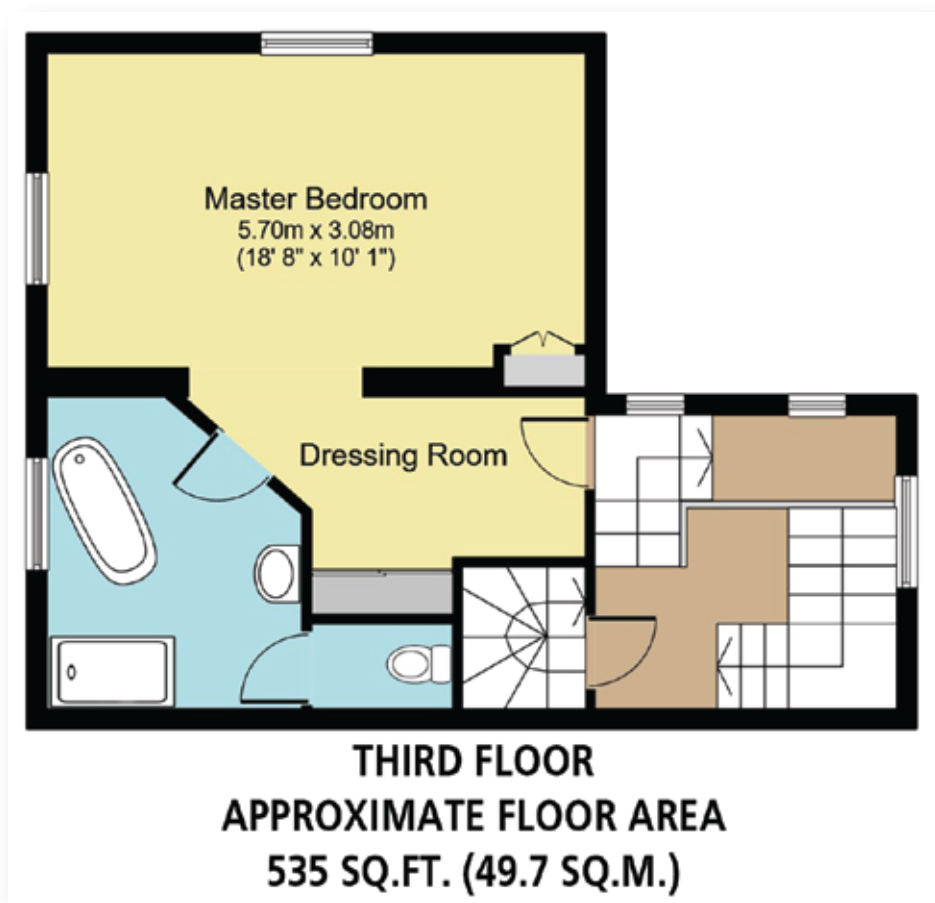
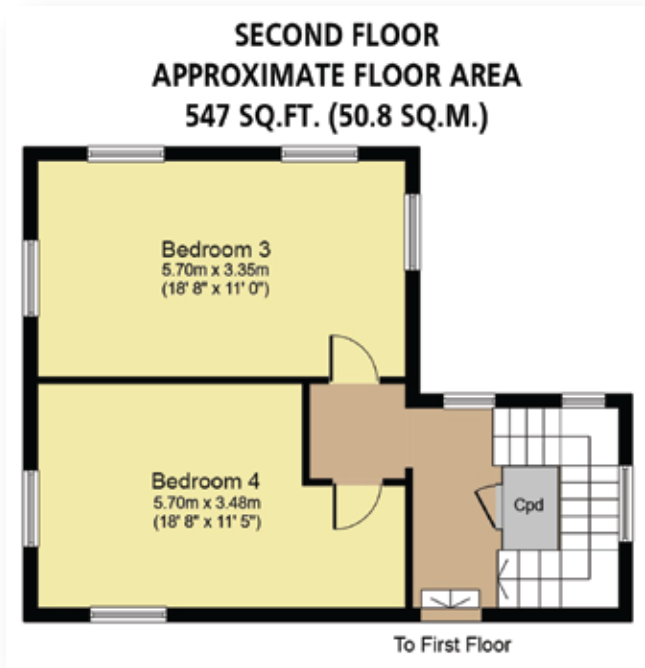
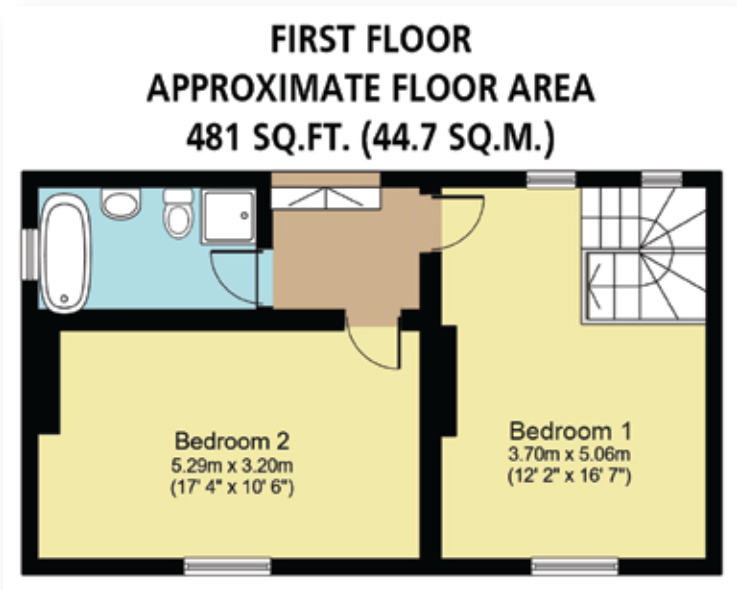
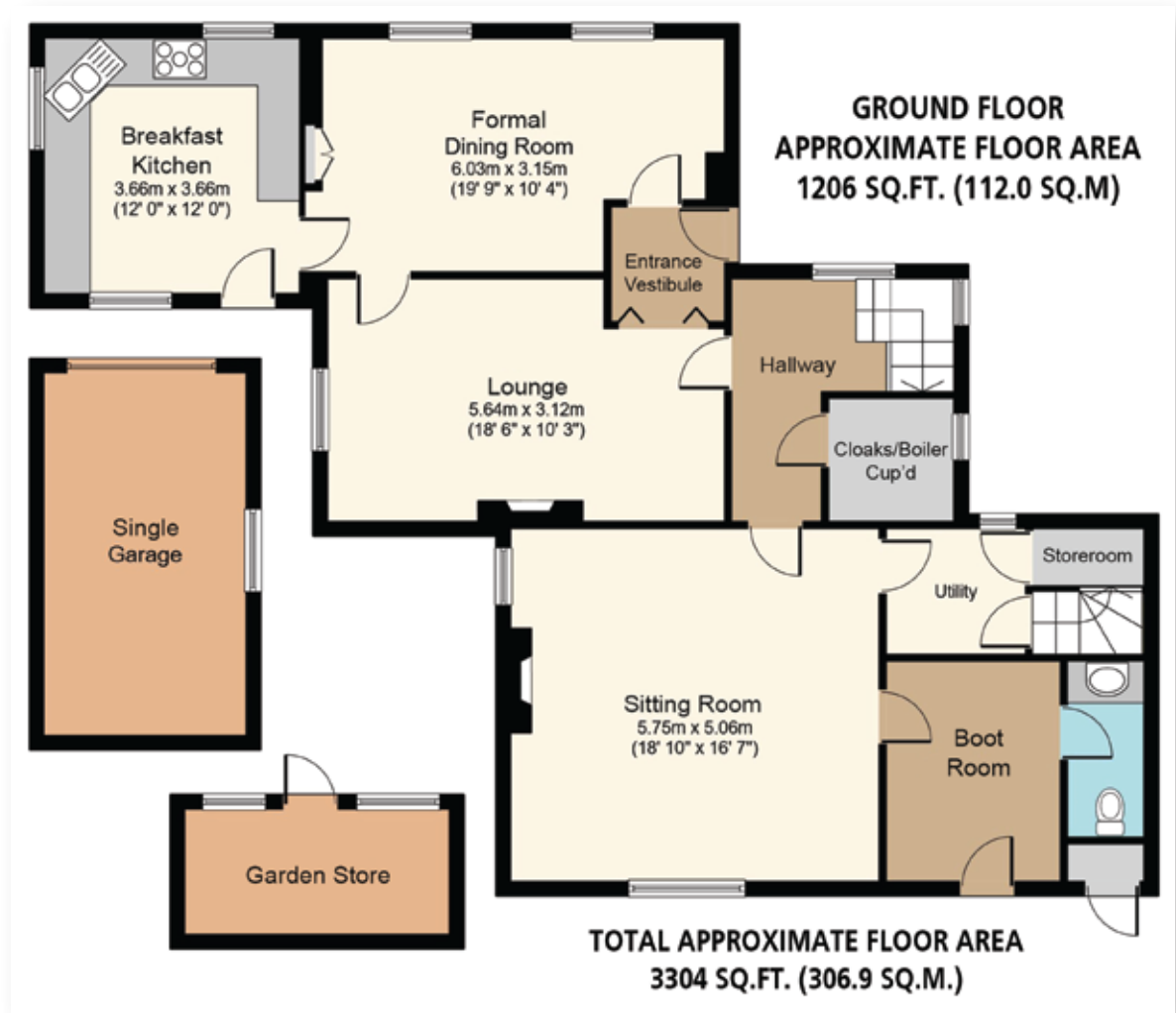
From the driveway, a timber gate and separate stone path continue to the property rear.

To the rear of the property there is a pleasant stone flagged seating terrace presenting a tranquil place to relax, with exterior lighting and raised stone planters containing a variety of mature flowers, plants and bushes. Access can be gained to the boot room leading to the downstairs WC. A timber door also opens to an external storeroom. A fountain and other period artefacts lay in situ and off the same path through two stone pillars is an impressively large and well kept primary garden (with a large vintage stone sink and garden tap). The garden contains a vegetable patch, roofed stone-built storage, further seating areas and spaces to relax and entertain in. Fruit and nut trees and bushes are scattered amongst the garden, which is enclosed within tall hedging for privacy purposes. External power points have been recently fitted and a wide opening leads back on to the driveway area.

Garden Store 'Donkey Shed'

Having timber glazed windows and a timber access door, the roof is covered with pretty ornamental flowering climbers.







Exterior and Gardens Continued

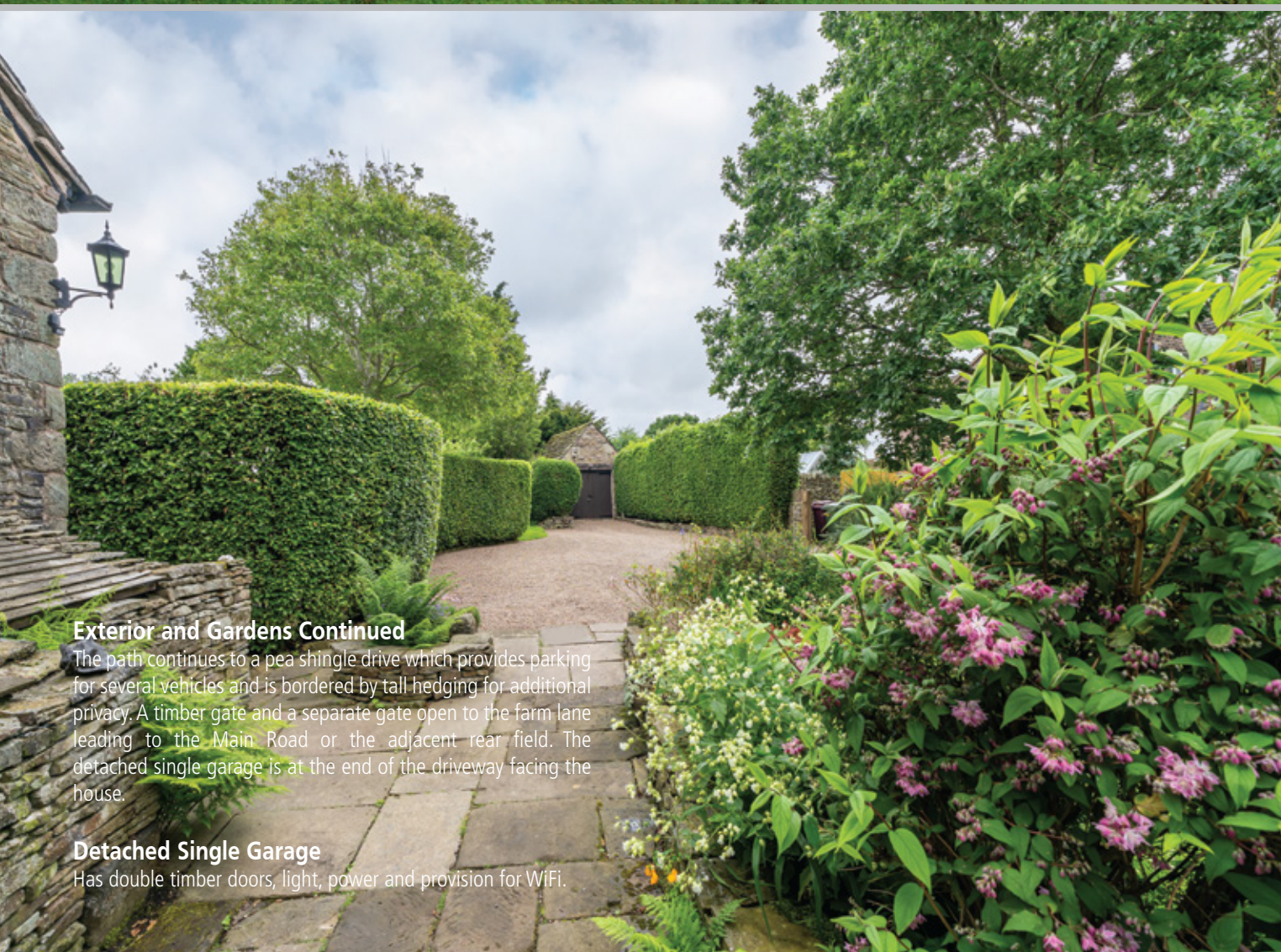
A path continues along the front elevation to a timber garden gate that opens to the right side of the property where a stone flagged path leads around the exterior walls. There is a convenient hot and cold water tap on the exterior of the kitchen wall and a securely contained stone well and a stone trough planter feature nearby.

Off this pathway access can be gained to the breakfast kitchen. To one side of the path there is a garden that is laid to lawn with a variety of mature trees and pleasing plants — some of which are incorporated in a decorative circular island rockery.

Accessible from the driveway are two roofed log and coal stores.

A Beautifully Mature Garden with
a Pleasant Array of Plants





Exterior and Gardens Continued

The path continues to a pea shingle drive which provides parking for several vehicles and is bordered by tall hedging for additional privacy. A timber gate and a separate gate open to the farm lane leading to the Main Road or the adjacent rear field. The detached single garage is at the end of the driveway facing the house.

Detached Single Garage

Has double timber doors, light, power and provision for WiFi.





Exterior and Gardens Continued

From the driveway, a timber gate and separate stone path continue to the property rear.

To the rear of the property there is a pleasant stone flagged seating terrace presenting a tranquil place to relax, with exterior lighting and raised stone planters containing a variety of mature flowers, plants and bushes. Access can be gained to the boot room leading to the downstairs WC. A timber door also opens to an external storeroom. A fountain and other period artefacts lay in situ and off the same path through two stone pillars is an impressively large and well kept primary garden (with a large vintage stone sink and garden tap).





Exterior and Gardens Continued

The garden contains a vegetable patch, roofed stone-built storage, further seating areas and spaces to relax and entertain in. Fruit and nut trees and bushes are scattered amongst the garden, which is enclosed within tall hedging for privacy purposes. External power points have been recently fitted and a wide opening leads back on to the driveway area.

Garden Store 'Donkey Shed'

Having timber glazed windows and a timber access door, the roof is covered with pretty ornamental flowering climbers.



The Gardens are a Wonderful
Accompaniment to the Home





Stunning Sunrises Across
Rolling Countryside...



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 electric, mains water and mains drainage. The broadband is cable and currently benefits from Gig1 Cable broadband through Virgin Media that delivers one gigabit per second. The mobile signal quality is reliably good.

Covenants, Easements, Wayleaves and Flood Risk: There are no covenants or wayleave agreements. There is a shared easement allowing the Old Manor House secure access over the farm track off Main Road to provide vehicular access to the property. The flood risk is very low with no road surface flooding to this property on record.

Conservation Area: The property is situated within the protected Cutthorpe Conservation Area and no planning proposals exist for development of the area which is privately farmed.

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.



Old Manor House

Main Road, Cutthorpe,

Chesterfield S42 7AJ

Offers in the Region of £895,000