YARROW HOUSE



BLENHEIM





SITUATED IN A PEACEFUL, SEMI-RURAL SETTING ON THE CUSP OF THE PEAK DISTRICT

WELCOME TO YARROW HOUSE, A BEAUTIFUL FOUR BEDROOMED COUNTRY RESIDENCE BOASTING BREATHTAKING VIEWS AND ELEGANT INTERIORS.

Occupying a substantial plot, this family home has been thoughtfully extended to incorporate an impressive living kitchen and the outdoor spaces offer immaculately maintained lawns, a large seating terrace and approximately two acres of paddocks with a stable block.





The heart of the home is undoubtedly the living kitchen.

A bespoke kitchen with sleek granite work surfaces, a range of quality integrated appliances and a central island provides a functional area for cooking and dining, whilst the cosy living area contains a superb Contura log burner. Bi-folding doors create an effortless connection to the rear terrace and garden, making it ideal for hosting in the summer months.

The homely lounge with a lovely sandstone fireplace and a Town & Country multi-fuel burner is a lovely environment for relaxing, whilst the dining room features a fantastic picture window that perfectly frames the attractive views.

The first floor is home to four bedrooms, including the stunning master bedroom suite with a Juliet balcony and an en-suite shower room. There is also a well-appointed family bathroom.

Yarrow House has the benefit of an extensive, gated driveway that accommodates parking for several vehicles, plus a double garage. With permissions in place, the double garage offers great potential to complete the conversion of the large room above the garage into an additional bedroom or living space, which already has windows and electrics in situ. To the rear of the home is a sizeable stone flagged seating terrace and a lawned garden below, both of which have an advantageous south-west facing aspect.

A further 2 acres (approx) of land with stables and paddocks is available to purchase by separate negotiation if desired.

The property is located in the picturesque village of Holmesfield where there is a selection of local amenities, including public houses, a primary school and a village hall. The nearby town of Dronfield provides a further host of amenities and transport links as well as being a short drive to Sheffield's city centre. Due to the home's semi-rural location, there are ample opportunities for enjoying trails through the scenic surroundings.

The property briefly comprises of on the ground floor: Entrance hall, WC, dining room, under-stairs storage cupboard, lounge and living kitchen. Accessed externally is the double garage.

On the first floor: Landing, master bedroom, master en-suite shower room, family bathroom, bedroom 3, bedroom 2 and bedroom 4. A bedroom/occasional room is located above the double garage.



GROUND FLOOR

An oak door with double glazed panels opens to the entrance hall.

Entrance Hall

Extending a warm welcome to the home, the entrance hall has a front facing timber double glazed window, coved ceiling, wall mounted light points and a central heating radiator with a decorative cover. Oak doors with glazed panels open to the dining room, lounge and living kitchen. Oak doors with an obscured glazed panel also open to the WC and under-stairs storage cupboard.

WC

Having a front facing timber double glazed obscured window, coved ceiling, partially panelled walls, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A cupboard houses the Vaillant boiler.

Dining Room

17'2 x 9'11 (5.23m x 3.02m)

A beautiful dining room featuring a rear facing aluminium double glazed picture window that overlooks the countryside views. Also having side facing UPVC double glazed windows, recessed lighting and central heating radiators with decorative covers.

Under-Stairs Storage Cupboard

Having a wall mounted light point and cloaks hanging.

Lounge

18'0 x 12'8 (5.49m x 3.86m)

An elegant reception room with a front facing timber double glazed window, coved ceiling, recessed lighting, wall mounted light points, central heating radiators with decorative covers and TV/aerial cabling. The focal point of the room is the Town & Country Thorntondale multi-fuel burner, set within a sandstone fireplace with a mantel, surround and a hearth. A timber door with a glazed panel and matching side panels opens to the living kitchen.

Living Kitchen

23'8 x 21'10 (7.21m x 6.65m)

An outstanding open plan living kitchen with areas for cooking, casual dining and relaxing. Having Velux roof windows, side and rear facing aluminium double glazed windows, recessed lighting, pendant light point, central heating radiator, TV/aerial point and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands, under and over cabinet lighting and an inset 2.0 bowl Franke stainless steel sink with a brushed chrome extendable mixer tap. Also having a P-shaped island with an oak butchers block, a pop-up power point and a granite work surface that extends to provide space for up to five chairs. Appliances include a Siemens four-ring induction hob with a Gorenje extractor hood above, a Siemens dishwasher, an integrated Whirlpool washing machine, a Siemens microwave oven, a Siemens fan assisted oven, a Siemens warming drawer and a Miele full-height fridge/freezer. To one corner of the living kitchen is the focal point Contura log burner that sits on a glazed hearth. Bi-folding aluminium doors with double glazed panels, electric blinds and matching apex panels above open to the rear of the property.

From the entrance hall, a staircase with a hand rail and balustrading rises to the first floor.



ENTRANCE HALL

LIVING KITCHEN









LIVING KITCHEN

LOUNGE



LOUNGE



DINING ROOM



LOUNGE

FIRST FLOOR

Landing

Having a coved ceiling and recessed lighting. Timber doors open to the master bedroom, family bathroom, bedroom 3, bedroom 2 and bedroom 4. Access can also be gained to the loft space.

Master Bedroom

15'9 x 9'10 (4.80m x 3.00m)

A luxurious master bedroom suite with a rear facing timber double glazed apex panel and a sliding aluminium door with double glazed panels that opens to a glazed Juliet balcony, all of which perfectly showcase the wonderful views. Also having wall mounted light points, central heating radiators and TV/aerial cabling. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having a front facing timber double glazed window, recessed lighting, extractor fan, chrome heated towel rail and under floor heating. A suite in white comprises a Kohler wall mounted WC and a Svedbergs wash hand basin with a chrome mixer tap and storage beneath. To one wall is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, an illuminated recessed shelf and a glazed screen.

Family Bathroom

A well-appointed family bathroom with a rear facing aluminium double glazed window with fitted shutters, coved ceiling, recessed lighting, extractor fan, wall mounted light point, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a Heritage wash hand basin with traditional chrome taps and open storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

12'9 x 8'11 (3.89m x 2.72m)

Another bedroom that takes advantage of the views through a rear facing aluminium double glazed window. Also having a coved ceiling, pendant light point and a central heating radiator. To one corner is a wash hand basin with traditional chrome taps and storage beneath.

Bedroom 2

12'9 x 9'1 (3.89m x 2.77m)

A double bedroom with a front facing timber double glazed window, coved ceiling, pendant light point and a central heating radiator with a decorative cover.

Bedroom 4

10'8 x 5'7 (3.25m x 1.70m)

Having a front facing timber double glazed window, coved ceiling, pendant light point, central heating radiator and a telephone point. To one corner is a built-in cupboard that houses the hot water cylinder and has shelving.



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4

EXTERIOR & GARDENS

From Millthorpe Lane, a cobbled driveway flanked by grass verges leads to electric wrought iron gates, which open to Yarrow House.

To the front of the property, a substantial driveway provides parking for several vehicles and has exterior lighting. Access can be gained to the double garage and an oak porch that provides access to the main entrance door.

Double Garage

24'0 x 17'9 (7.32m x 5.41m)

Having electric up-and-over doors, rear facing aluminium double glazed windows, light, power and a water tap. Doors open to the utility room and rear of the property.

Utility Room

Having a light point and a work surface with an inset 1.0 bowl, stainless steel sink with a chrome tap. There is space/ provision for a washing machine and a tumble dryer.

From the double garage, a staircase with a hand rail and balustrading rises to the:

First Floor

Bedroom/Occasional Room

24'0 x 18'0 (7.32m x 5.49m)

Offering fantastic potential to complete the works in the garage and create additional living space. Having front facing aluminium double glazed windows, light and provision for electric sockets. A sliding aluminium door with double glazed panels and a matching apex panel above opens to a Juliet balcony with a glazed balustrade.

Exterior and Gardens Continued

Bordering the driveway are a variety of mature trees and shrubs, plus an ascending lawn with a timber sleeper 'stepping stone' path meandering to an area of ornamental planting and wrapping around the right side of the property. Below this, another path with a water tap leads to the rear.

To the left side of the property, a wide stone flagged path enclosed to one side by wrought iron balustrading leads to the rear. The path extends into a lovely seating terrace with exterior lighting and ample space for comfortable seating. Access can be gained to the living kitchen and double garage.

Stone steps lead down from the terrace to the garden that is mainly laid to lawn and is populated with a range of mature trees and shrubs and raised timber sleepers ideal for growing fruits and vegetables. A stone flagged path leads to the bottom of the garden, where a metal pedestrian gate opens to the equestrian facilities/paddocks. The garden is fully enclosed by mature hedging and stone walling, maintaining privacy and security.



EXTERIOR AND GARDENS

*IMAGE FOR ILLUSTRATION PURPOSES ONLY

= INCLUDED LAND = LAND AVAILABLE BY SEPARATE NEGOTIATION



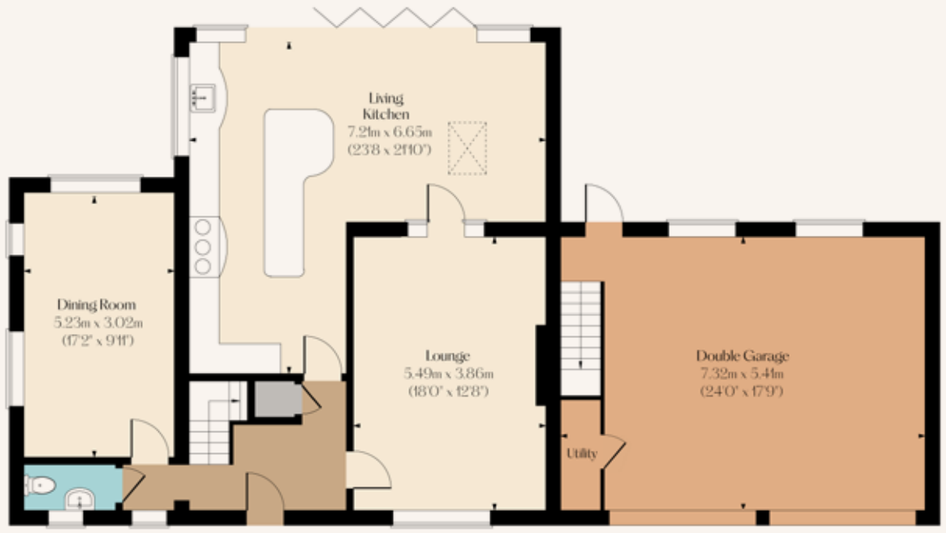




GROUND FLOOR

Ground Floor Approximate Floor Area:
958 SQ.FT. (89.0 SQ.M)

Double Garage - Ground Floor Approximate Floor Area:
434 SQ.FT. (40.3 SQ.M)



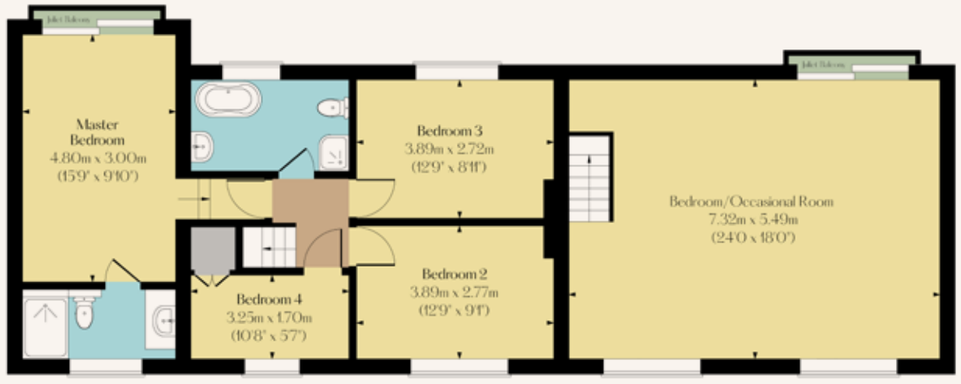
Ground Floor

Garage - Ground Floor

FIRST FLOOR

First Floor Approximate Floor Area:
652 SQ.FT. (60.6 SQ.M)

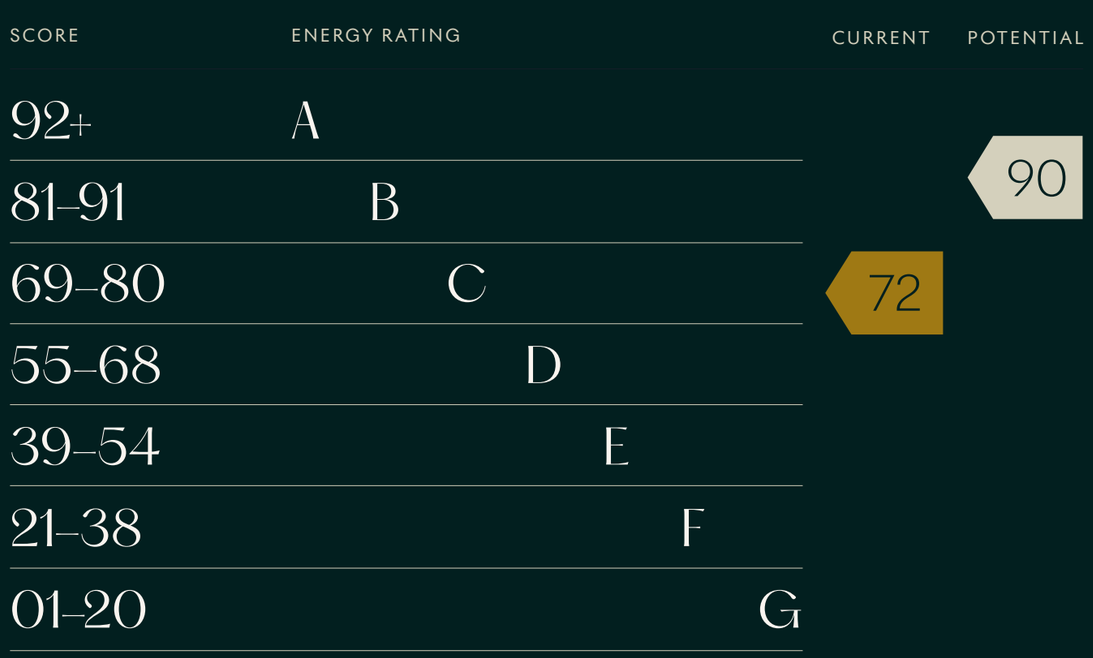
Double Garage - First Floor Approximate Floor Area:
432 SQ.FT. (40.1 SQ.M)



First Floor

Garage - First Floor

BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 2	SQFT (INC. GARAGE) 2,476
TENURE Freehold	COUNCIL TAX F



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is ADSL and the mobile signal quality is variable dependent on network.

Rights of Access & Shared Access

None.

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.

YARROW HOUSE

Millthorpe Lane, Holmesfield,
Dronfield, Derbyshire, S18 7SA

Asking Price
£1,250,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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