

THE STABLES



BLENHEIM





A SECLUDED, RURAL SANCTUARY WITH MAGNIFICENT HOPE VALLEY VIEWS

THE STABLES IS A CHARMING COUNTRY RESIDENCE, WHICH SITS WITHIN A PRIVATE PLOT OF APPROXIMATELY 1.7 ACRES AND BENEFITS FROM BREATHTAKING VIEWS OF HOPE VALLEY.

The picturesque Peak District setting and versatile layout extending over 3,000 sq.ft make this five bedroomed detached residence a truly special offering.





DINING KITCHEN

On the ground floor, the entrance hall and bright inner hall link to the main living areas. The heart of the home is the dining kitchen, which incorporates a range of solid pine cabinetry and a central island.

Adjacent to the dining kitchen and connected by sliding barn-style doors is a large utility room. A spacious family room provides ample room for relaxing, whilst a cloakroom and wet room offer functional spaces.

Two further reception rooms are located on the first floor, with the lounge showcasing a log burner and a feature picture window that perfectly frames the stunning view, offering a seasonally changing backdrop. The master bedroom is exceptionally spacious and incorporates a stylish en-suite shower room and comprehensive fitted furniture along one wall. There are three additional double bedrooms, a single bedroom that is ideal for use as a dressing room and a family bathroom.

The grounds of The Stables are magnificent. A south-west facing garden positioned to the front of the home effortlessly transitions into a wild meadow, and contains various seating areas for relaxing outdoors and taking in the views. Off-road parking for multiple vehicles is provided within a gated cobblestone driveway, as well as within an integral triple garage.

Located within the surrounding area are some popular local walks, including Win Hill, Lose Hill and Mam Tor. Hope village is a thriving community with numerous shops, cafes and primary and secondary schooling. Other amenities can be found in nearby villages such as Castleton, Bradwell, Bamford and Hathersage. The Stables is within driving distance of Sheffield and Manchester, and rail routes are available from Hope Station. Manchester Airport is only around 25 miles away.

The property briefly comprises of on the ground floor: Entrance hall, cloakroom, wet room, family room, integral triple garage, inner hall, hallway, dining kitchen, boiler room and utility room. Accessed externally are two stores, a shed and a log shed.

On the first floor: Landing, lounge, sitting room, rear hall, hallway, bedroom 2, bedroom 3, family bathroom, inner landing, master bedroom, master en-suite shower room, bedroom 4 and bedroom 5.



GROUND FLOOR

A heavy timber door with a double glazed obscured panel above opens to the entrance hall.

Entrance Hall

Having recessed lighting, a central heating radiator and tiled flooring. Timber doors open to the cloakroom and wet room. Double timber doors open to the family room. A timber door with glazed panels opens to the inner hall.

Cloakroom

Having a side facing hardwood double glazed window, pendant light point, central heating radiator and tiled flooring.

Wet Room

Being fully tiled and a flush light point, an extractor fan and a central heating radiator. A suite in white comprises a low-level WC and a wall mounted Armitage Shanks wash hand basin with traditional chrome taps. To one corner is a wet room shower area with a fitted shower and separate hot and cold taps.

Family Room

18'10 x 13'3 (5.74m x 4.04m)

A spacious family room with side facing hardwood double glazed windows, pendant light points, central heating radiator and timber effect flooring. Timber doors open to two storage cupboards with lights. A timber door opens to the integral triple garage.

Integral Triple Garage

39'5 x 15'7 (12.01m x 4.76m)

Having three up-and-over doors, light, power and a large raised storage area.

From the entrance hall, a timber door with glazed panels opens to the:

Inner Hall

Having a Velux roof window, flush light point and a central heating radiator. Three sets of double timber doors open to three storage cupboards with shelving. A staircase with timber handrails and balustrading leads down to the hallway and also rises to the first floor.

Hallway

Having a pendant light point, central heating radiator, TV/ aerial point and a telephone point. A timber door with glazed panels opens to the dining kitchen.

Dining Kitchen

23'9 x 14'5 (7.23m x 4.39m)

A wonderful dining kitchen with front and side facing hardwood double glazed windows, recessed lighting, central heating radiator and a TV/aerial point. A range of fitted pine base/wall and drawer units incorporate granite work surfaces, upstands, under-counter lighting and an inset Smeg 2.0 bowl stainless steel sink with an Appaso extendable chrome mixer tap. A central island provides additional storage and has wooden and granite surfaces. A built-in pantry is incorporated within the cabinetry. The appliances include a two-oven Aga with an AEG extractor fan above, a Beko under-counter fridge and a Blomberg dishwasher. There is also provision for an electric range cooker with an Elica extractor fan above. A timber door opens to the boiler room. Sliding barn-style oak doors also open to the utility room.

Boiler Room

9'8 x 7'0 (2.95m x 2.14m)

Having light, provision for a washing machine and a tumble dryer, and housing the Vaillant boiler and Gledhill hot water cylinder. A heavy timber door opens to the front of the property.

Utility Room

Having a rear facing hardwood double glazed window, flush light point and a central heating radiator. A range of fitted base and wall units incorporate an inset 1.0 bowl stainless steel sink with traditional chrome taps. A heavy timber door opens to the front of the property.

From the inner hall, the staircase with a timber handrail and balustrading rises to the first floor.



INNER HALL



ENTRANCE HALL



WET ROOM



CLOAKROOM





DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN

FIRST FLOOR

Landing

Having pendant light points. Steps rise to the lounge and a timber door opens to the family bathroom. A timber door with obscured glazed panels opens to the inner landing. Access can also be gained to a loft space.

Lounge

18'7 x 13'3 (5.66m x 4.04m)

A light-filled reception room with a feature front facing hardwood double glazed window that frames the far-reaching views of Hope Valley. Also having side facing hardwood double glazed windows, recessed lighting, wall mounted light points, central heating radiators, TV/aerial points and a telephone point. The focal point of the room is the log burner, which sits on a tiled hearth. A timber door opens to the sitting room. Access can also be gained to a loft space via two hatches.

Sitting Room

18'10 x 13'3 (5.74m x 4.04m)

A wonderful sitting room with side and rear facing hardwood double glazed windows, recessed lighting, wall mounted light points and central heating radiators. Access can be gained to a loft space. A timber door opens to the rear hall.

Rear Hall

Having rear facing hardwood double glazed panels, flush light point and a timber door opening to the hallway.

Hallway

Having a side facing hardwood double glazed window, pendant light point and a central heating radiator. Timber doors open to bedroom 2 and bedroom 3.

Bedroom 2

15'11 x 9'9 (4.84m x 2.98m)

A double bedroom with side facing hardwood double glazed windows, pendant light point and a central heating radiator. Access can be gained to a loft space.

Bedroom 3

13'10 x 8'0 (4.21m x 2.45m)

Having rear and side facing hardwood double glazed windows, pendant light point and a central heating radiator.



LANDING



LOUNGE



SITTING ROOM



LOUNGE



LOUNGE



SITTING ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 2



BEDROOM 3

FIRST FLOOR CONTINUED

From the first floor landing, a timber door opens to the:

Family Bathroom

Having a front facing hardwood double glazed window, flush light points, partially tiled walls and a central heating radiator. A built-in cupboard has shelving. A suite comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with traditional chrome taps and a fitted Mira shower.

From the landing, a timber door with obscured glazed panels opens to the:

Inner Landing

Having a pendant light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 4 and bedroom 5.

Master Bedroom

20'0 x 13'11 (6.10m x 4.24m)

An exceptionally spacious master bedroom with front and rear facing hardwood double glazed windows, pendant light points and central heating radiators. To one wall is a range of fitted furniture, incorporating short/long hanging and shelving. A timber door opens to the master en-suite shower room. Access can also be gained to a loft space via two loft hatches.

Master En-Suite Shower Room

A stylish en-suite with a front facing hardwood double glazed window, extractor fan, recessed lighting, wall mounted light point and a heated towel rail. A suite comprises a low-level WC and a wall mounted Armitage Shanks wash hand basin with traditional Bristan taps. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 4

14'4 x 8'8 (4.38m x 2.64m)

Currently utilised as an office and having a roof window, pendant light point and a central heating radiator. To one wall are three built-in cupboards with shelving.

Bedroom 5

14'4 x 6'9 (4.38m x 2.06m)

Currently used as a dressing room, with a front facing hardwood double glazed window, pendant light point and a central heating radiator.



FAMILY BATHROOM





MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 4



BEDROOM 5



BEDROOM 4



BEDROOM 5

EXTERIOR & GARDENS

From the private road, a timber gate and a separate pedestrian gate open to The Stables. An extensive cobbled driveway sits to the right side of the property and provides parking for up to six vehicles. The driveway has exterior lighting and a water tap. Access can be gained to the main entrance door and triple garage. A wide opening leads to the front of the property.

To the front is a lawned garden positioned in a south-west facing orientation and containing a stone flagged path, a stone trough with a water tap and a stone flagged patio with exterior lighting. In front of the patio is another lawned area with a raised stone planter and mature trees. Access can be gained to the boiler room, utility room and two stores. A timber gate opens to the left side of the property, where there is grass and a path that wraps up and around to the rear, with gravel inset steps leading back down to the right side of the property.

Store 1

15'1 x 5'1 (4.59m x 1.55m)

Having a flush light point, power and tiled flooring.

Store 2

15'1 x 6'4 (4.59m x 1.94m)

Having a strip light point.

An opening within stone walling at the front of the property leads to a continuation of the front garden with two parallel cobbled paths that extend down the garden. To the left side is a patio with a lawned area and raised stone planters containing mature shrubs and trees. To the right side is another patio with a water tap, a raised stone planter and a stone-built shed.

Shed

Having light.

The following tiers of the garden include a gravelled area with a strip of lawn to the left and a stone flagged area.

Beyond the cobbled paths, a wide gravelled pathway leads to a feature wrought iron gate, which is surrounded by a wild meadow with mature trees, exterior lighting and a log shed. Towards the bottom of the plot is an area of woodland.











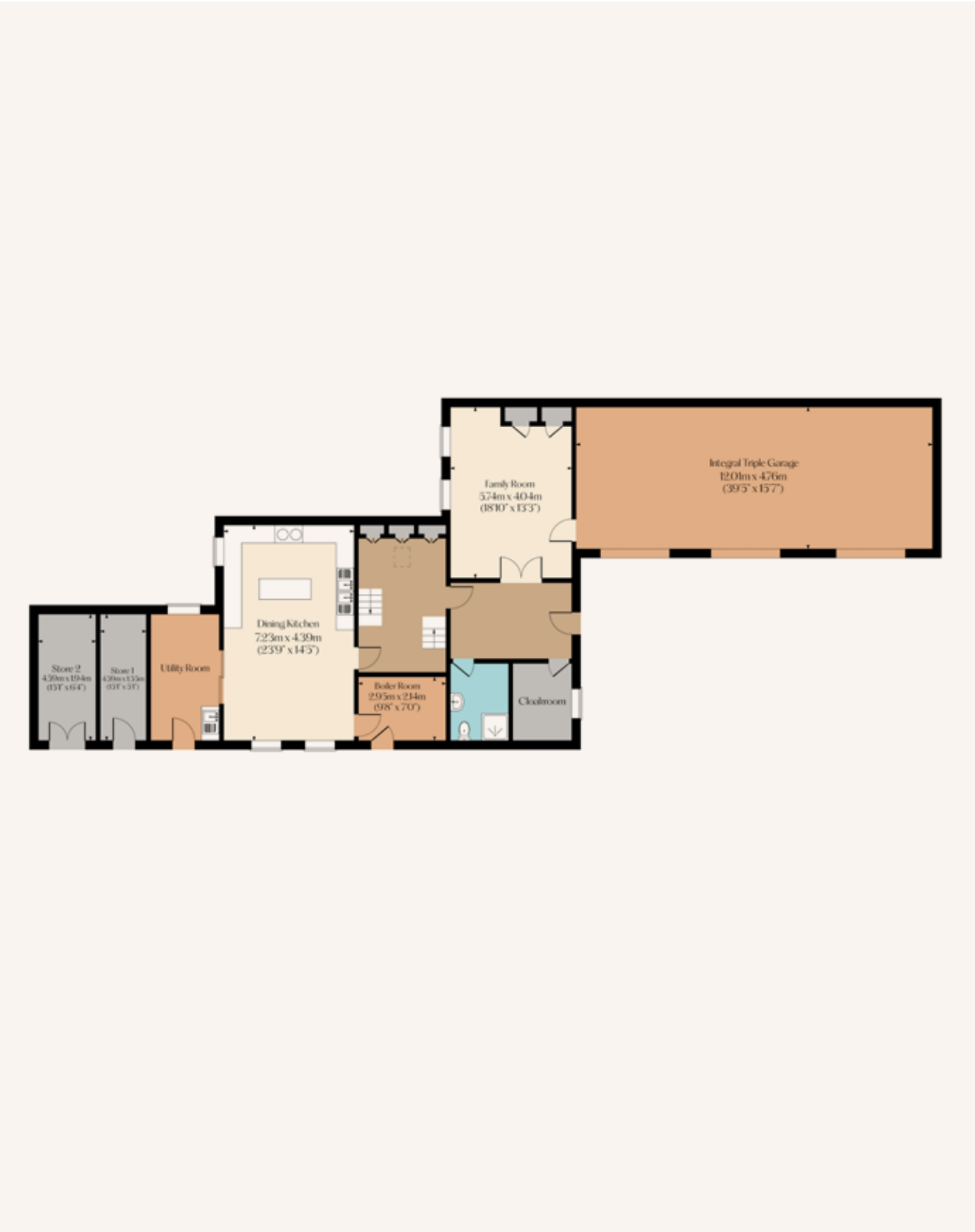


*IMAGE FOR ILLUSTRATION PURPOSES ONLY



GROUND FLOOR

Approximate Floor Area (Incl. Integral Triple Garage):
3655 SQ.FT. (339.6 SQ.M)
Total Approximate Floor Area:
5323 SQ.FT. (494 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1668 SQ.FT. (155.0 SQ.M)



BEDROOMS 5	BATHROOMS 3
LIVING ROOMS 3	SQFT 5,323
TENURE Freehold	COUNCIL TAX G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		
55–68	D		64
39–54	E	42	
21–38	F		
01–20	G		

Services

LPG, mains electricity, mains water and the drainage is connected to a septic tank. The broadband is ADSL and the mobile signal quality is good.

Rights of Access & Shared Access

There is a right of access for all properties to the private road. The farmer who owns the private road has a right of access to the land for use now and in the future. This right permits the driving of stock on foot or by an ATV, a right of way on foot with vehicles, farm machinery and trailers (but not for driving stock) for agricultural purposes and for removing timber.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant relating to maintaining a suitable stock-proof fence along the south-western boundary. There are no easements. There is a wayleave with Northern Powergrid relating to an electricity pylon within the land. The flood risk is very low.

Other Information

The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services. The land is subject to shooting and sporting rights in respect of winged game.

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 £1,250,000

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

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