

THE OLD ROBIN HOOD



BLENHEIM





BEAUTIFULLY PLACED ON THE CUSP OF THE PEAK DISTRICT

WELCOME TO THE OLD ROBIN
HOOD, A SUBSTANTIAL STONE-
BUILT COUNTRY RESIDENCE FILLED
WITH AN ABUNDANCE OF CHARM.

Positioned in the Peak District within a sought-after location, this five bedroomed Grade II listed property offers a versatile layout and boasts stunning far-reaching views to the west.





Historically a coaching inn, The Old Robin Hood benefitted from a transformation some years ago to create residential accommodation.

The updates remained sympathetic to the building's past, whilst incorporating the modern technologies of a ground source heat pump and under floor heating throughout. Currently used as a successful holiday let due to it's ideal location for access to the Peak District, The Old Robin Hood is adaptable as a family home or for guests.

The centrepiece of the home is an exceptionally spacious lounge/dining room which sits beneath an impressive vaulted ceiling adorned by exposed beams. Ideal for cosy winter evenings, the focal point stone fireplace houses a warming log burner, whilst a west-facing window perfectly frames the beautiful countryside views. A fabulous breakfast kitchen presents a functional space with granite work surfaces and a central island that provides seating. Also on the ground floor is a games room that could have alternate uses as another area for relaxing or informal dining.

Each of the property's five bedrooms are extremely well-proportioned, two of which are located on the ground floor, along with a superb shower room with a walk-in shower enclosure. The master bedroom has the benefit of an en-suite shower room and the remaining two double bedrooms are served by a family bathroom.

The Old Robin Hood sits in an enviable, elevated position and has a gravelled driveway that offers extensive off-road parking and access to a double garage. The exterior contains lawned gardens and a stone flagged/gravelled seating terrace that has the provision for a hot tub and enjoys the pleasant vistas.

The property is situated on the outskirts of Holmesfield, which has public houses and convenient access to scenic countryside walks from the doorstep. Popular Peak District attractions are a short distance away, and further amenities can be found in Dronfield, such as shops, supermarkets, restaurants and cafes. Dronfield train station also allows rail journeys to Sheffield, Manchester, Nottingham, Leeds and London.

The property briefly comprises of on the ground floor: Entrance hall, bedroom 4, storage cupboard, bedroom 5, shower room, games room, rear entrance lobby, under-stairs storage cupboard, breakfast kitchen and lounge/dining room. Accessed externally is the double garage.

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



GROUND FLOOR

An oak entrance door opens to the entrance hall.

Entrance Hall

Having exposed timber beams, recessed lighting, wall mounted light points, telephone point and tiled flooring with under floor heating. Oak doors open to bedroom 4, storage cupboard, bedroom 5 and shower room. A wide opening leads into the games room.

Bedroom 4

15'1 x 11'1 (4.60m x 3.37m)

A spacious double bedroom with front and side facing oak glazed sash windows, a side facing oak double glazed window, exposed timber beams, wall mounted light points and oak flooring with under floor heating. The focal point of the room is the decorative stone fireplace with a mantel, a surround and a hearth.

Storage Cupboard

Having a flush light point, a fitted shelf and tiled flooring.

Bedroom 5

12'3 x 11'2 (3.73m x 3.40m)

Having a front facing oak glazed sash window, exposed timber beams, wall mounted light points and oak flooring with under floor heating. An oak door opens to the lounge/ dining room.

Shower Room

Having exposed timber beams, recessed lighting, extractor fan, illuminated vanity mirror and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back. To one corner is a walk-in shower enclosure with a fitted shower and a glazed screen.

Games Room

15'2 x 10'4 (4.62m x 3.14m)

Offering versatility in use, the games room has a side facing oak double glazed window, recessed lighting, wall mounted light points and tiled flooring with under floor heating. Doors open to the rear entrance lobby, under-stairs storage cupboard and the staircase rising to the first floor. A wide opening leads into the breakfast kitchen. An oak door also opens to the rear of the property.

Rear Entrance Lobby

Having an exposed timber beam, spotlighting, built-in storage cupboards and tiled flooring with under floor heating. An oak door opens to the rear of the property.

Under-Stairs Storage Cupboard

Having a flush light point, fitted shelving and tiled flooring.



ENTRANCE HALL



LOUNGE/DINING ROOM





GROUND FLOOR CONTINUED & FIRST FLOOR

Breakfast Kitchen

16'1 x 14'1 (4.90m x 4.30m)

A well-appointed breakfast kitchen with double glazed skylights, vaulted ceiling, a side facing UPVC double glazed window, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, under-counter lighting and a Belfast sink with a chrome mixer tap. A central island provides additional storage and incorporates a granite work surface that extends to allow space for two chairs. The main cooking appliance is a Rangemaster range cooker with a six-ring induction hob, two ovens, grill, storage drawer and an extractor hood above. The integrated appliances include an under-counter fridge, an under-counter freezer and a Bosch dishwasher. An oak door opens to the lounge/dining room.

Lounge/Dining Room

36'9 x 16'9 (11.21m x 5.11m)

An exceptionally spacious room featuring a vaulted ceiling adorned by exposed timber beams and a side facing UPVC double glazed window that perfectly frames the views. Also having double glazed roof windows, front facing oak double glazed windows, recessed lighting, spotlighting, wall mounted light points, telephone point and tiled flooring with under floor heating. The focal point of the room is the log burner, which sits within a stone fireplace with a mantel, a surround and a hearth. An oak door opens to bedroom 5. Double UPVC doors with double glazed panels open to the rear seating terrace.

From the games room, an oak door opens to a staircase with a hand rail, which rises to the:

First Floor

Landing

Having double glazed roof windows, exposed timber beams, wall mounted light points, fitted storage cupboard with shelving and under floor heating. Oak doors open to the master bedroom, bedroom 2, family bathroom and bedroom 3.

Master Bedroom

15'6 x 11'5 (4.73m x 3.48m)

A good-sized master suite with a double glazed roof window, side and rear facing oak double glazed windows, recessed lighting, TV/aerial point and under floor heating. An oak door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having a double glazed roof window, recessed lighting, extractor fan, shaver point and under floor heating. There is a suite in white, which comprises a low-level WC and a Traditional English pedestal wash hand basin with traditional Knightsbridge London taps. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

15'6 x 12'0 (4.72m x 3.66m)

A good-sized double bedroom with a double glazed roof window, a front facing oak glazed sash window, exposed timber beams, recessed lighting and under floor heating.

Family Bathroom

Being fully tiled and having a front facing oak glazed window, an exposed timber beam, recessed lighting, extractor fan, illuminated vanity mirror and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a Knightsbridge London chrome mixer tap and storage beneath. To one corner is a panelled bath with a Knightsbridge London chrome mixer tap, a fitted shower and a glazed screen.

Bedroom 3

15'5 x 11'2 (4.70m x 3.40m)

Another large double bedroom with a double glazed roof window, front facing oak glazed sash window, exposed timber beams, recessed lighting and under floor heating. The focal point of the room is the decorative cast iron fireplace.



GAMES ROOM



BREAKFAST KITCHEN



BEDROOM 4



SHOWER ROOM



BEDROOM 5



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM

EXTERIOR & GARDENS

A shared access driveway leads to The Old Robin Hood and a neighbouring property. An opening leads to the gravelled driveway of The Old Robin Hood which provides parking for several vehicles and has exterior lighting. Access can be gained to the double garage.

Double Garage

20’0 x 19’8 (6.10m x 6.00m)

Having an electric up-and-over door, side facing timber double glazed window, light, power and housing the NIBE ground source heat pump. There is provision for an electric car charger and a timber personnel entrance door opens to the rear of the property.

A stone flagged path with an adjacent lawn leads to the right side of the property, where a wrought iron pedestrian gate opens to a stone flagged area with exterior lighting and a water tap. Access can be gained to the rear entrance lobby, double garage and an opening leads to the rear. A wrought iron pedestrian gate opens to another stone flagged path, which wraps around to the front where there is a garden that is mainly laid to lawn with a mature tree and exterior lighting. Access can be gained to the primary

entrance door and to one corner is a raised stone flagged patio with exterior lighting and mature shrubs. A wrought iron pedestrian gate opens to the left side of the property.

From the right side of the property, a stone flagged path leads along the rear with exterior lighting and access can be gained to the games room. A gravelled/stone flagged seating terrace provides ample space for comfortable seating with exterior lighting, external power points and has the provision for a hot tub. Access can be gained to the lounge/dining room. Double wrought iron pedestrian gates open to the left side of the property where there is a garden that is mainly laid to lawn, enclosed by dry stone walling and hedging, and offering a pleasant vantage point of the scenic views.











GROUND FLOOR & GARAGE

Approximate Floor Area:
1861 SQ.FT. (172.9 SQ.M)

Double Garage Approximate Floor Area:
394 SQ.FT. (36.6 SQ.M)



FIRST FLOOR

Approximate Floor Area:
756 SQ.FT. (70.2 SQ.M)

Total Approximate Floor Area:
3011 SQ.FT. (279.7 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 2	SQFT 3,011
TENURE Freehold	COUNCIL TAX Currently Exempt

Services

Ground source heat pump, mains water and mains electricity. The drainage is connected to a shared septic tank. There is broadband at the property and the mobile signal quality is average - good.

Rights of Access & Shared Access

The access driveway is shared with a neighbouring property.

Covenants, Easements, Wayleaves & 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.

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of £899,950

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