

HIGHLIGHTLEY FARM



BLenheim





AN EFFORTLESS
COMBINATION
OF BEAUTIFUL
INTERIORS
AND STUNNING
SURROUNDINGS

BOASTING AN ABUNDANCE OF
UNPARALLELED TRANQUILLITY,
NATURAL BEAUTY AND COUNTRY
CHARM, WELCOME TO
HIGHLIGHTLEY FARM.

Incredible grounds of approximately 8 acres envelope this extraordinary property, creating an idyllic setting that is private and scenic. A beautiful five bedroomed farmhouse and a self-contained three bedroomed barn provide luxurious living spaces, which have been lovingly and extensively restored to a high standard.





From the moment you enter through the wrought iron electric gates and onto the tree-lined cobblestone driveway, it is clear that something special awaits.

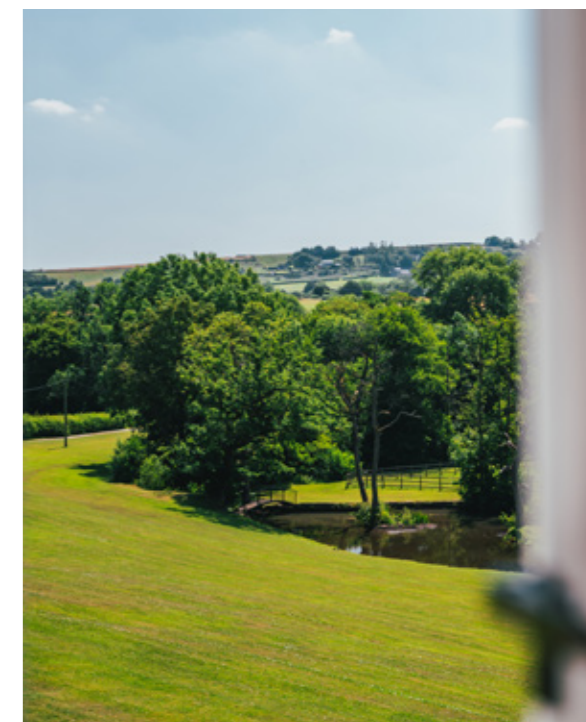
Stepping beneath the oak canopy and through the heavy oak entrance door into the entrance hall, the inviting welcome is embracing.

An exquisite living kitchen forms the heart of the home. Featuring a five-oven Aga, solid marble surfaces and a large central island incorporating a circular butchers block and pull-out wooden chopping boards, this is a kitchen that has been handcrafted to offer a quality culinary experience. A range of integrated appliances by Neff, Caple and Quooker provide further convenience. A point of interest in the living kitchen is the open fireplace, with a rustic oak mantel and stone surround, adding to the country-style. A place for everyone to gather, the family room is truly impressive, both in scale and function. Whether it's a casual dinner with friends or a cosy family evening by the ceiling suspended log burner, this room has the breathtaking backdrop of far-reaching views across the gardens and beyond. Bi-folding doors also open to the outdoor seating terrace, allowing a seamless transition between the two spaces.

Offering a more formal setting is the lounge and dining room, both of which are filled with natural light. The lounge showcases a fabulous limestone fireplace and the dining room is sizeable, with a centrepiece roof lantern and bi-folding doors, making it ideal for hosting. Also located on the ground floor is a wonderful bedroom suite that is great for guests or teenagers, and can also be accessed externally.

A sanctuary of splendour is found on the first floor. The sumptuous master bedroom sits beneath a tall, vaulted ceiling adorned with exposed beams and enjoys delightful views to the front aspect. The en-suite bathroom exudes style with its textural tiles and copper slipper bath. There is also a well-appointed walk-in wardrobe. Two additional bedroom suites provide ample space for a growing family, along with another single bedroom and a contemporary family bathroom.

Throughout the main house is an intelligent Control 4 system, which powers the lighting and multimedia devices to offer effortless operation no matter where you are in the property.





Outside, a picturesque haven perfectly complements the interiors. Spanning the front elevation is a stone flagged seating terrace and wide pathway, which benefit from a south-facing aspect and splendid vistas. Expansive, lush lawns with established trees create a magnificent landscape, along with the peaceful sounds of Dunston Brook, which gently meanders through the gardens.

Towards the bottom of the plot is a substantial area of woodland and an enclosed paddock with a field shelter. A gravelled track leads up from the paddock to the equestrian facilities next to the house, which include a turn-out enclosure, two stables and a tack room.

Highlightley Farm is approachable from two driveways with intercom operated gated access. Off-road parking is available within both driveways, as well as a three-bay carport and quadruple garage.

Located to the rear is a neatly landscaped formal garden, thoughtfully designed with symmetry and colour at the forefront. Four gravelled paths lead between raised lawns to the centre point; a circular planter with a water feature. Within the formal garden is the original well, a preserved feature symbolising the property's farming past.

Set alongside the formal garden is a detached two-storey barn, named 'Highlightley Barn'. The ground floor is amazingly equipped for hosting, from the exceptionally large entertainment room/bar featuring a professional-grade sprung dance floor, to the preparation kitchen with a range of integrated appliances. An oak staircase rises to the first floor to the primary living spaces, with ski-chalet-inspired decor. A wonderful dining kitchen and lounge offer ample room for comfortable living and sit beneath exposed timber trusses. The three bedrooms are well-proportioned, one of which has an en-suite shower room.

The property is nestled within the green landscape of Barlow. The village itself is home to a highly-rated public house, a cafe, a Church, a village hall and schooling options for pre-schoolers and primary. Other localities such as Crowhole, Cutthorpe and Holmesfield offer additional amenities. Chesterfield and Sheffield are accessible within a reasonable journey, as are the respective train stations that provide rail links to Nottingham, Leeds and London. The beauty of life at Highlightley Farm is that you are surrounded by attractive vistas and plenty of opportunities for exploring the local footpaths and bridleways through fields and woodland. The Peak District is also just a short distance away.



FAMILY ROOM

Main House

The property briefly comprises of on the ground floor: Entrance hall, under-stairs cupboard 1, under-stairs cupboard 2, formal lounge, formal dining room, hallway, gymnasium, bedroom 5, bedroom 5 en-suite shower room, living kitchen, study, inner hall, WC, family room, lobby and WC.

On the first floor: Landing, master bedroom, master walk-in wardrobe, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3, bedroom 3 en-suite shower room, bedroom 4 and family bathroom.

On the lower ground floor: Wine cellar, laundry room and cylinder store.

Highlightley Barn

The property briefly comprises of on the ground floor: Entrance hall, inner hall, gentlemen's WC, ladies' WC, preparation kitchen and entertainment room/bar.

On the first floor: Dining kitchen, cylinder store, lounge, hallway, bedroom 3, bathroom, bedroom 2, bedroom 1 and bedroom 1 en-suite shower room.

Outbuildings

Three-bay carport, quadruple garage with WC, stable block with two stables and a tack room.

GROUND FLOOR

An oak entrance door with an obscured glazed panel opens to the entrance hall.

Entrance Hall

A welcoming entrance hall with a partially vaulted ceiling and a feature pendant light point, exposed timber beams, deep skirtings and stone flagged flooring with under floor heating. Oak doors open to the formal lounge, living kitchen and two under-stairs storage cupboards.

Under-Stairs Cupboard 1

Having a recessed light point, fitted shelving, cupboards and stone flagged flooring.

Under-Stairs Cupboard 2

Having a recessed light point, fitted shelving and stone flagged flooring.

Formal Lounge

24'4 x 14'3 (7.41m x 4.35m)

An elegant reception room with front and rear facing hardwood double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, built-in ceiling speakers, wall mounted light points, TV/aerial point, data cabling, deep skirtings and under floor heating. The focal point of the room is the fireplace, comprising a limestone mantel with '1699' carving, slate surround and a limestone hearth. Double oak doors open to the formal dining room.

Formal Dining Room

24'4 x 16'5 (7.41m x 5.00m)

A magnificent space for dining that is filled with natural light and overlooks the grounds and pleasant views. Having a hardwood double glazed roof lantern, coved ceiling, recessed lighting, built-in ceiling speakers, antique-style central heating radiators, TV/aerial point and deep skirtings. An oak door opens to the hallway. Two sets of double hardwood doors with double glazed panels open to the left side of the property. Bi-folding hardwood doors with double glazed panels also open to the front of the property.

Hallway

Having a side facing hardwood double glazed window, recessed lighting, an antique-style central heating radiator and deep skirtings. Oak doors open to the gymnasium and bedroom 5.

Gymnasium

16'5 x 12'5 (5.00m x 3.78m)

A versatile room with side facing hardwood double glazed windows, recessed lighting, built-in ceiling speakers, an antique-style central heating radiator, TV/aerial/data cabling, deep skirtings and oak flooring. A hardwood door with a double glazed panel opens to the rear of the property.

Bedroom 5

16'1 x 14'8 (4.90m x 4.47m)

A lovely bedroom suite, which is ideal for guests. Having a side facing hardwood double glazed window, rear facing stained glass panel, vaulted ceiling, pendant light point, antique-style central heating radiators, TV/aerial point and deep skirtings. An oak door opens to the bedroom 5 en-suite shower room. A hardwood door with a double glazed panel also opens to the rear of the property.

Bedroom 5 En-Suite Shower Room

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



ENTRANCE HALL



FORMAL DINING ROOM



FORMAL DINING ROOM



FORMAL LOUNGE



FORMAL DINING ROOM



FORMAL LOUNGE

GROUND FLOOR CONTINUED & LOWER GROUND FLOOR

From the entrance hall, an oak door opens to the:

Living Kitchen

37'5 x 17'8 (11.40m x 5.38m)

A stunning living kitchen of substantial proportions. Having front and rear facing hardwood double glazed windows (with fitted window seats to the front aspect), recessed lighting, pendant light point, built-in ceiling speakers, deep skirtings and stone flagged flooring with under floor heating. A range of high-quality fitted base/wall and drawer units incorporate marble work surfaces, matching upstands and a 2.0 bowl Franke by Villeroy & Boch Belfast sink with a Quooker tap. Set within the cabinetry is a butler's pantry with wine racks, shelving and drawers. A central island provides additional storage and incorporates a marble work surface that extends to accommodate space for four stools, a circular butchers block with pull-out wooden chopping boards and an integrated champagne trough. The main cooking appliance is the five-oven Aga with two hot plates, a single-ring induction hob and a Caple extractor hood above. The integrated appliances are by Neff and include a combination oven and a dishwasher. The focal point of the room is the fireplace with an oak mantel and a stone surround/hearth. Oak doors open to the study and inner hall.

Study

11'1 x 7'0 (3.38m x 2.14m)

Having a front facing hardwood double glazed window, coved ceiling, recessed lighting, TV/aerial/data cabling, deep skirtings and stone flagged flooring with under floor heating.

From the living kitchen, a stone staircase with timber balustrading leads down to the:

Lower Ground Floor

Wine Cellar

Having recessed lighting, bespoke walnut wine shelving and stone flagged flooring. An oak door opens to the laundry room.

Laundry Room

13'9 x 8'10 (4.20m x 2.70m)

Having recessed lighting, extractor fan and stone flagged flooring. A range of fitted base and wall units incorporate work surfaces and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine, a tumble dryer and an under-counter drinks fridge. An oak door opens to the cylinder store.

Cylinder Store

Having a recessed light point and housing two hot water cylinders.

Ground Floor Continued

Inner Hall

Having recessed lighting, deep skirtings and stone flagged flooring with under floor heating. An oak door opens to the WC and a wide opening leads into the family room.



LIVING KITCHEN



LIVING KITCHEN



GROUND FLOOR CONTINUED

WC

Having a rear facing hardwood double glazed obscured window, recessed lighting, extractor fan, deep skirtings and stone flagged flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Family Room

32'10 x 15'11 (10.00m x 4.85m)

An impressive family room, perfect for enjoying slow evenings, or entertaining guests, all whilst taking in the beautiful vistas of the grounds and beyond. A vaulted ceiling with exposed timber beams adds character to the room, whilst pendant and wall mounted light points allow you to set the ambience exactly to the occasion. The family room also has built-in ceiling speakers, TV/aerial/data cabling, deep skirtings and under floor heating. To one wall is a range of feature book shelving with cupboards. A ceiling-suspended log burner provides a focal point with a glazed hearth beneath. An oak door opens to the lobby. Bi-folding hardwood doors with double glazed panels open to the front of the property. A hardwood door also opens to the rear.

Lobby

Having a wall mounted light point, engineered timber flooring with under floor heating and cupboards housing the comms equipment. An oak door opens to the WC and a hardwood door with an obscured double glazed panel opens to the front of the property.

WC

Having a recessed light point, extractor fan and stone flagged flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a Bristan chrome mixer tap and storage beneath.

From the entrance hall, a grand staircase with oak hand rails and glazed balustrading rises to the first floor.



FAMILY ROOM



FAMILY ROOM



FAMILY ROOM

FIRST FLOOR

Landing

Having rear facing hardwood double glazed windows, automatically activated wall mounted light points, antique-style central heating radiators and deep skirtings. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Built-in storage is provided within two cupboards, which contain cloaks hanging and shelving.

Master Bedroom

16'5 x 14'5 (5.00m x 4.40m)

A sumptuous master bedroom with a tall, vaulted ceiling that is adorned with exposed timber beams. Also having front facing hardwood double glazed windows, pendant light point, built-in ceiling speakers, wall mounted light points, antique-style central heating radiators, TV/aerial/data cabling and deep skirtings. Oak doors open to the master walk-in wardrobe and master en-suite bathroom. A hardwood door with a double glazed panel opens to the roof of the formal dining room.

Master Walk-in Wardrobe

9'10 x 7'7 (3.00m x 2.30m)

Having a rear facing hardwood double glazed window, recessed lighting and an antique-style central heating radiator. A range of fitted furniture incorporates short/long hanging and shelving.

Master En-Suite Bathroom

A luxurious en-suite with a front facing hardwood double glazed window, recessed lighting, built-in ceiling speakers, illuminated recessed shelf, wall mounted Luxurite television, illuminated vanity mirrors, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and two wall mounted wash hand basins with two Bristan chrome mixer taps and storage beneath. The focal point of the room is the copper slipper bath with a chrome mixer tap and a hand shower facility. To one corner is a wet room style shower with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

14'3 x 11'2 (4.34m x 3.40m)

A double bedroom with a front facing hardwood double glazed window, pendant light points, antique-style central heating radiator, TV/aerial point and deep skirtings. An oak door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having automatically activated recessed lighting, extractor fan, illuminated recessed shelf and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a Bristan chrome mixer tap and storage beneath. To one corner is a wet room style shower with a fitted Bristan rain head shower, an additional hand shower facility and two glazed screens.



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE BATHROOM



BEDROOM 2 EN-SUITE SHOWER ROOM

FIRST FLOOR CONTINUED

Bedroom 3

14'1 x 10'10 (4.30m x 3.30m)

Currently utilised as a dressing room, but could be a third double bedroom. Having a front facing hardwood double glazed window, pendant light point, antique-style central heating radiator and deep skirtings. A range of fitted furniture incorporates short/long hanging, shelving, a central dresser with drawers and a vanity table with an illuminated vanity mirror and a storage drawer beneath. An oak door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Being fully tiled and having automatically activated recessed lighting, extractor fan, chrome heated towel rail and a recessed tiled shelf. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a Bristan chrome mixer tap and storage beneath. To one corner is a wet room style shower with a fitted Bristan rain head shower, an additional hand shower facility and two glazed screens.

Bedroom 4

14'3 x 7'10 (4.34m x 2.40m)

Having a front facing hardwood double glazed window, pendant light points, antique-style central heating radiator, TV/aerial point and deep skirtings. Access can be gained to a loft space.

Family Bathroom

A contemporary family bathroom with a front facing hardwood double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, wall mounted Luxurite television, illuminated vanity mirror and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a Bristan chrome mixer tap, a tiled splashback and storage beneath. Also having an inset bath with a Bristan chrome mixer tap. A walk-in shower enclosure contains a fitted Bristan rain head shower, an additional hand shower facility, a tiled shelf and a glazed screen.



BEDROOM 3



FAMILY BATHROOM

EXTERIOR AND GARDENS

From Highlightley Lane, electric wrought iron gates with an intercom open to Highlightley Farm. A cobblestone driveway flanked by mature trees and traditional lampposts provides a striking welcome, with outstanding views of the property's grounds to one side.

The driveway arrives at the front of the property, where there is parking for four vehicles, and continues to the left side of the house. A tarmac parking area with exterior lighting accommodates further parking for several vehicles and access to the three-bay carport and formal dining room.

Three-Bay Carport

39'4" x 19'8" (12.00m x 6.00m)

Having light, power, electric car charging point and a water tap.

Spanning the front of the property is a delightful stone flagged seating terrace and pathway, which offer areas for comfortable seating. There is exterior lighting and a large, raised stone planter containing an array of established shrubs. An oak entrance canopy provides access to the main entrance door. Access is also gained to the formal dining room, family room and lobby.

Beyond the stone flagged terrace and pathway, rolling lawned grounds extend the width of the plot, creating an attractive outlook from the home. The grounds contain an array of established trees and hedges. There is also a timber vehicular gate that opens to Highlightley Lane.

Running through the gardens and set towards the bottom of the plot is Dunston Brook, which meanders into a large pond and continues downstream. A wooden footbridge provides a crossing over the brook, and leads to a wide grassed area surrounded by mature trees. Access can be gained to the paddock.

Paddock

A fully enclosed paddock with fenced boundaries and timber gated access. Within the paddock is a wooden field shelter.

A vehicular bridge leads back over the brook and to a gravelled track that continues up past the right-hand boundary and to the equestrian facilities. Also from the vehicular bridge, a separate bridge leads over the brook and to the woodland area at the very bottom of the plot.

Equestrian Facilities

A timber pedestrian gate and a timber vehicular gate both open to a turn-out enclosure, which provides access to the stable block. To the right side of the stable block is a fenced storage area with exterior lighting and a water tap.

Stable Block

Tack Room

11'6" x 5'11" (3.50m x 1.80m)

Having a timber entrance door, light and a water tap.

Stable 1

11'6" x 11'6" (3.50m x 3.50m)

Having a stable door and light.

Stable 2

12'2" x 11'6" (3.70m x 3.50m)

Having a stable door and light.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY



STONE FLAGGED TERRACE



EQUESTRIAN FACILITIES



GROUNDS & DUNSTON BROOK/POND



Paddock

EXTERIOR & GARDENS CONTINUED

To the right side of the property, there is a stone flagged area that has a water tap and a gravelled driveway allows parking for up to eight vehicles. Access can be gained to the equestrian facilities and quadruple garage. Composite electric gates with an intercom provide a secondary entrance to Highlightley Farm from the lane.

Quadruple Garage

33'6 x 27'2 (10.20m x 8.28m)

Having two sets of double timber doors, a timber personnel entrance door, light and power. There is a fitted base unit with an inset I.O bowl stainless steel sink with traditional chrome taps and space/provision for a washing machine and a tumble dryer. A timber door opens to a WC.

WC

Having automatically activated recessed lighting, a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

From the right side of the property, a wide opening provides access to the rear, where there is a beautifully designed formal garden. A stone flagged path with exterior lighting and a water tap runs along the rear elevation, allowing access to the family room, gymnasium and bedroom 5. The garden is formed by four gravelled paths, which lead between four raised lawns that are bordered by low stone walling and incorporate central lavender and rose plants. At the centre point is a circular planter featuring shrubs and a water feature. There is also a raised planted border and an original stone well.

To one corner, there is a stone flagged seating terrace with exterior lighting, which is ideal for outdoor entertaining and relaxation. Access can be gained to Highlightley Barn.



FORMAL GARDEN

HIGHLIGHTLEY BARN

A hardwood stable-style door with a double glazed obscured panel opens to the entrance hall.

Ground Floor

Entrance Hall

Having a coved ceiling, recessed lighting, deep skirtings and tiled flooring. An oak door opens to the inner hall.

Inner Hall

Having front and rear facing hardwood double glazed windows, coved ceiling, recessed lighting, wall mounted light points, deep skirtings and tiled flooring. Oak doors open to the gentlemen's WC, ladies' WC and preparation kitchen. An opening also provides access to the entertainment room/bar.

Gentlemen's WC

Having automatically activated recessed lighting, an extractor fan, a chrome heated towel rail, deep skirtings and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback and storage beneath.

Ladies' WC

Having automatically activated recessed lighting, an extractor fan, a chrome heated towel rail, deep skirtings and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, tiled splashback and storage beneath.

Preparation Kitchen

15'9 x 11'10 (4.80m x 3.60m)

Perfect for hosting or in-house catering for events. Having a rear facing hardwood double glazed window with fitted shutters, coved ceiling, recessed lighting, central heating radiator, deep skirtings and tiled flooring. A range of fitted base/wall and drawer units incorporate oak work surfaces with matching upstands, a mirrored splashback and an inset 1.5 bowl sink with a chrome mixer tap. The integrated appliances are by AEG and include a five-ring induction hob, an extractor hood, two fan assisted ovens with steam function, two Micromat Combi ovens and a dishwasher. A hardwood stable-style door opens to the front of the barn.

From the inner hall, an opening gives access to the:

Entertainment Room/Bar

62'0 x 15'6 (18.90m x 4.72m)

An exceptionally large entertainment room, which features a professional-grade sprung oak dance floor, and is well-designed for hosting family gatherings and parties. Having front and side facing hardwood double glazed windows, rear facing hardwood double glazed windows with fitted shutters, coved ceiling, pendant light points with decorative ceiling roses, recessed lighting, central heating radiators, data points and deep skirtings. To one corner of the room is a fully fitted bar, which incorporates a range of base and drawer units with oak work surfaces, feature behind-bar mirrors and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The bar accommodates space for four stools, and there is space/provision for two drinks fridges. Bi-folding hardwood doors with double glazed panels open to the front of the barn. A hardwood stable-style door also opens to the gravelled driveway at the right side of the main house.

From the entrance hall, an oak staircase with a handrail, balustrading and a feature textured oak wall rises to the first floor.

First Floor

Dining Kitchen

16'5 x 15'5 (5.00m x 4.70m)

A stylish dining kitchen with a front facing hardwood double glazed window, rear facing timber double glazed 'lookout' panels, vaulted ceiling with exposed timber trusses, pendant light points, wall mounted light points, central heating radiators, deep skirtings and tiled flooring. A range of fitted base/wall and drawer units incorporate oak work surfaces with matching upstands, a mirrored splashback and a Belfast sink with a chrome mixer tap. A central island provides additional storage and has an oak work surface. The integrated appliances are by AEG and include a four-ring induction hob with an extractor hood above, a fan assisted oven, a dishwasher and a washing machine. There is also a Lamona under-counter fridge. An oak door opens to the cylinder store and a wide opening leads into the lounge.

Cylinder Store

Having a recessed light point and housing the fuse boards and CenterStore hot water cylinder.

Lounge

23'0 x 15'5 (7.00m x 4.70m)

A wonderful reception room of generous proportions. Having front and side facing hardwood double glazed windows, rear facing timber double glazed 'lookout' panels and a vaulted ceiling with exposed timber trusses. Also having a pendant light point, wall mounted light points, central heating radiators, data points, fitted shelving and deep skirtings. To one corner is a focal-point log burner that stands on a tiled hearth. An opening leads into the hallway.

Hallway

Having a side facing hardwood double glazed window, wall mounted light points, central heating radiator and deep skirtings. Oak doors open to bedroom 1, bedroom 2, bathroom and bedroom 3. Access can also be gained to a loft space.





PREPARATION KITCHEN



ENTERTAINMENT ROOM/BAR



ENTERTAINMENT ROOM/BAR



ENTERTAINMENT ROOM/BAR



DINING KITCHEN



BEDROOM 1



LOUNGE



BEDROOM 1 EN-SUITE SHOWER ROOM

HIGHLIGHTLEY BARN CONTINUED

Bedroom 1

18'7 x 15'5 (5.66m x 4.70m)

A fabulous bedroom suite with front and side facing hardwood double glazed windows, recessed lighting, central heating radiators, TV/aerial point and deep skirtings. An oak door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Being fully tiled and having recessed lighting, an extractor fan and a heated towel rail. A suite in white comprises a low-level WC and two wash hand basins with two Bristan gold mixer taps. To one wall is a walk-in shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

11'9 x 11'9 (3.58m x 3.58m)

Another spacious bedroom with a side facing hardwood double glazed window, recessed lighting, central heating radiator, TV/aerial point and deep skirtings.

Bedroom 3

11'9 x 11'9 (3.58m x 3.58m)

A well-proportioned double bedroom with a side facing hardwood double glazed window, recessed lighting, central heating radiator, TV/aerial point and deep skirtings.

Bathroom

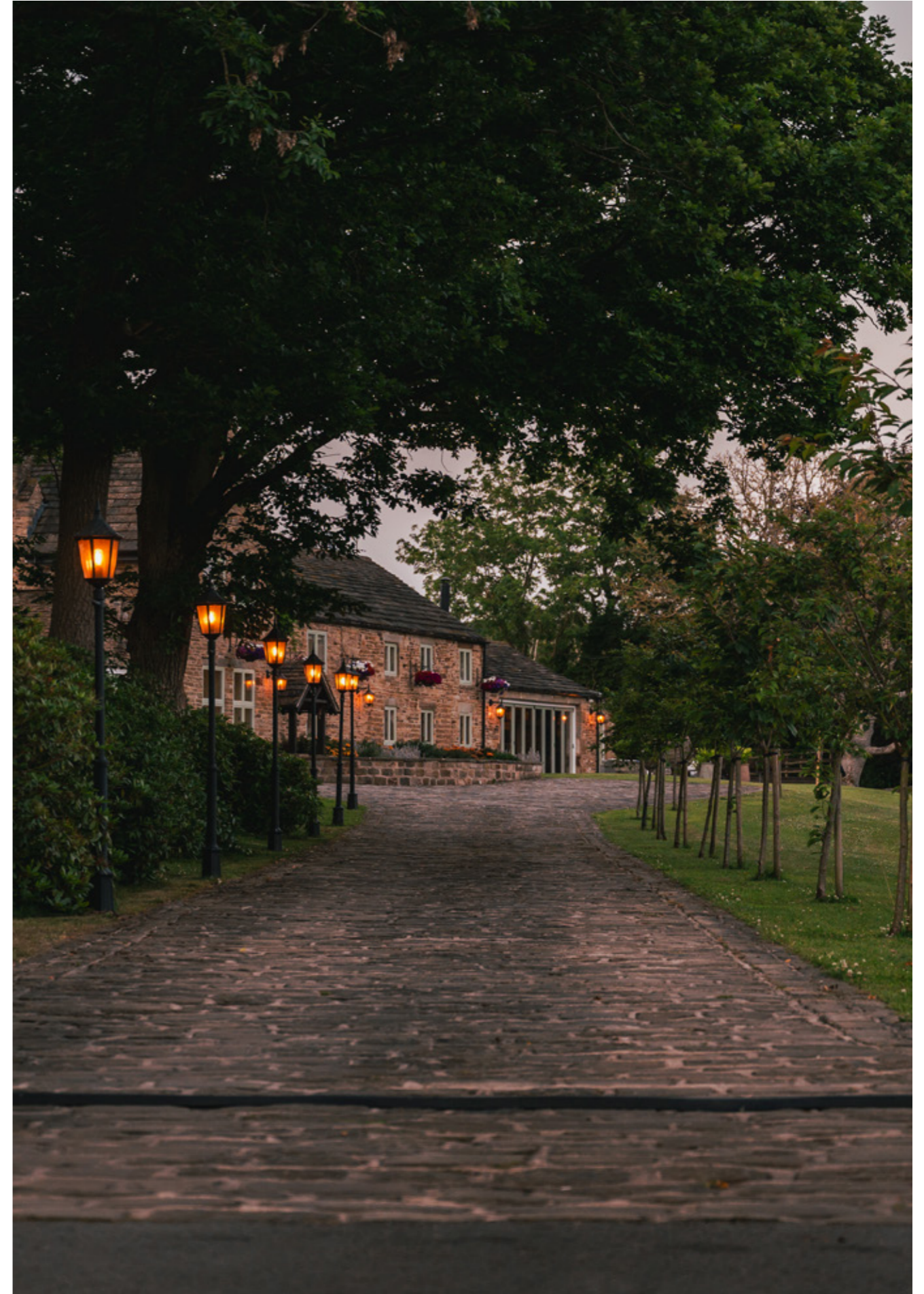
Having recessed lighting, an extractor fan, a chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a Bristan chrome mixer tap and a tiled splashback. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.



BEDROOM 2



BATHROOM



LOWER & GROUND FLOORS

Ground Floor Approximate Floor Area:
3176 SQ.FT. (295.1 SQ.M)

Lower Ground Floor Approximate Floor Area:
183 SQ.FT. (17.0 SQ.M)

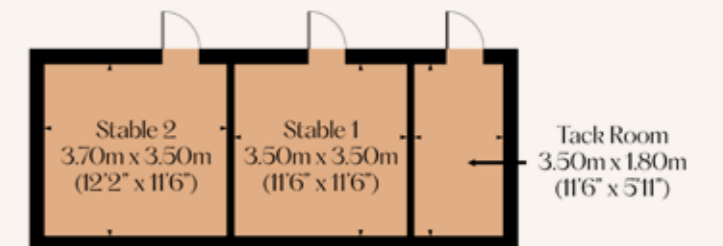
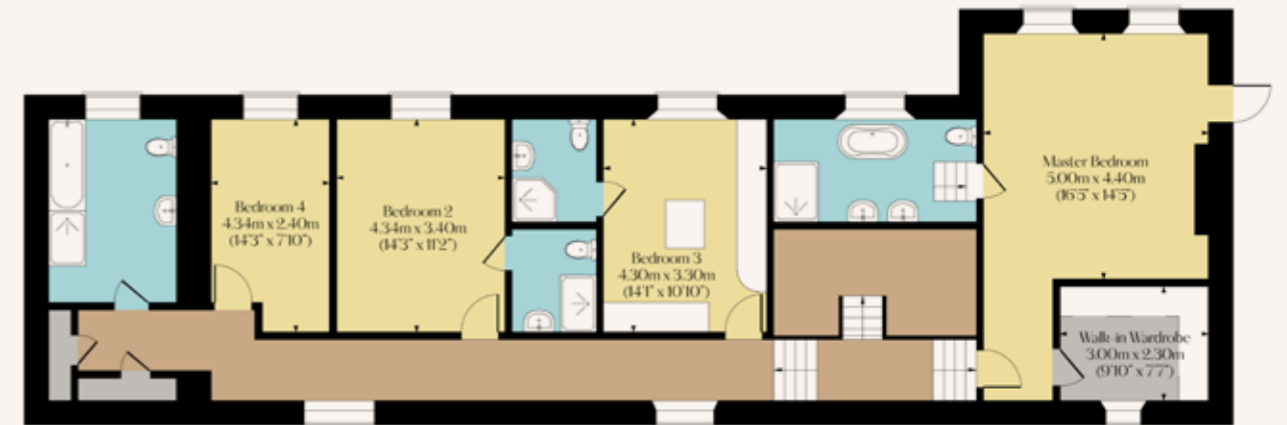
Total Approximate Floor Area (Main House Only):
4793 SQ.FT. (445.3 SQ.M)



FIRST FLOOR & OUTBUILDINGS

First Floor Approximate Floor Area:
1434 SQ.FT. (133.2 SQ.M)

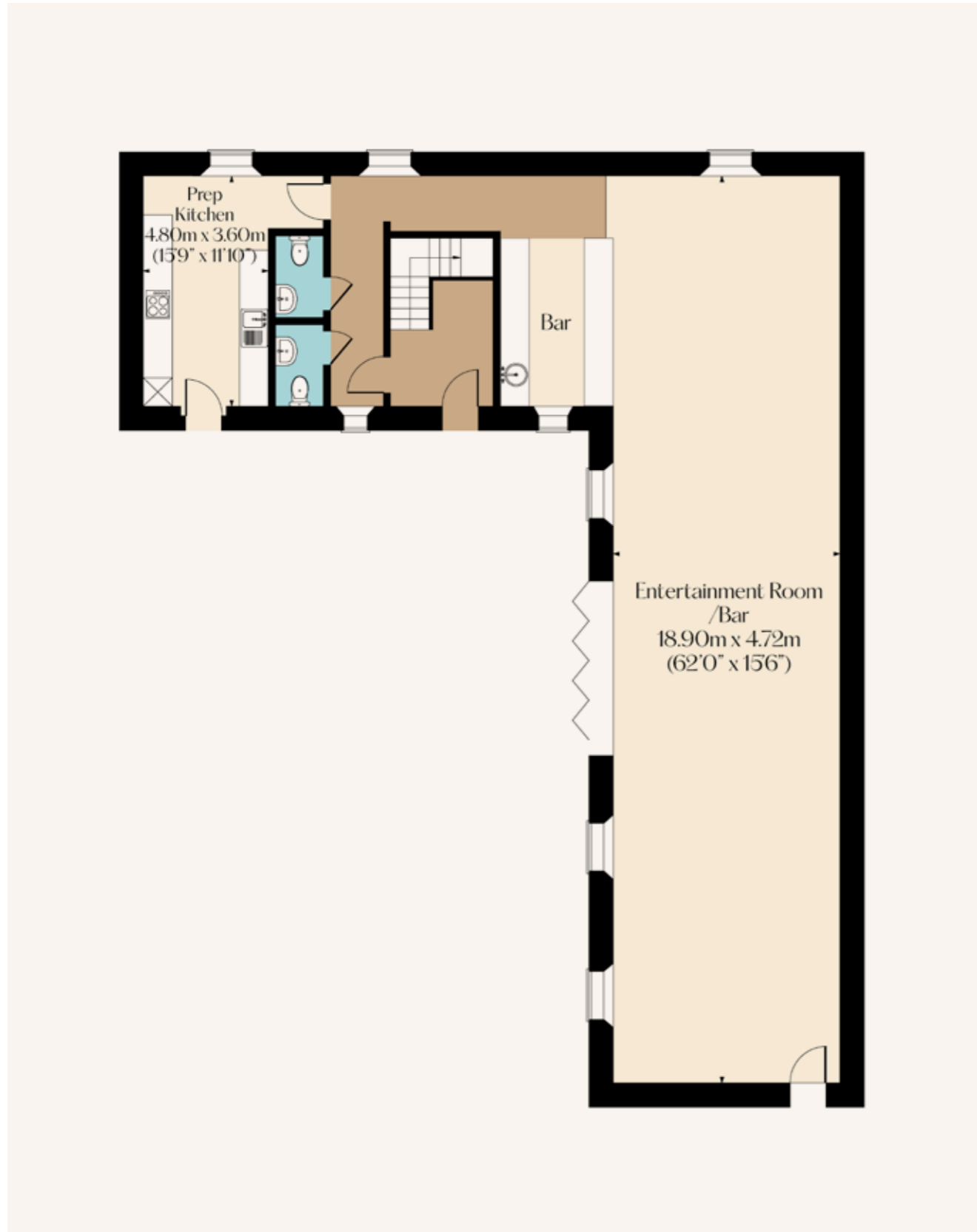
Garage / Outbuildings Approximate Floor Area:
908 SQ.FT. (84.4 SQ.M) / 350 SQ.FT. (32.5 SQ.M)



HIGHLIGHTLEY BARN GROUND FLOOR

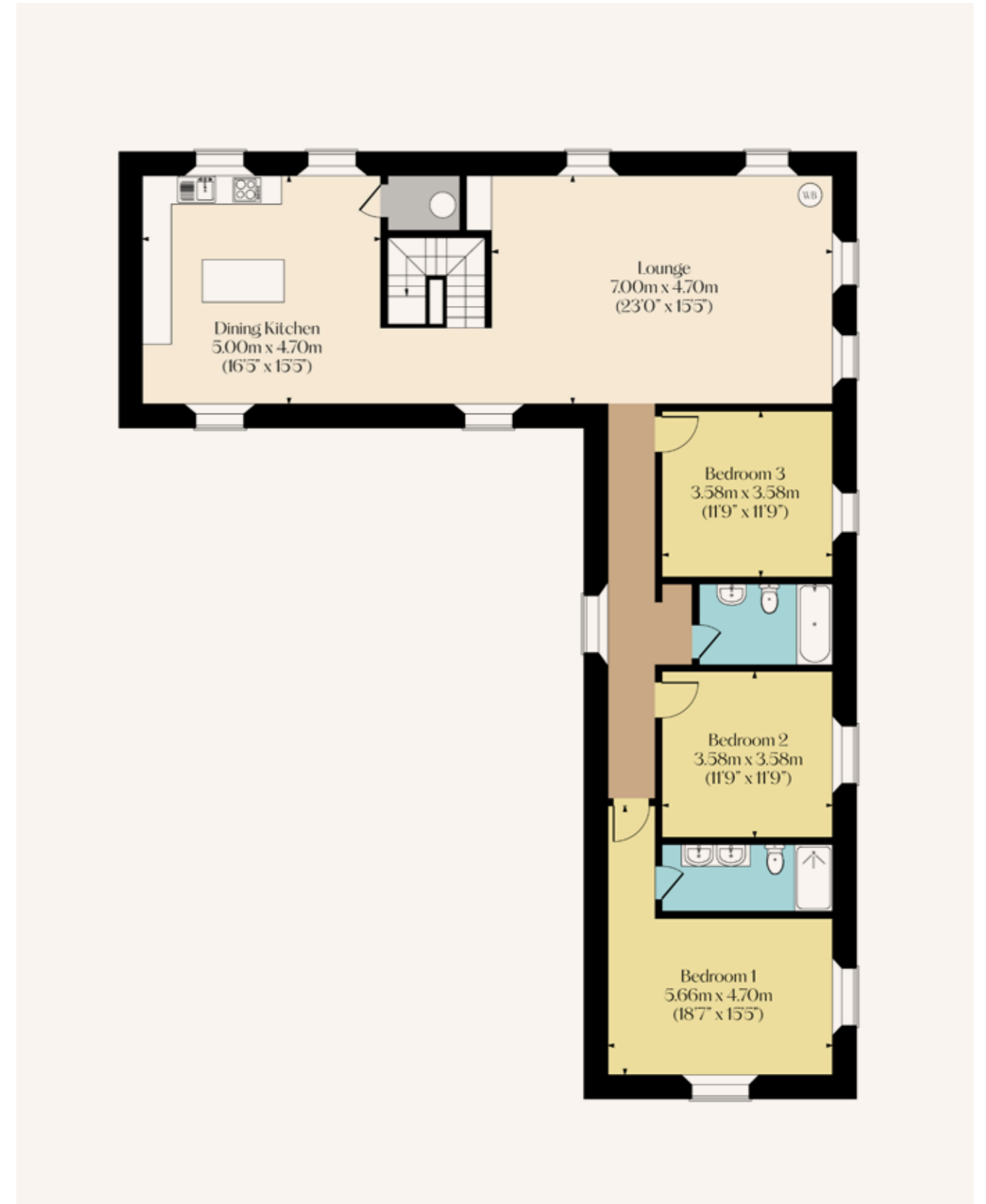
Ground Floor Approximate Floor Area:
1465 SQ.FT. (136.1 SQ.M)

Total Approximate Floor Area:
2930 SQ.FT. (272.2 SQ.M)



HIGHLIGHTLEY BARN FIRST FLOOR

First Floor Approximate Floor Area:
1465 SQ.FT. (136.1 SQ.M)



BEDROOMS (HOUSE / BARN) 5 / 3	BATHROOMS (HOUSE / BARN) 5 / 2
LIVING ROOMS (HOUSE / BARN) 4 / 2	SQFT (HOUSE / BARN / OUTBUILDINGS) 4,793 / 2,930 / 1,258
TENURE Freehold	COUNCIL TAX F

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	69	72
55-68	D		
39-54	E		
21-38	F		
01-20	G		

Services

Air source heat pump, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is limited, however Wi-Fi calling is available.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and Flood Risk

Granted rights and easements to the purchaser include: the right to water cattle at Dunston Brook, lead mining rights, the exclusive right to fish in and carry away fish from the brook and to carry away wild fowl or other birds and to maintain the banks of the brook. Further details on the latter are available upon request. The covenants include the repair and maintenance of the boundary walls and brook banks and to not take or abstract water from Dunston Brook or interfere with/pollute the water. A wayleave agreement is in place with The Derbyshire and Nottinghamshire Electric Power Company relating to the fixing, maintenance and use of an overhead electric line and supporting apparatus within the land. 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.

HIGHLIGHTLEY FARM

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