BAKEWELL, DERBYSHIRE

BLENHEIM

TUCKED AWAY IN BAKEWELL'S COUNTRYSIDE IS AN EXCITING RESIDENTIAL AND HOLIDAY LET VENTURE IN A HIGHLY SOUGHT-AFTER PEAK DISTRICT LOCATION.

A six bedroomed main house boasts substantial accommodation spanning 3,919 sq.ft., whilst eight holiday cottages ranging between one-three bedrooms are currently run as successful guest lets, sleeping up to 27 people. Surrounding the property are approximately 23 acres of grounds and outstanding far-reaching views, enabling a peaceful, private setting for family living and visitors.

This property is a wonderful opportunity that will appeal to a variety of purchasers.

Whether you're looking to start fresh, continue or build on the existing holiday let business, host weddings/small events, run a retreat, or accommodate multi-generational living, the scope of possibilities make this a truly unique offering (some uses will be subject to planning).

A long, sweeping driveway firstly arrives at the main house, which sits behind an expansive lawn, creating an attractive impression that combines beautifully with the striking stone façade. On the ground floor is a fabulous dining kitchen and sizeable lounge that overlook the beautiful vistas, plus a delightful sitting room. Linked via a useful pantry, the ground floor extends into a work kitchen, utility and laundry rooms, rear hallway, two storage rooms and an office, all of which are currently utilised for the day-to-day running of the holiday lets, but offer great potential for incorporating into the main living space. The first floor provides ample room for a growing family, with six good-sized bedrooms, including two with en-suites. Externally, the main house also has the benefit of a separate parking area to one side of the house and a stone flagged patio along the front elevation overlooking the views.

The main driveway continues into a sizeable car park that accommodates plenty of parking for guests, and extends into a central courtyard, which the holiday cottages are arranged around. The eight individually named cottages provide wonderfully traditional guest accommodation with dedicated outdoor areas, plus an extensive 'guest garden' containing seating terraces and barbecuing facilities. There is also a two-storey leisure building, which offers scope for adaptation into further living space, and comprises a group dining room, preparation kitchen, laundry room and a games room.

Included within the farm's 23 acres are six large paddocks, ideal for grazing land, use as part of the letting business, or for equestrian usage with an existing stone barn containing three stores that could be easily converted to stables.

The site is ideally located just a 5-minute car journey away from Bakewell, where there are a host of shops, restaurants, cafes and public houses. Locally, there are highly regarded schooling options, including Lady Manners, St. Anselm's, Bakewell CE Infants and Bakewell Methodist Voluntary Controlled Juniors. Many Peak District attractions are easily accessible, such as the renowned Chatsworth House, Haddon Hall, Heights of Abraham and Thornbridge Gardens. From the doorstep, a public footpath a couple of fields away allows scenic walks and connections to Over Haddon, Magpie Mine, Sheldon, Lathkill Dale, Bakewell and Ashford. Also nearby are the edges of Curbar, Frogatt and Baslow where magnificent walks and views can be experienced, plus the 8.5-mile-long Monsal Trail, Mam Tor and Derwent & Ladybower reservoirs. Rail travel is available from Matlock, Chesterfield and Buxton, and Sheffield is a short drive away.

Main House

The property briefly comprises of on the ground floor: Dining kitchen, lounge, sitting room, WC, pantry, work kitchen, utility room, laundry room, rear hallway, storage room, office, store and comms cupboard.

On the basement level: Cellar.

On the first floor: Landing, master bedroom, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, inner landing, bedroom 3, bedroom 4, bedroom 5, bedroom 6 and family bathroom.

Outbuildings: Waste & recycling store and leisure building including hallway, group dining room, WC, laundry room, preparation kitchen and games room (on the first floor).

GROUND FLOOR & BASEMENT LEVEL

A UPVC door with double glazed panels opens to the dining kitchen.

Dining Kitchen

25'2 x 10'4 (7.66m x 3.15m)

A wonderful dining kitchen that enjoys far-reaching vistas through front facing UPVC double glazed sash windows. Charming character is displayed by exposed timber beams, and there is recessed lighting, pendant light points and central heating radiators. A range of fitted base/wall and drawer units incorporate oak work surfaces, upstands, tiled splashbacks, under-counter lighting and an inset 1.5 bowl sink with a brushed brass mixer tap. The work surface extends to provide space for three chairs. The appliances include a Stoves range cooker with a five-ring induction hob with two ovens, a storage drawer and a Stoves extractor hood above, a Bosch dishwasher and a Liebherr fridge/freezer. Oak doors open to the lounge, WC and pantry. An opening leads into the sitting room.

Lounge

22'5 x 14'4 (6.82m x 4.36m)

An exceptionally spacious reception room with front and side facing UPVC double glazed windows, exposed timber beams, recessed lighting, fitted shelving, central heating radiators and a TV/aerial point. The focal point of the room is the log burner with an oak mantel and a stone hearth. Double UPVC doors with double glazed panels open to the front of the property. A sliding UPVC door with double glazed panels also opens to the left side of the property.

Sitting Room

15'5 x 12'4 (4.70m x 3.75m)

Another lovely reception room, which could be alternatively used as a dining room. Having a side facing UPVC double glazed window, exposed timber beams, recessed lighting, central heating radiator and a data point. Double UPVC doors with double glazed panels open to the rear of the property.

WC

Having a flush light point and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a tiled splashback.

Pantry

Having a flush light point and fitted shelving. Doors open to the work kitchen and to a staircase which leads down the basement level.

Basement Level

Cellar

13'1 x 9'2 (4.00m x 2.80m)

Having light, stone slab tables, shelving and stone flagged flooring.

Ground Floor Continued

From the pantry, a door opens to the:

Work Kitchen

17'1 x 13'0 (5.20m x 3.96m)

Used as part of the holiday let business but offering scope to be incorporated into the main living space. Having a rear facing UPVC double glazed window, exposed timber beams, flush light points and a central heating radiator. A range of fitted base/wall and drawer units incorporate quartz work surfaces, tiled splashbacks, under-counter lighting and an inset Lamona 1.5 bowl sink with a gold mixer tap. There is space/provision for a cooker and a dishwasher. Pine doors open to the utility room and rear hallway.

Utility Room

Having a strip light point, cupboard with shelving and a range of fitted base and wall units with a work surface and an inset 1.5 bowl sink with a chrome mixer tap. There is space/provision for two under-counter appliances. An opening leads into the laundry room.

Laundry Room

16'10 x 7'3 (5.13m x 2.20m)

Having a side facing timber double glazed window, strip lighting, tiled flooring and housing the boiler. A range of fitted base and wall units incorporate work surfaces and space/provision for four laundry appliances. A timber door opens to the rear of the property.

From the work kitchen, a pine door opens to the:

Rear Hallway

Having a side facing timber double glazed window, pendant light point, cloaks cupboard and a central heating radiator. A pine door opens to the office. A timber door with an obscured glazed panel opens to a storage room. Timber doors with double glazed panels also open to the rear of the property and central courtyard.

Storage Room

Having a rear facing UPVC double glazed obscured window, strip light point, tiled walls, a 1.0 bowl sink with a mixer tap and tiled flooring.

Office

12'8 x 9'1 (3.85m x 2.77m)

Currently used as a reception for the holiday cottage business. With a front facing timber double glazed window, pendant light points, central heating radiator and a telephone point. A pine door opens to the store. A timber door with double glazed panels opens to the central courtyard. Access can also be gained to a loft space.

Store

12'8 x 5'7 (3.85m x 1.71m)

Having a side facing timber double glazed window, strip light point and a central heating radiator. A door opens to the comms cupboard.

Comms Cupboard

Having a strip light point, fitted shelving and housing the comms equipment, meters and fuse boards.

From the sitting room, a staircase with oak hand rails and balustrading rises to the first floor.

DINING KITCHEN

LOUNGE

LOUNGE

SITTING ROOM

FIRST FLOOR

Landing

Having a Velux roof window, recessed lighting and oak doors opening to the master bedroom and bedroom 2. An opening leads into the inner landing.

Master Bedroom

15'0 x 14'4 (4.57m x 4.36m)

A large master bedroom with front and side facing UPVC double glazed windows, Velux roof windows, recessed lighting, central heating radiator and a TV/aerial point. An oak door opens to the master en-suite bathroom.

Master En-Suite Bathroom

Having a roof window, side facing metal look-out window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and a shaver point. A suite in white comprises a low-level WC and two Ideal Standard wash hand basins with chrome mixer taps. Also having a panelled bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

15'0 x 12'3 (4.58m x 3.73m)

Another well-proportioned bedroom suite with a side facing UPVC double glazed window, Velux roof window, recessed lighting, central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short hanging, shelving and the hot water cylinder. An oak door opens to the bedroom 2 en-suite shower room. Access can also be gained to a loft space.

Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, central heating radiator, one partially tiled wall and a shaver point. A suite in white comprises a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner is a fitted Ideal Standard shower and a glazed screen/door.

From the landing, an opening leads to the:

Inner Landing

Having pendant light points, a fresh air vent and timber doors opening to bedroom 3, bedroom 4, bedroom 6 and the family bathroom. An opening leads into bedroom 5. Access can also be gained to a loft space.

Bedroom 3

12'10 x 10'9 (3.90m x 3.28m)

A good-sized bedroom with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.

Bedroom 4

10'10 x 10'9 (3.30m x 3.27m)

Currently used as an office, with a front facing UPVC double glazed sash window, pendant light point and a central heating radiator.

Bedroom 5

13'1 x 12'2 (4.00m x 3.70m)

Currently used as a gymnasium, with a rear facing UPVC double glazed obscured window, pendant light point, central heating radiator and two storage cupboards.

Bedroom 6

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

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

Having a side facing UPVC double glazed obscured window, flush light point, central heating radiator, shaver point and a cupboard housing the hot water cylinder. A suite in white comprises a Twyford low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap, a fitted Mira shower and a glazed screen.

MASTER BEDROOM

MASTER EN-SUITE BATHROOM

BEDROOM 2

BEDROOM 2 EN-SUITE SHOWER ROOM

BEDROOM 4

FAMILY BATHROOM

GROUND FLOOR & CELLAR

Ground Floor Approximate Floor Area:
1855 SQ.FT. (172.3 SQ.M)

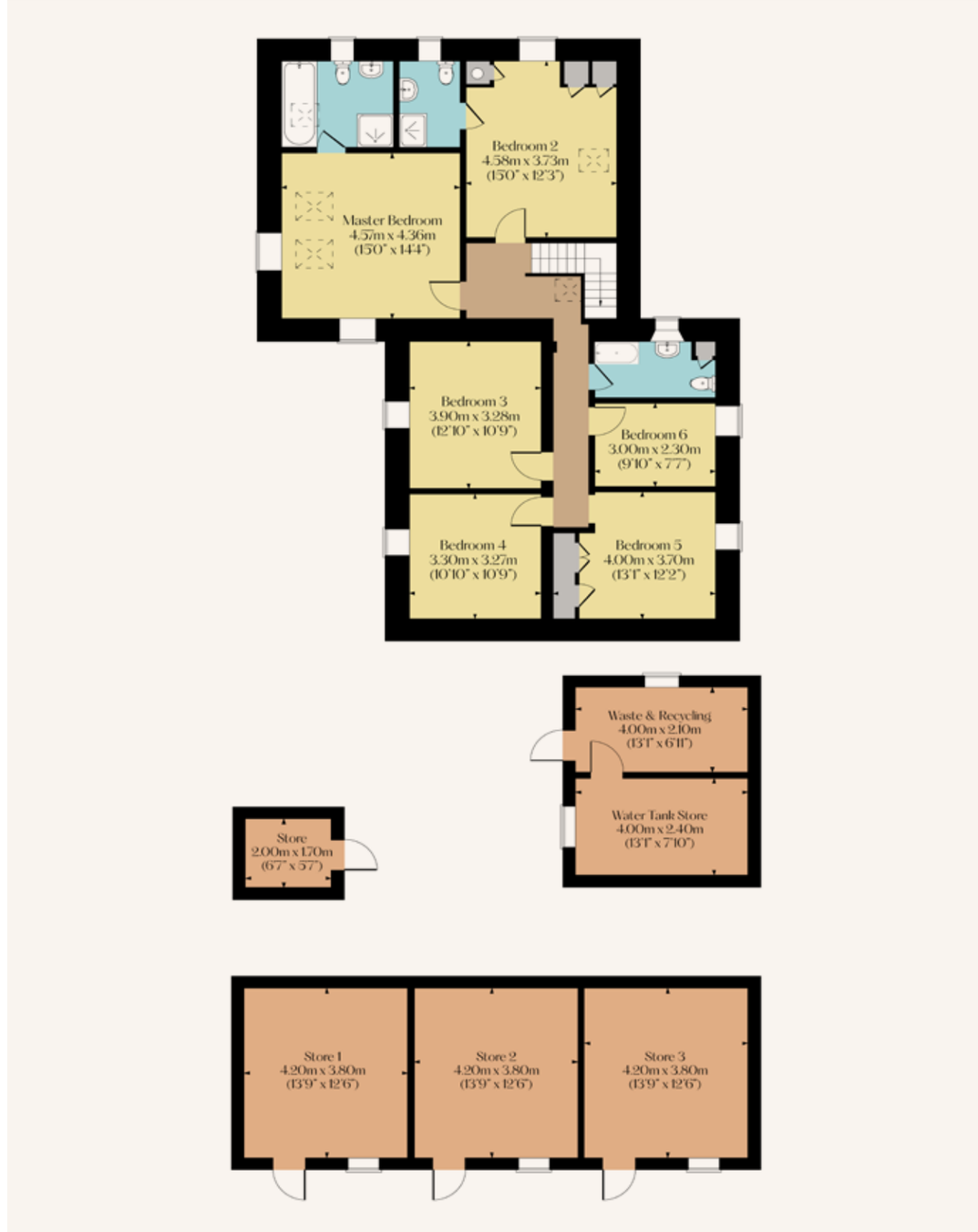
Cellar Approximate Floor Area:
118 SQ.FT. (11.0 SQ.M)

Total Approximate Floor Area:
3219 SQ.FT. (299.1 SQ.M)

FIRST FLOOR & OUTBUILDINGS

First Floor Approximate Floor Area:
1246 SQ.FT. (115.8 SQ.M)

Outbuildings Approximate Floor Area:
765 SQ.FT. (71.1 SQ.M)



EXTERIOR & GARDENS

The property is accessed by a long driveway, which leads to the main house, where to the left side is a gravelled parking area with exterior lighting and space for several vehicles. Timber gates open to the front garden and patio.

To the front of the property is a stone flagged patio surrounded by gravel and having exterior lighting, mature planted borders, a rockery and a water tap. Access can be gained to the lounge and a stone flagged path continues to the main entrance door. Stone steps lead down to a further path, which provides access to the vegetable garden and a sizeable lawned garden that is fully enclosed by timber fencing.

Vegetable Garden

Having raised timber sleeper beds, a water tap and a timber pedestrian gate opening to the car park.

To the left side of the property is another patio area with exterior lighting and a raised planting bed with dry stone walling beneath. Access is gained to the lounge and a wide opening leads to the rear.

To the rear of the property is an artificial lawn with exterior lighting and a rockery with an original water pump. Access can be gained to the sitting room. A stone flagged path with a water tap continues to provide access to the laundry room and rear hallway. Stone steps rise to a timber pedestrian gate, which opens to the guest garden.

The main driveway continues to a gravelled car park, which accommodates multiple vehicles in association with the holiday cottages and has a small orchard to one corner. Access is gained to paddock 5 and a timber pedestrian gate opens to the main house's vegetable garden.

The car park continues into the:

Central Courtyard

A gravelled courtyard with exterior lighting, water taps and planted borders. The courtyard provides access to six of the holiday cottages (Shippon, Hope, Honeysuckle, Sheepfold, Derwent and Dove), the waste & recycling store, leisure building, office and rear hallway of the main house. There is also a fenced area with a gravelled patio that is currently used as Shippon's exterior space for guests.

Waste & Recycling Store

13'1 x 6'11 (4.00m x 2.10m)

Having light and power. A timber door opens to a further storage area (13'1 x 7'10 / 4.00m x 2.40m) with UPVC double glazed obscured panel and housing the water tank.

MAIN HOUSE GARDEN

*IMAGE FOR ILLUSTRATION PURPOSES ONLY

CENTRAL COURTYARD

Holiday Cottages

Shippon

The property comprises: Living kitchen, hallway, bedroom, dressing area and bathroom.

Hope

The property comprises on the ground floor: Dining room, lounge/kitchen and bedroom 3.

On the first floor: Landing, bedroom 1, bedroom 1 en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room and bathroom.

Lathkill

The property comprises: Living kitchen, cylinder store, hallway, bedroom 1, bedroom 1 en-suite shower room, bedroom 2 and bathroom.

Bluebell

The property comprises: Living kitchen, bedroom and en-suite bathroom.

Honeysuckle

The property comprises: Living kitchen, bedroom and en-suite shower room.

Sheepfold

The property comprises on the ground floor: Dining kitchen, bathroom and lounge.

On the lower ground floor: Hallway, bedroom 1 and bedroom 2.

Derwent

The property comprises: Living kitchen, hallway, bedroom 1, bedroom 1 en-suite shower room, bedroom 2, bedroom 3 and bathroom.

Dove

The property comprises: Living kitchen, bedroom and en-suite bathroom.

Derwent
Dove
Sheepfold
Honeysuckle
&
Bluebell
Leisure
Building
Hope
Shippon
&
Lathkill
Main
House

SHIPPON & LATHKILL

HONEYSUCKLE

DERWENT & SHEEPFOLD

BLUEBELL

LEISURE BUILDING

A fantastic incorporation of the holiday let facilities, offering communal spaces for dining, cooking and games. This building also has potential for transformation into primary living space or an annexe for multi-generational living (subject to consents).

Ground Floor

A UPVC door with a double glazed panel opens to the:

Hallway

Having a side facing UPVC double glazed window, pendant light point, central heating radiator and a storage cupboard. Double oak doors with glazed panels and matching side panels open to the group dining room. Oak doors also open to the WC and laundry room.

Group Dining Room

17'3 x 15'9 (5.27m x 4.80m)

A great entertaining and dining space with recessed lighting, wall mounted light points and a central heating radiator. An oak door opens to the preparation kitchen. Two sets of double UPVC doors with double glazed panels and matching side panels open to the central courtyard.

WC

Having a wall mounted light point, extractor fan and a central heating radiator. A suite in white comprises a Twyford low-level WC and a wall mounted Armitage Shanks wash hand basin with traditional chrome taps and a splashback.

Laundry Room

Having a rear facing UPVC double glazed window, flush light point, extractor fan and a range of fitted base and wall units with a work surface, upstands and space/provision for a washing machine, a tumble dryer and an under-counter appliance. An opening leads into the preparation kitchen.

Preparation Kitchen

12'10 x 7'9 (3.90m x 2.35m)

Having a rear facing UPVC double glazed window, recessed lighting and a central heating radiator. A range of fitted base/wall and drawer units incorporate work surfaces, splashbacks, under-counter lighting and an inset Lamona 1.5 bowl stainless steel sink with a chrome mixer tap. The appliances include a Belling range cooker with a five-ring induction hob, two ovens, grill, storage drawer and an extractor fan above. There is space/provision for an under-counter appliance and a freestanding fridge/freezer. An oak door opens to the group dining room.

From the hallway, a staircase with a hand rail rises to the:

First Floor

Games Room

17'9 x 13'7 (5.40m x 4.15m)

Having a side facing UPVC double glazed window, Velux roof windows, extractor fan, recessed lighting and central heating radiators. Access can be gained to a loft space and eaves storage.

LEISURE BUILDING

GROUP DINING ROOM

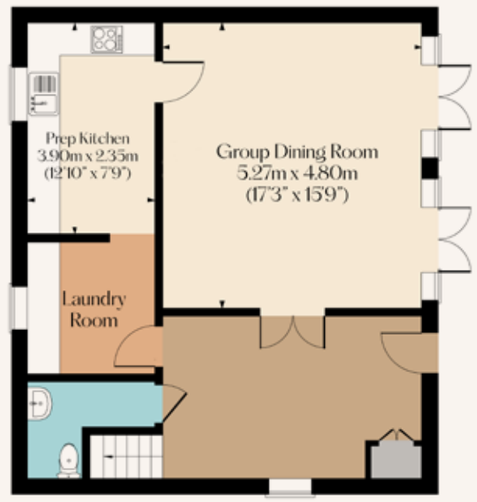
PREPARATION KITCHEN

GAMES ROOM

LEISURE BUILDING

Ground Floor Approximate Floor Area:
661 SQ.FT. (61.4 SQ.M)

First Floor Approximate Floor Area:
456 SQ.FT. (42.4 SQ.M)



SHIPPON

A UPVC entrance door with double glazed panels opens to the:

Living Kitchen

16'10 x 16'6 (5.14m x 5.04m)

Having rear facing UPVC double glazed windows, pendant light point, flush light point and a TV/aerial point. The focal point of the room is the log burner, set within a stone chimney breast with a stone hearth. The kitchen comprises a range of fitted base/wall and drawer units with work surfaces, splashbacks, under-counter lighting and an inset Franke 1.0 bowl stainless steel sink with a chrome mixer tap. The appliances include an Indesit four-ring induction hob and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the hallway.

Hallway

Pine doors open to the bedroom and bathroom.

Bedroom

10'10 x 7'7 (3.30m x 2.30m)

A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. An arched opening leads into the dressing area.

Dressing Area

10'9 x 5'11 (3.27m x 1.80m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a range of fitted furniture with long hanging and shelving.

Bathroom

Having recessed lighting, extractor fan, illuminated vanity mirror, chrome heated towel rail and a central heating radiator. A Twyford suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled Roca bath with a chrome mixer tap, a fitted shower and a glazed screen.

Exterior

Within the central courtyard is a fenced area with a gravelled patio that is currently used as the outdoor space for Shippon.

LIVING KITCHEN

LIVING KITCHEN

BEDROOM

DRESSING AREA

SHIPPON

Total Approximate Floor Area:
446 SQ.FT. (41.4 SQ.M)

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	71	77
55–68	D		
39–54	E		
21–38	F		
01–20	G		

HOPE

A UPVC entrance door with double glazed panels opens to the:

Ground Floor

Dining Room

17'1 x 16'2 (5.20m x 4.93m)

A superb dining room with a front facing UPVC double glazed window, recessed lighting, wall mounted light points, central heating radiators and a built-in storage cupboard. An opening leads into the lounge/kitchen. A pine door opens to bedroom 3.

Lounge/Kitchen

16'2 x 15'5 (4.93m x 4.70m)

A flexible open plan layout for relaxing and cooking. Having a front facing UPVC double glazed window, recessed lighting, wall mounted light points, central heating radiator and a TV/aerial point. The focal point of the room is the log burner with a stone mantel, a tiled surround and a stone hearth. The kitchen incorporates a range of fitted base/wall and drawer units with work surfaces, upstands, under-counter lighting and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap. The work surface extends to provide space for three chairs. The appliances include a Siemens four-ring induction hob with an extractor hood above and two Bosch fan assisted ovens. There is space/provision for an under-counter appliance and a freestanding fridge/freezer.

Bedroom 3

16'2 x 8'0 (4.93m x 2.43m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

From the dining room, a staircase with a hand rail and balustrading rises to the:

First Floor

Landing

Having pendant light points, a Velux roof window, exposed timber beams, two small storage cupboards and a central heating radiator. Two separate staircases rise to provide access to bedroom 1, bedroom 2 and the bathroom. A UPVC door with a double glazed panel also opens to the rear of Hope.

Bedroom 1

13'5 x 10'5 (4.08m x 3.17m)

A good-sized double bedroom with a front facing UPVC double glazed window, side facing UPVC double glazed panel, exposed timber beams, pendant light point, central heating radiator and a fitted wardrobe with cloaks hanging and shelving. An oak door opens to the bedroom 1 en-suite bathroom.

Bedroom 1 En-Suite Bathroom

Having a Velux roof window, recessed lighting, extractor fan, illuminated vanity mirror, partially panelled walls, chrome heated towel rail and fitted shelving. A suite in white comprises a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. Also having a bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

12'1 x 12'0 (3.68m x 3.67m)

Another double bedroom with a front facing UPVC double glazed window, exposed timber beams, pendant light point and a central heating radiator. Pine doors open to a wardrobe with cloaks hanging and shelving, and to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having a front facing UPVC double glazed window, exposed timber beam, extractor fan, illuminated vanity mirror, partially panelled walls and a chrome head towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bathroom

Having a flush light point, exposed timber beams, extractor fan, partially panelled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Exterior

To the rear of Hope cottage is a gravelled patio that is enclosed by dry stone walling and has exterior lighting. A timber pedestrian gate opens to the guest garden.

DINING ROOM

LOUNGE/KITCHEN

LOUNGE/KITCHEN

BEDROOM 1

BEDROOM 1 EN-SUITE BATHROOM

BEDROOM 2

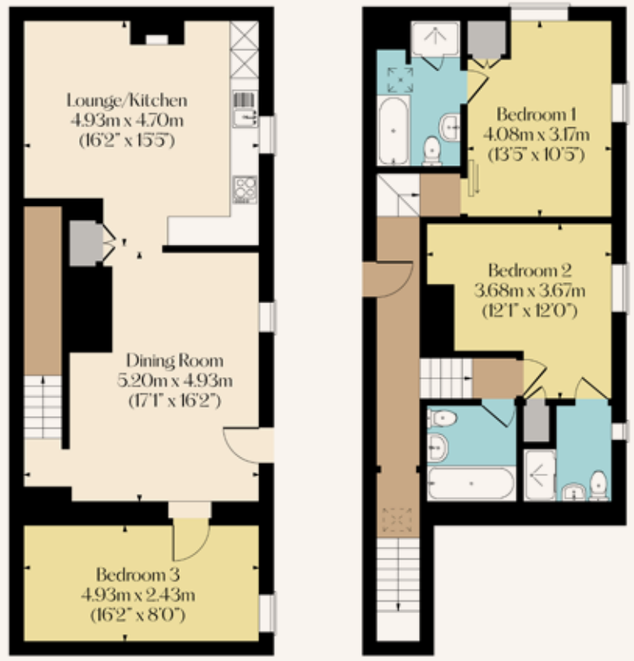
BEDROOM 3

HOPE

Ground Floor Approximate Floor Area:
689 SQ.FT. (64.0 SQ.M)

First Floor Approximate Floor Area:
562 SQ.FT. (52.2 SQ.M)

Total Approximate Floor Area:
1251 SQ.FT. (116.2 SQ.M)



SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	70	70
55–68	D		
39–54	E		
21–38	F		
01–20	G		

LATHKILL

Total Approximate Floor Area:
645 SQ.FT. (59.9 SQ.M)

A UPVC entrance door with double glazed panels opens to the:

Living Kitchen

20'8 x 17'0 (6.31m x 5.18m)

Having front and rear facing UPVC double glazed windows, pendant light points, flush light point, central heating radiator and a TV/aerial point. There is a built-in storage cupboard with cloaks hanging. The focal point of the room is the log burner that is set within a stone chimney breast. The kitchen includes a range of fitted base/wall and drawer units with work surfaces, tiled splashbacks and an inset 1.0 bowl Franke stainless steel sink with a Franke chrome mixer tap. The appliances include an Indesit four-ring induction hob and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the cylinder store. An opening leads into the hallway.

Cylinder Store

Housing the hot water cylinder.

Hallway

Having a pendant light point and pine doors opening to bedroom 1, bedroom 2 and the bathroom.

Bedroom 1

10'8 x 9'2 (3.25m x 2.80m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving. A pine door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Having recessed lighting, extractor fan, illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and a splashback. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 2

14'9 x 7'3 (4.50m x 2.20m)

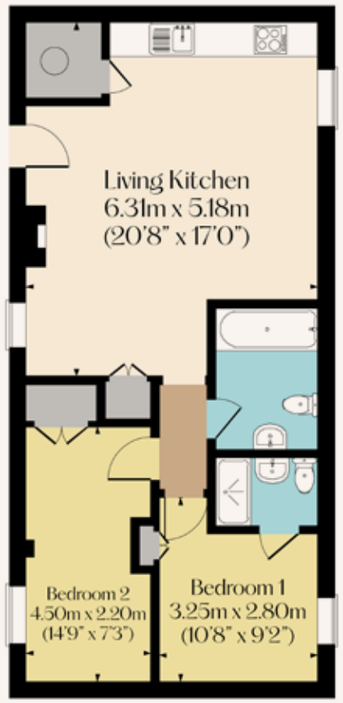
Having a rear facing UPVC double glazed window, exposed timber beams, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving.

Bathroom

Having a flush light point, extractor fan, illuminated vanity mirror, partially panelled walls, chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a splashback. To one wall is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Exterior

To the rear of Lathkill is a gravelled patio with exterior lighting and being enclosed by dry stone walling. A timber pedestrian gate opens to the guest garden.



SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	75	76
55–68	D		
39–54	E		
21–38	F		
01–20	G		

BLUEBELL

From the central courtyard, steps rise to a block paved path, which provides access to Bluebell, the guest garden and the rear elevations of Hope and Lathkill.

A stone staircase with a metal hand rail and balustrading rises to the main entrance door, which is a UPVC entrance door with double glazed panels.

Living Kitchen

14'2 x 11'10 (4.33m x 3.60m)

Having a front facing UPVC double glazed window, Velux roof window, exposed timber beams, flush light point, pendant light point, extractor fan, central heating radiator, TV/aerial point and a data point. A range of fitted base and wall units incorporate work surfaces, upstands, tiled splashbacks and an inset 1.0 bowl Franke stainless steel sink with a Franke chrome mixer tap. The appliances include an Indesit four-ring induction hob and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the bedroom. Access can also be gained to a loft space.

Bedroom

9'0 x 8'3 (2.74m x 2.52m)

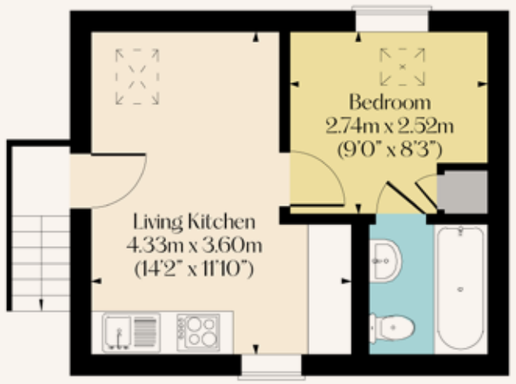
Having a rear facing UPVC double glazed obscured window, Velux roof window, exposed timber beam, pendant light point, wall mounted light point, central heating radiator and a storage cupboard with cloaks hanging and shelving. A pine door opens to the en-suite bathroom.

En-Suite Bathroom

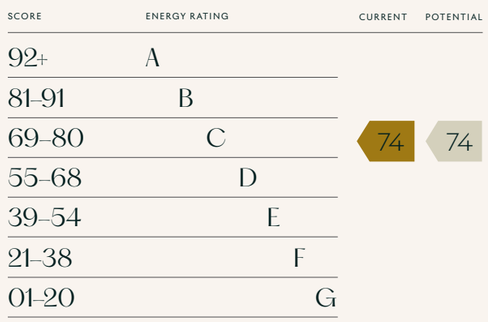
Having a flush light point, an extractor fan, a chrome heated towel rail and a shaver point. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a splashback. To one wall is a panelled bath with a chrome mixer tap, a fitted Mira shower and a glazed screen.

Exterior

To the side of Bluebell is a gravelled patio that is enclosed by dry stone walling and has exterior lighting. A timber pedestrian gate opens to a block paved path leading to the central courtyard and guest garden.



Total Approximate Floor Area:
264 SQ.FT. (24.5 SQ.M)



LIVING KITCHEN

BEDROOM

HONEYSUCKLE

A UPVC entrance door with double glazed panels opens to the:

Living Kitchen

13'4 x 10'2 (4.07m x 3.10m)

Having a front facing UPVC double glazed window, exposed timber beam, flush light point, pendant light point, central heating radiator and a TV/aerial point. A range of fitted base/wall and drawer units incorporate matching work surfaces, upstands, tiled splashbacks and an inset Franke 1.0 bowl stainless steel sink with a chrome mixer tap. The appliances include a Siemens four-ring induction hob with an extractor hood above and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the bedroom.

Bedroom

8'6 x 7'8 (2.60m x 2.34m)

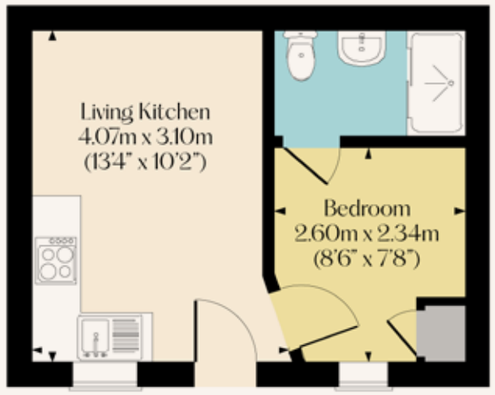
Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving. A pine door opens to the en-suite shower room.

En-Suite Shower Room

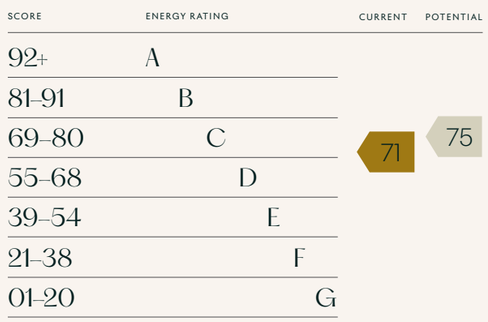
Having a flush light point, extractor fan, chrome heated towel rail and a shaver point. A Twyford suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps and a splashback. To one wall is a shower enclosure with a fitted shower and a glazed screen/door.

Exterior

To the front of Honeysuckle is a gravelled patio with exterior lighting. A timber pedestrian gate opens to steps, which lead down to the central courtyard.



Total Approximate Floor Area:
233 SQ.FT. (21.6 SQ.M)



LIVING KITCHEN

BEDROOM

SHEEPFOLD

A UPVC entrance door with double glazed panels opens to the:

Ground Floor

Dining Kitchen

17'9 x 14'9 (5.40m x 4.50m)

Having a front facing UPVC double glazed window, Velux roof window, exposed timber beam, recessed lighting and central heating radiators. A range of fitted base/wall and drawer units incorporate work surfaces, splashbacks, under-counter lighting and an inset Lamona 1.5 bowl stainless steel sink with a chrome mixer tap. The appliances include an Indesit four-ring induction hob with an extractor hood above and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the bathroom. A staircase with a hand rail and balustrading rises to the lounge, and also leads down to the hallway on the lower ground floor.

Bathroom

Having a front facing UPVC double glazed obscured window, flush light point, extractor fan, illuminated vanity mirror, chrome heated towel rail and a central heating radiator. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a panelled Roca bath with a Triton chrome bath/shower mixer and a glazed screen.

Lounge

15'0 x 13'10 (4.57m x 4.21m)

A lovely lounge with a front facing UPVC double glazed window, side facing UPVC double glazed panel and Velux roof windows. Also having exposed timber beams, pendant light points, central heating radiator, TV/aerial point and access to the eaves.

Lower Ground Floor

Hallway

Having a flush light point, central heating radiator and a storage cupboard with cloaks hanging and shelving. Pine doors open to bedroom 1 and bedroom 2.

Bedroom 1

9'1 x 6'9 (2.78m x 2.05m)

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

Bedroom 2

13'3 x 8'0 (4.03m x 2.44m)

Having front facing UPVC double glazed windows, pendant light point and a central heating radiator.

Exterior

To the front of Sheepfold is an enclosed gravelled patio with exterior lighting. A timber pedestrian gate opens to steps, which leads down to the central courtyard.

DINING KITCHEN

DINING KITCHEN

LOUNGE

BEDROOM 2

SHEEPFOLD

Ground Floor Approximate Floor Area:
499 SQ.FT. (46.4 SQ.M)

Lower Ground Floor Approximate Floor Area:
212 SQ.FT. (19.7 SQ.M)

Total Approximate Floor Area:
711 SQ.FT. (66.1 SQ.M)

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

DERWENT

A UPVC entrance door with a double glazed panel opens to the:

Living Kitchen

17'10 x 14'4 (5.44m x 4.37m)

Having a rear facing UPVC double glazed window, recessed lighting, exposed timber beams, pendant light points, central heating radiators and a TV/aerial point. A range of fitted base/wall and drawer units incorporate work surfaces, under-counter lighting and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The appliances include an Indesit four-ring induction hob with an extractor hood above and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the hallway.

Hallway

Having a pendant light point and a central heating radiator. Pine doors open to bedroom 1, bedroom 2, bedroom 3 and bathroom.

Bedroom 1

9'10 x 9'6 (2.99m x 2.90m)

A spacious double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving. A pine door opens to the bedroom 1 en-suite shower room. Access can also be gained to a loft space.

Bedroom 1 En-Suite Shower Room

Having recessed lighting, an extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, a splashback and storage beneath. To one wall is a shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 2

12'6 x 7'7 (3.80m x 2.30m)

Another double bedroom with a side facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving. A separate cupboard houses the hot water cylinder.

Bedroom 3

9'0 x 6'3 (2.74m x 1.90m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving.

Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, illuminated vanity mirror and central heating radiators. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior

To the front of Derwent is a gravelled patio with exterior lighting and a trough planter. A timber pedestrian gate opens from the central courtyard.

LIVING KITCHEN

LIVING KITCHEN

BEDROOM 1

BATHROOM

DERWENT

Total Approximate Floor Area:
704 SQ.FT. (65.4 SQ.M)

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	73	76
55–68	D		
39–54	E		
21–38	F		
01–20	G		

DOVE

Total Approximate Floor Area:
339 SQ.FT. (31.5 SQ.M)

A UPVC entrance door with a double glazed panel opens to the:

Living Kitchen

17'9 x 11'2 (5.40m x 3.40m)

Having front, side and rear facing UPVC double glazed windows, flush light point, wall mounted light points, central heating radiator and a TV/aerial point. A range of fitted base and wall units incorporate work surfaces, tiled splashbacks and an inset 1.0 bowl Franke stainless steel sink with a Franke chrome mixer tap. The appliances include an Indesit four-ring induction hob and a Bosch fan assisted oven. There is space/provision for two under-counter appliances. A pine door opens to the bedroom.

Bedroom

10'10 x 9'6 (3.30m x 2.90m)

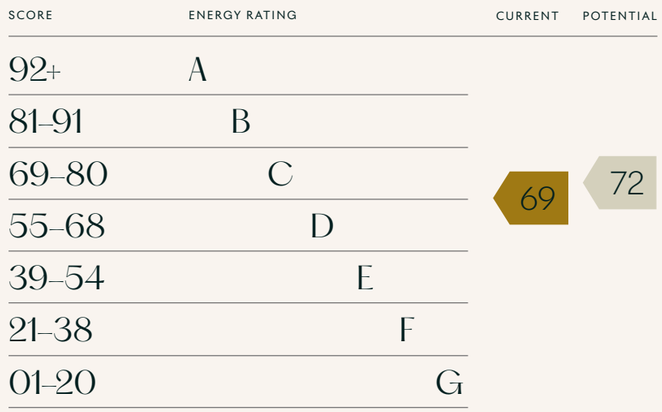
Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and a built-in storage cupboard with cloaks hanging and shelving. A pine door opens to the en-suite bathroom. Access can also be gained to a loft space.

En-Suite Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror, partially tiled walls and chrome heated towel rail. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with traditional chrome taps. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior

A gravelled patio with exterior lighting provides space for comfortable seating. A timber pedestrian gate opens to the central courtyard.



EXTERIOR & GARDENS – COMMUNAL & FIELDS

Accessible from the central courtyard via a block paved path, or from a timber pedestrian gate to the rear of the main house is the guest garden.

Guest Garden

A substantial lawned garden with planted borders containing established trees and shrubs. There is a large patio with slate chippings, which is bordered by dry stone walling and has exterior lighting, and a small gravelled patio with exterior lighting. An adjacent stone flagged barbecue area is ideal for entertaining and outdoor dining. Access can be gained to three stores which offer potential for use as stables and have UPVC double glazed obscured panels. Two metal gates open to paddock 1 and paddock 2.

Paddock 1

A large L-shaped paddock extending 2.4 acres and being enclosed by dry stone walling. Access can be gained to paddock 4 via a wide timber gate and a pedestrian gate.

Paddock 4

An enclosed field bordered by dry stone walling and accessible from paddocks 1 and 5. A metal gate also opens to paddock 6.

Paddock 2

Another enclosed field with dry stone walling and a timber pedestrian gate opening to the gravelled parking area at the side of the main house. A metal gate opens to paddock 3.

Paddock 3

The largest of the paddocks, measuring 7.3 acres, with dry stone wall boundaries.

Also from the guest garden, access is gained to the cycle store/wash with a water tap, and an enclosed lawned area to the rear of Bluebell and Honeysuckle. A timber gate opens to paddock 5.

Paddock 5

A sizeable paddock with mature trees and shrubs. Metal gates open to paddocks 4 and 6.

Paddock 6

Being enclosed by dry stone walling and having a metal gate opening to the B5055.

GUEST GARDEN

ENTRANCE TO PADDOCK 2

BEDROOMS (HOUSE / COTTAGES)	BATHROOMS (HOUSE / COTTAGES)
6 / 14	3 / 12
LIVING ROOMS (HOUSE / COTTAGES)	**SQFT (HOUSE / COTTAGES / OUTBUILDINGS)**
3 / 10	3,219 / 4,593 / 1,882
TENURE	**COUNCIL TAX**
Freehold	G

MAIN HOUSE

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		87
69–80	C	71	
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Services

Mains electricity, mains water with a separate cold water storage tank and the drainage is connected to a septic tank. Oil serves the main house and cottages, and LPG serves the leisure building. There is currently fixed wireless access broadband at the property and the mobile signal quality is satisfactory.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and Flood Risk

There is a historic covenant relating to the continued use of the existing water supply and maintenance of a water meter. There is a wayleave relating to the electricity poles 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.

Bakewell, Derbyshire, DE45 1QW

Offers in Excess of £2,000,000

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

blenheim.co.uk

BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk