

# SHATTON FARM



BLenheim





BOASTING  
LUXURIOUS LIVING  
SPACES, SET  
AMONGST PURE  
TRANQUILLITY

NESTLED IN THE CHARMING  
PEAK DISTRICT HAMLET OF  
SHATTON LIES THIS EXQUISITE  
FOUR BEDROOMED COUNTRY  
RESIDENCE.

*Set within approximately 17 acres, Shatton Farm has recently been developed to a high standard to enable the creation of a magnificent home in tune with modern family living, whilst maintaining its inherent character.*





An impressive welcome is provided by the entrance hall, which is located within an amazing glazed link and connects the main living areas.

The heart of the home is undoubtedly the living kitchen: a place where functionality and serenity meet. A high-quality breakfast kitchen features a large central island, a range of appliances by Faber, Siemens and CDA, and a good-sized pantry that is cleverly hidden within the cabinetry. Within the living kitchen is an exceptionally spacious lounge/dining room, which offers flexibility for different layouts, and showcases a log burner and a fitted dining booth that seats between five-six people.

Further space for relaxing and hosting is provided by the spectacular sitting room that sits beneath a partially vaulted ceiling and is filled with natural light. Two sets of double doors open to the front of the property, allowing seamless transitions to the tranquil outdoor spaces.

Across the first floor are three generously proportioned bedroom suites, including a sumptuous master suite that enjoys lovely countryside views and has a luxurious en-suite bathroom. The fourth bedroom suite is accessible from the sitting room, making it ideal for relatives or guests.

Shatton Farm boasts a substantial, gated driveway and a wonderful south-facing seating terrace that is perfect for outdoor dining and entertaining. Approximately 16 acres of grazing land is included in the sale and there is potential for the land to accommodate equestrian facilities (subject to planning for the erection of new structures).

The modern technologies incorporated into Shatton Farm make it fit for the future, including a ground source heat pump that powers the under floor heating and hot water systems.

The hamlet of Shatton is surrounded by open countryside and is well placed for a variety of localities, such as Bamford, Hathersage and Castleton. Scenic walks can be enjoyed from the doorstep, and slightly further afield are a host of beautiful Peak District attractions, including Ladybower Reservoir, Bamford Edge, Stanage Edge and Mam Tor. Rail links on the Hope Valley Line are available from stations in Bamford, Hathersage and Hope. There are road networks close by for convenient travel to Buxton, Manchester and Sheffield.

**The property briefly comprises of on the ground floor:** Entrance hall, sitting room, plant room, cloakroom, WC, utility room, storage cupboard, living kitchen and pantry.

**On the first floor:** Bedroom 4, bedroom 4 en-suite shower room, landing, master bedroom, master en-suite bathroom, bedroom 3, bedroom 3 en-suite shower room, bedroom 2 and bedroom 2 en-suite shower room.



# GROUND FLOOR & FIRST FLOOR

*An aluminium entrance door with a double glazed panel and matching side/above panels opens to the entrance hall.*

## Entrance Hall

A bright, welcoming entrance hall with double glazed roof lights and rear facing aluminium double glazed panels. Also having a flush light point, recessed lighting, exposed stone, wall mounted light points and tiled flooring with under floor heating. An area of the entrance hall lends itself for use as a library or for comfortable seating and has a vaulted ceiling, a double glazed roof window, side facing timber double glazed windows, a rear facing timber double glazed panel, pendant light point, wall mounted light points and tiled flooring with under floor heating. Doors open to the plant room, cloakroom, utility room, WC and storage cupboard. A sliding door opens to the living kitchen. A staircase with glazed balustrading rises to the sitting room.

## Sitting Room

30'11 x 18'10 (9.43m x 5.74m)

An impressive reception room showcasing a partially vaulted ceiling with a Velux roof window and a feature pendant light point. Also having a side facing timber double glazed window and a separate panel, recessed lighting, flush light point, wall mounted light points, TV/aerial/data points and engineered herringbone flooring with under floor heating. The focal point of the room is the log burner, which sits to one corner of the room on a glazed hearth. Two sets of double timber doors with double glazed panels open to the front of the property. Timber doors open to two useful storage cupboards. A staircase with glazed balustrading rises to bedroom 4.

## First Floor

### Bedroom 4

18'10 x 16'8 (5.74m x 5.07m)

Having a Velux roof window, flush light point, recessed lighting, central heating radiator and a TV/aerial/data point. A sliding pocket door opens to the bedroom 4 en-suite shower room.

### Bedroom 4 En-Suite Shower Room

A modern en-suite with recessed lighting, an extractor fan, a chrome heated towel rail and engineered herringbone flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A shower enclosure incorporates a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen/door.



ENTRANCE HALL



ENTRANCE HALL

*Shatton Farm incorporates over 4,200 square feet of beautiful accommodation, all perfectly designed for modern living.*



SITTING ROOM



# GROUND FLOOR CONTINUED

From the entrance hall, a door opens to the:

## Plant Room

9'11 x 6'9 (3.01m x 2.05m)

Having recessed lighting and housing the hot water cylinder and Stiebel Eltron ground source heat pump system.

## Cloakroom

Having recessed lighting, an extractor fan and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin sits on a tiled surface and has a chrome mixer tap.

## Utility Room

Having recessed lighting, an extractor fan and tiled flooring with under floor heating. A range of fitted base and wall units incorporate oak work surfaces, tiled splashbacks and an inset Bower 1.0 bowl sink with an extendable black mixer tap. Within the units is space for an integrated washing machine and an integrated tumble dryer.

## WC

Having recessed lighting, an extractor fan and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a brushed gold mixer tap.

## Storage Cupboard

Having a flush light point and tiled flooring with under floor heating. The cupboard houses the fuse box.

From the entrance hall, a sliding door opens to the:

## Living Kitchen

52'1 x 30'10 (15.88m x 9.39m)

A truly stunning open plan living kitchen offering flexible living and spacious areas for cooking, dining and relaxing.

## Breakfast Kitchen

An extremely well-appointed breakfast kitchen of high-quality. Having front facing aluminium double glazed panels, recessed lighting, pendant light points, glazed shelving and engineered herringbone flooring with under floor heating. To one wall is a fitted storage bench with a quartz surface. There is a range of fitted wall units and a large central island with a quartz work surface that extends to provide space for four chairs and an inset 1.5 bowl sink with a Quooker chrome mixer tap. Appliances include a Faber 4-zone induction hob with a built-in downdraft extractor, two Siemens fan assisted ovens, a Siemens full-height fridge, a Siemens full-height freezer and a CDA wine cooler. Two concealed doors within the cabinetry open to the pantry. Double aluminium doors with double glazed panels open to the front of the property. A wide opening leads seamlessly into the living/dining room.

## Pantry

Having recessed lighting, fitted shelving and engineered herringbone flooring with under floor heating. A range of fitted base units incorporate quartz work surfaces, tiled splashbacks and an integrated Siemens dishwasher.

## Living/Dining Room

An extremely spacious reception room with front and side facing aluminium double glazed windows, recessed lighting, pendant light points (one with a decorative ceiling rose), wall mounted light points, TV/aerial/data points and engineered herringbone flooring with under floor heating. A fitted dining booth accommodates a good-sized dining table and seating for five-six people. The focal point of the room is the log burner, which sits on a glazed hearth. An aluminium door with a double glazed panel opens to the front of the property.

From the breakfast kitchen, a staircase with illuminated hand rails and glazed balustrading rises to the first floor.



BREAKFAST KITCHEN





BREAKFAST KITCHEN



BREAKFAST KITCHEN



LIVING/DINING ROOM



LIVING/DINING ROOM



LIVING/DINING ROOM



LIVING KITCHEN



LIVING/DINING ROOM



LIVING/DINING ROOM

# FIRST FLOOR

## Landing

Having a Velux roof window, recessed lighting and a central heating radiator. Doors open to the master bedroom, bedroom 2 and bedroom 3.

## Master Bedroom

29'9 x 21'2 (9.07m x 6.45m)

A luxurious master bedroom suite with front and side facing aluminium double glazed windows, Velux roof windows, pendant light points, recessed lighting, wall mounted light points, central heating radiator and TV/aerial/data points. A range of fitted furniture incorporates short hanging and shelving. Double timber doors open to a built-in wardrobe with a flush light point. A sliding pocket door opens to the master en-suite bathroom.

## Master En-Suite Bathroom

Being fully tiled and having a Velux roof window, recessed lighting, pendant light point, extractor fan, fitted vanity mirrors, chrome heated towel rail, shaver point and under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having an inset bath with a HR chrome mixer tap and a hand shower facility. To one wall is a large shower enclosure with a fitted HR rain head shower, an additional HR hand shower facility, a tiled recess and a glazed screen/door.

## Bedroom 3

16'1 x 12'7 (4.89m x 3.84m)

A fabulous double bedroom suite with a front facing aluminium double glazed window, pendant light point, recessed lighting, wall mounted light points, central heating radiator and TV/aerial/data points. A sliding pocket door opens to the bedroom 3 en-suite shower room.

## Bedroom 3 En-Suite Shower Room

Having recessed lighting, extractor fan, brushed gold heated towel rail and engineered herringbone flooring. A suite in white comprises a low-level WC and a wash hand basin with an Arezzo brushed gold mixer tap and storage beneath. To one wall is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

## Bedroom 2

23'4 x 12'7 (7.12m x 3.84m)

Another spacious bedroom suite with front and side facing aluminium double glazed windows, recessed lighting, pendant light point, wall mounted light points, central heating radiator and TV/aerial/data points. A door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

A contemporary en-suite with a Velux roof window, recessed lighting, extractor fan, partially tiled walls, matte black heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a black mixer tap. To one wall is a large shower enclosure with a fitted rain head shower, an additional hand shower facility, a tiled recess and a glazed screen/door.



LANDING



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2 EN-SUITE SHOWER ROOM



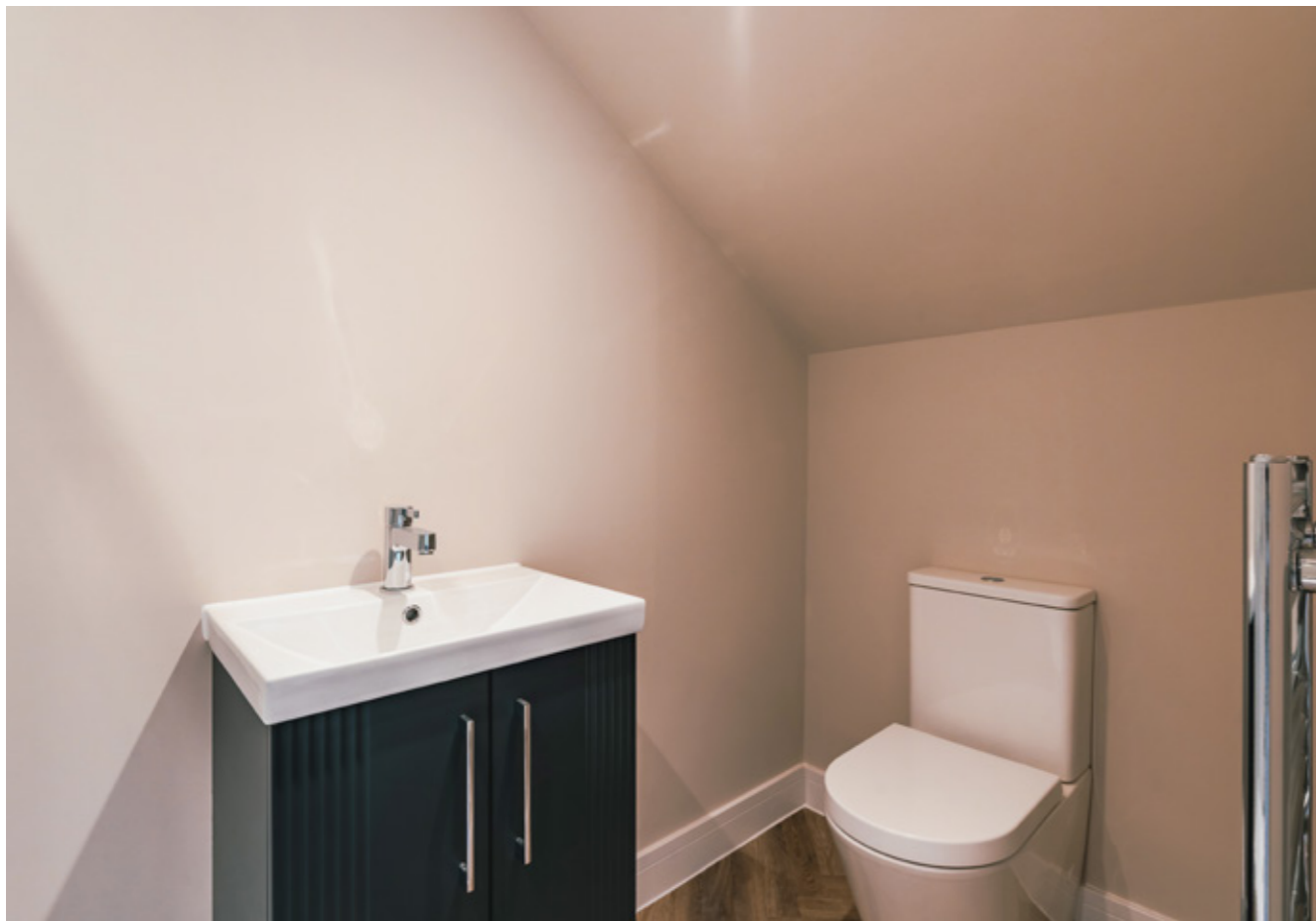
BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 4



LANDING



BEDROOM 4 EN-SUITE SHOWER ROOM



BREAKFAST KITCHEN



\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# EXTERIOR & GARDENS

From Shatton Lane, intercom operated electric gates open to Shatton Farm. A substantial gravelled driveway bordered by dry stone walling allows parking for several vehicles, and has exterior lighting and raised stone planters containing mature shrubs. A gravelled path and a stone flagged balcony with wrought iron balustrading provide access to the sitting room.

From the driveway, wide stone steps lead down to an extensive, south-facing stone flagged seating terrace along the front elevation, which provides ample space for comfortable seating and has exterior lighting, a water tap, a circular raised planter and a large raised planted border containing mature shrubs and feature lighting. Access can be gained to the main entrance door, breakfast kitchen and living/dining room.

A gravelled path leads down the right side of the property and stone steps rise to a curved stone flagged path, which leads to a pleasant patio set within a garden that is mainly laid to lawn with planted borders and exterior lighting. The gravelled path continues along the rear of the property.

From the driveway, an opening within a dry stone wall provides access to the acreage that is included with the property - approximately 16 acres of grazing land, divided into various paddocks with gated access. Additional access is available onto Shatton Lane via timber gates.



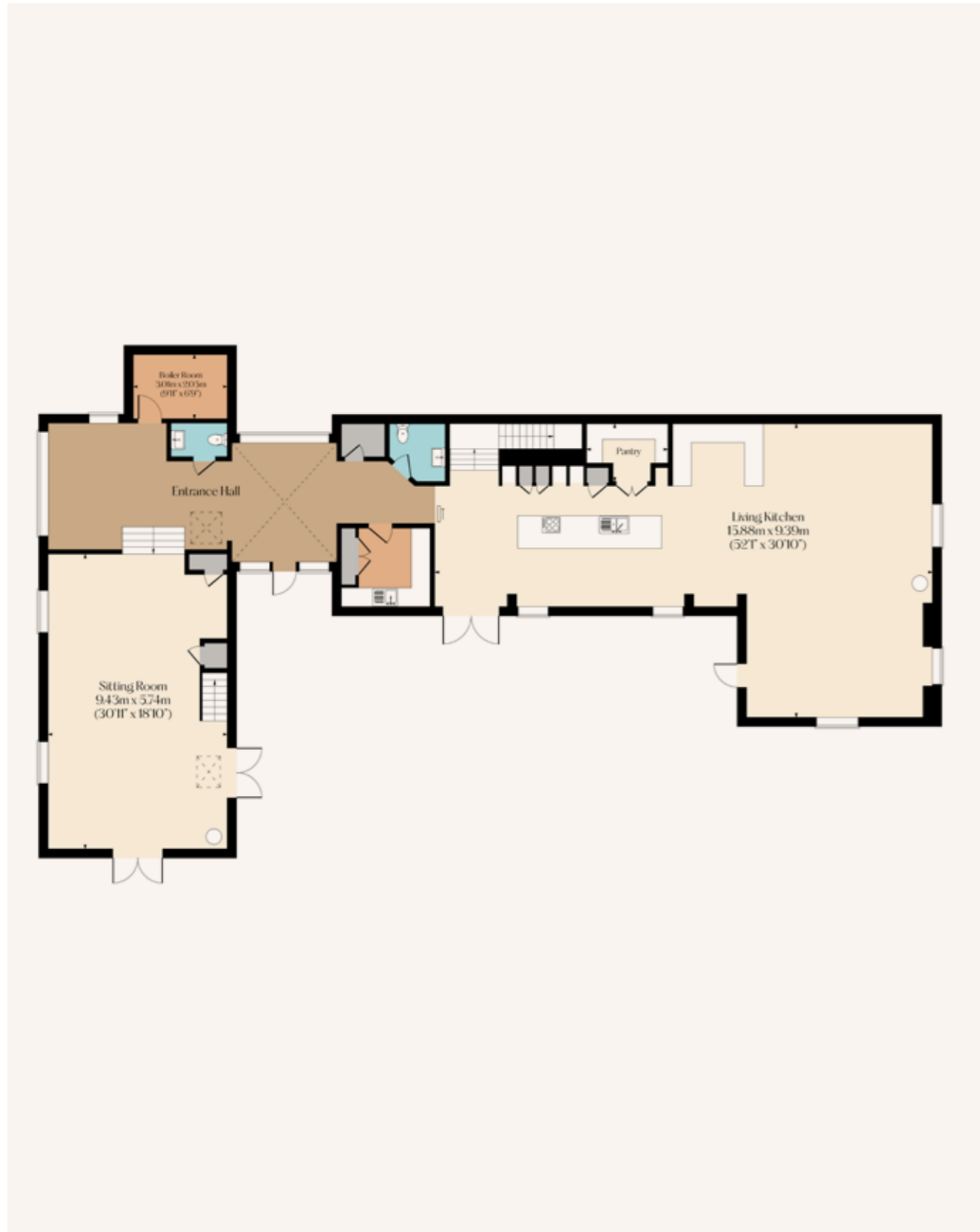




# GROUND FLOOR

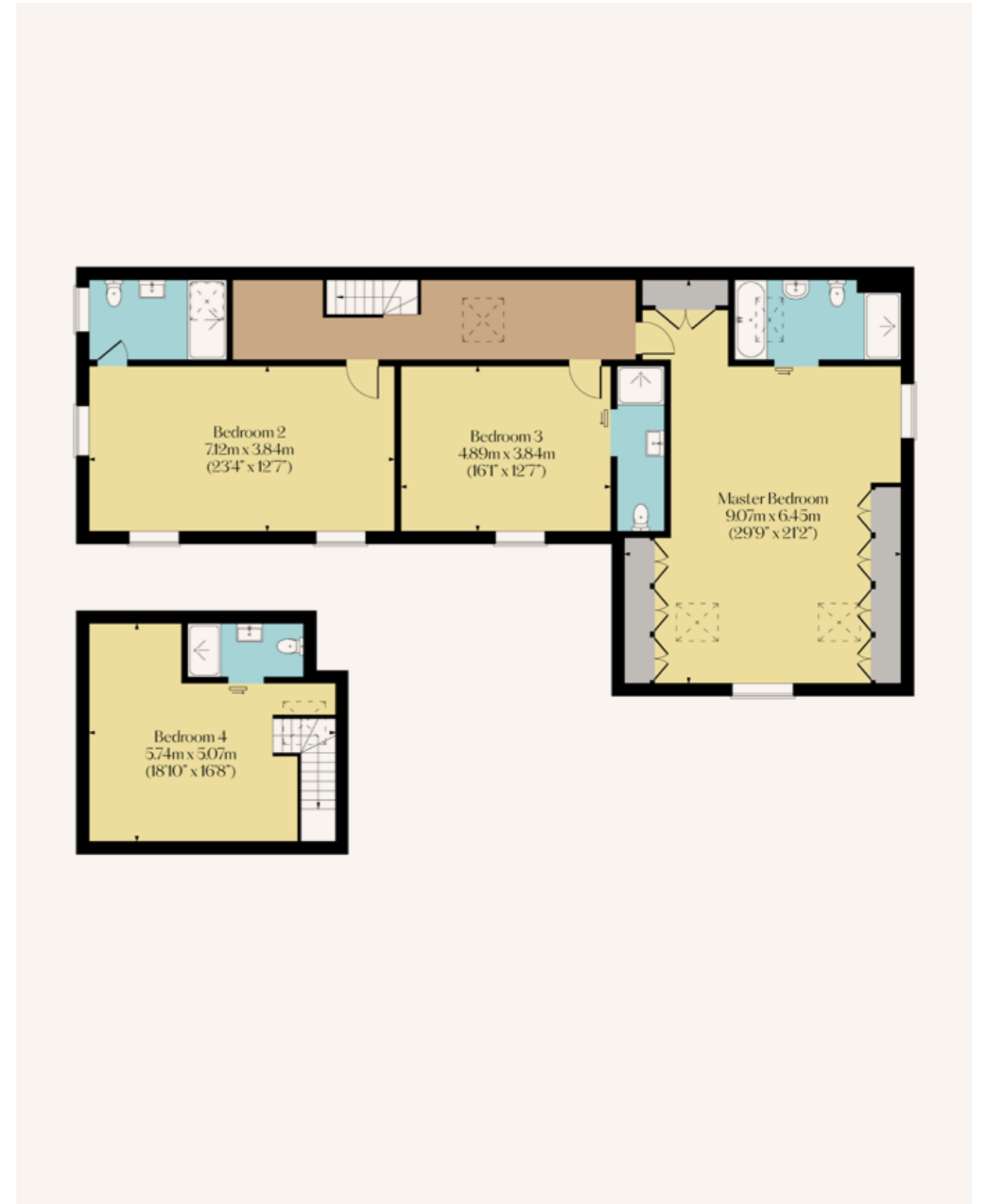
Approximate Floor Area:  
2481 SQ.FT. (230.5 SQ.M)

Total Approximate Floor Area:  
4220 SQ.FT. (392.1 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
1739 SQ.FT. (161.6 SQ.M)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 2	SQFT 4,220
TENURE Freehold	COUNCIL TAX F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	71	73
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Services

Ground source heat pump, mains electricity, mains water, mains drainage and the foul waste is connected to a septic tank. There is currently no broadband at the property, however there are providers in the area. The mobile signal quality is good.

## Rights of Access & Shared Access

There is a public footpath that runs along the northern boundary of the plot.

## 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.

# SHATTON FARM

Shatton Lane, Shatton, Bamford,  
Hope Valley, S33 0BG

Offers in Excess of  
£1,750,000

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

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