# ABNEY HOUSE



BLENHEIM



# DESIRABLY POSITIONED IN THE CHARMING PEAK DISTRICT VILLAGE OF BASLOW, ABNEY HOUSE IS AN ARCHITECTURALLY IMPRESSIVE EDWARDIAN RESIDENCE.

*Seven bedrooms, three beautiful reception rooms and three bathrooms make this a substantial family home, which occupies a plot of approximately 1/3 of an acre.*





## A double-fronted façade featuring striking two-storey bay windows and a fabulous first floor balcony sets the tone for the characteristic grandeur that awaits within.

Throughout the property are an array of attractive period features, such as high ceilings with coving and decorative mouldings, deep skirtings, panelled doors and magnificent fireplaces, three of which incorporate log burners.

An elegant reception hall extends a warm welcome and connects to the main living areas. An exceptionally spacious drawing room offers a formal space for relaxing and hosting, while the lounge presents a more informal setting and is filled with natural light. The formal dining room incorporates a large bay window, intricate oak panelling to the walls and oak parquet flooring, creating a traditional setting for celebrations and entertaining.

The heart of the home is the dining kitchen, which features country-style cabinetry with granite work surfaces and a focal point two-oven Aga. There is also a useful pantry and a utility room.

A stunning staircase rises to the first floor, where there are four double bedrooms, including the master suite with a large en-suite bathroom. A versatile fifth bedroom is currently used as a study. Connected to the master bedroom and bedroom 5 is a spacious balcony that enjoys countryside views towards Chatsworth House. A further two generously proportioned bedrooms (one with an en-suite) are situated on the second floor, as well as multiple stores.

Abney House is set amongst wonderful, established grounds. To the front is a lawned garden and stone patio, which make the most of the advantageous south-east facing aspect. A gated gravelled driveway accommodates parking for three vehicles, and extends down one side of the home and to the rear. Additional off-road parking is provided by a block paved driveway behind the house, with access to a double garage and another lawned garden filled with greenery and two patios.

The property is situated within the sought-after village of Baslow and is within walking distance to a range of amenities, including public houses, shops, cafes and restaurants. Additionally, there is good local schooling within the village and local area, including Lady Manners School. Independent schools in the surrounding localities and Sheffield include S. Anselm's, Birkdale, Sheffield Girls' and Westbourne. Baslow Edge and Curbar Edge are a short drive away and provide scenic walking trails. Sheffield and Chesterfield can be reached by road in around 20 minutes, while Buxton is accessible within an hour and Manchester is under 2 hours away.

The desirable Peak District location of Abney House enables access to all that the National Park has to offer, such as Bakewell, Ashford-in-the-Water, Chatsworth, Hathersage and Eyam.

**The property briefly comprises of on the ground floor:** Entrance vestibule, reception hall, lounge, drawing room, formal dining room, inner hallway, WC, dining kitchen, pantry, rear lobby, utility room and store.

**On the first floor:** Landing, master hallway, master bedroom, balcony, master en-suite bathroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5, linen cupboard and family bathroom.

**On the second floor:** Landing, bedroom 6, bedroom 6 en-suite bathroom, bedroom 7, store 1, store 2 and store 3.

**Basement level:** Hallway, wine cellar and cellar.

**Outbuildings:** Wood store and double garage.

# GROUND FLOOR

*Double timber doors with glazed panels and stone mullioned glazed panels above open to the entrance vestibule.*

## Entrance Vestibule

Having a coved ceiling, partially tiled walls and tiled flooring with an inset mat well. A timber door with obscured glazed panels opens to the reception hall.

## Reception Hall

A welcoming hall with a front facing stone mullioned glazed window that has secondary glazing and a window seat beneath. Also having a coved ceiling, pendant light points (one with a decorative ceiling rose), two feature archways, central heating radiator, telephone point and deep skirtings. A built-in cupboard provides useful storage and has a drawer beneath. The focal point of the room is the open fireplace with a timber mantel, a marble/tiled surround and a tiled hearth. Timber doors open to the lounge, drawing room, formal dining room and inner hallway.

## Lounge

18'8 x 15'10 (5.70m x 4.83m)

A bright reception room with a front facing timber double glazed bay window incorporating feature leaded panels. Also having a ceiling with decorative coving and mouldings, pendant light point, picture rail, central heating radiator, TV/aerial point and deep skirtings. The focal point of the room is the log burner, which is set within a fireplace with a decorative timber overmantel and a slate tiled surround/ hearth. To either side of the fireplace are book shelves and a cupboard. A timber door with a glazed panel, secondary glazing and a leaded double glazed panel above opens to the front of the property.

## Drawing Room

24'0 x 20'5 (7.31m x 6.22m)

An exceptionally spacious drawing room with a ceiling that has coving and decorative mouldings, side facing timber double glazed panels and rear facing timber double glazed windows. Also having a picture rail, wall mounted light points, central heating radiators, TV/aerial point and deep skirtings. The focal point of the room is the Clearview log burner, which is set within a gritstone fireplace with recessed alcoves and cupboards to either side. A timber door with a double glazed panel and a matching panel above opens to the rear of the property.

## Formal Dining Room

17'9 x 15'7 (5.40m x 4.75m)

A grand dining room perfect for formal occasions with a large front facing timber double glazed bay window with feature leaded panels. Also having a ceiling with coving and coffers, pendant light point, serving hatch opening to the inner hallway, oak panelling to the walls, central heating radiator with a decorative cover and oak parquet flooring. The focal point of the room is the Esse log burner with an oak mantel, a marble/tiled surround and a granite hearth. An oak door with a glazed panel and secondary glazing opens to the left side of the property.

## Inner Hallway

Having a flush light point, side facing obscured glazed internal panels and deep skirtings. Timber doors open to the WC, dining kitchen and to a staircase down to the basement level.

## WC

Having a side facing timber stained glass sash window, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator with a towel rail, deep skirtings and herringbone flooring. A suite in white comprises a B.C. Sanitan high-level WC and a vanity unit with a marble work surface, a matching upstand, an inset wash hand basin with a B.C. Sanitan chrome mixer tap and storage beneath.



RECEPTION HALL



RECEPTION HALL

LOUNGE



LOUNGE



FORMAL DINING ROOM




DRAWING ROOM



DRAWING ROOM

DRAWING ROOM

FORMAL DINING ROOM

# GROUND FLOOR CONTINUED & BASEMENT LEVEL

## Dining Kitchen

**19'8 x 16'1 (6.00m x 4.90m)**

A generously proportioned dining kitchen with rear facing timber glazed sash windows, side facing timber double glazed panel, coved ceiling, recessed lighting, pendant light point, picture rail, central heating radiator, TV/aerial point, deep skirtings and limestone tiled flooring. A range of fitted base/wall and drawer units incorporate granite work surfaces, upstands and a Belfast sink with a chrome mixer tap. A central island provides additional storage and has a matching granite work surface. The focal point of the dining kitchen is the two-oven Aga with two hot plates and a tiled splashback. The integrated appliances include a Neff microwave oven, a Whirlpool dishwasher and a Neff under-counter fridge. A timber door opens to the pantry and a timber door with glazed panels opens to the rear lobby.

## Pantry

Having a rear facing timber obscured glazed sash window with secondary glazing, pendant light point, stone slab shelving, additional shelving and oak flooring.

## Rear Lobby

Having a wall mounted light point and tiled flooring. Timber doors open to the left side of the property and utility room. A timber stable-style door also opens to the rear of the property.

## Utility Room

A sizeable utility room with a Velux roof window, side facing timber glazed window, light, central heating radiator and tiled flooring. A range of fitted base units incorporate a work surface, a tiled splashback and a Shaws Belfast sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. Double timber doors open to a cupboard that houses the Vaillant boiler. A timber door opens to a store.

## Store

Having a Velux roof window, flush light point and tiled flooring.

From the inner hallway, a timber door opens to a staircase, which leads down to the:

## Basement Level

## Hallway

Having a side facing UPVC double glazed window, light and tiled flooring. A cupboard houses the fuse boards. Timber doors open to the wine cellar and cellar.

## Wine Cellar

Having stone shelving and tiled flooring.

## Cellar

**15'1 x 13'1 (4.59m x 4.00m)**

Having a side facing UPVC double glazed window, light, power, stone slab table and tiled flooring. A cupboard houses the gas meter.



WC



UTILITY ROOM

DINING KITCHEN







# FIRST FLOOR

From the reception hall, a staircase with an oak handrail and balustrading rises to the:

## First Floor

## Landing

Having a side facing timber glazed window, coved ceiling, recessed lighting, feature archways, central heating radiators and deep skirtings. Timber doors open to the master hallway, bedroom 2, bedroom 3, bedroom 4, bedroom 5, linen cupboard and family bathroom.

## Master Hallway

Having a coved ceiling, deep skirtings and timber doors opening to the master bedroom and master en-suite bathroom.

## Master Bedroom

19'0 x 15'11 (5.80m x 4.84m)

A light-filled master bedroom with a front facing timber double glazed bay window, coved ceiling, pendant light point with a decorative cover, central heating radiator, TV/aerial point and deep skirtings. A range of fitted furniture incorporates short/long hanging and shelving. The focal point of the room is the cast iron fireplace with an oak mantel, a marble/tiled surround and a tiled hearth. A timber door with a glazed panel and a window above with secondary glazing opens to the balcony.

## Balcony

18'4 x 4'11 (5.60m x 1.50m)

A beautiful, spacious balcony that overlooks the gardens and beyond towards Chatsworth House. A timber decked terrace provides space for seating and is enclosed by timber balustrading. Access can be gained to the master bedroom and bedroom 5.

## Master En-Suite Bathroom

A luxurious en-suite with a side facing timber double glazed obscured window, coved ceiling, recessed lighting, wall mounted light points, central heating radiator with a towel rail, shaver point, deep skirtings and Amtico flooring. A suite in white comprises a B.C. Sanitan low-level WC and a vanity unit incorporating a marble work surface and upstand, an inset Gamadecor wash hand basin with a B.C. Sanitan chrome mixer tap and storage beneath. Also having a freestanding roll top bath with a B.C. Sanitan chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Mira shower and a glazed screen/door.

## Bedroom 2

17'11 x 15'11 (5.47m x 4.86m)

An exceptionally large bedroom with a front facing timber double glazed bay window, coved ceiling, pendant light point, central heating radiators, TV/aerial point and deep skirtings. A range of fitted furniture incorporates long hanging and shelving.

## Bedroom 3

16'10 x 14'5 (5.00m x 4.52m)

Another large double bedroom with a rear facing timber glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, central heating radiator, telephone point and deep skirtings. To one corner is an Imperial wash hand basin with traditional Heritage chrome taps and storage beneath.

## Bedroom 4

18'0 x 12'9 (5.48m x 3.88m)

A well-proportioned double bedroom with rear and side facing timber glazed sash windows, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiators and deep skirtings. To one corner is an Imperial wash hand basin with traditional Imperial taps.



LANDING



MASTER BEDROOM

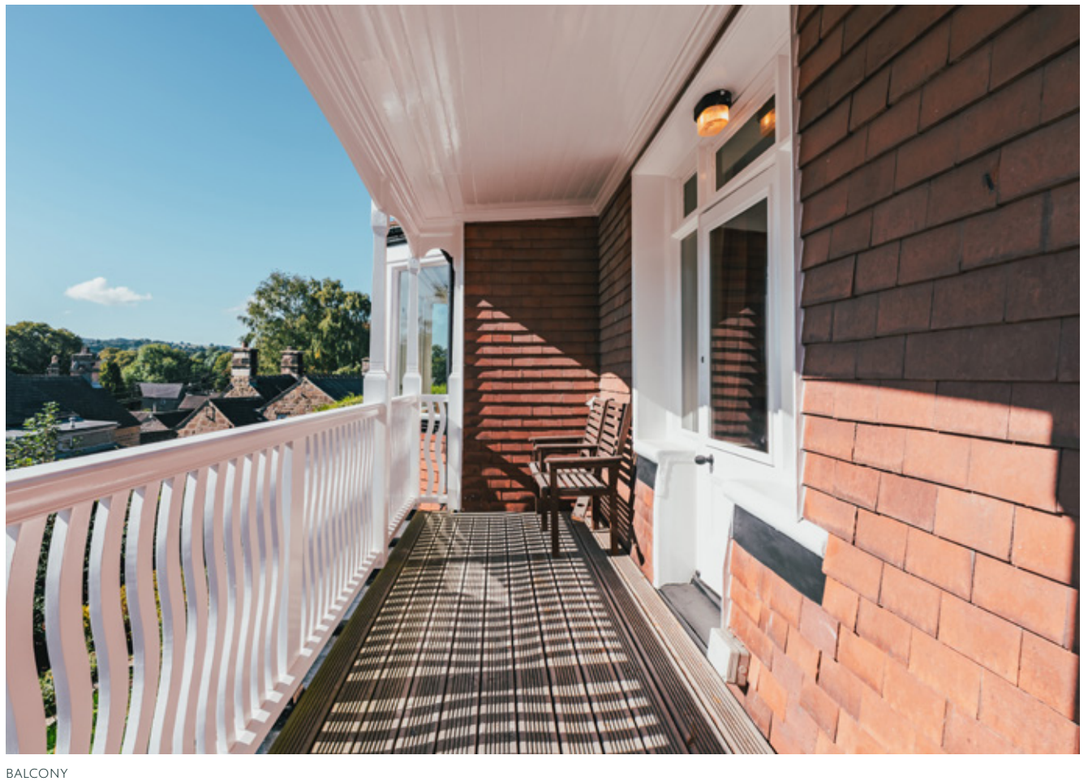


MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM

MASTER EN-SUITE BATHROOM



BALCONY



BALCONY



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 4



FAMILY BATHROOM



BEDROOM 7

# FIRST FLOOR CONTINUED & SECOND FLOOR

## Bedroom 5

14'0 x 13'10 (4.26m x 4.22m)

Currently used as a study but could be a good-sized fifth bedroom. Having front facing timber double glazed panels with glazed windows above, coved ceiling, pendant light point with a decorative ceiling rose, central heating radiator, telephone points and deep skirtings. The focal point of the room is the cast iron fireplace with a timber mantel and a tiled surround/hearth. A timber door with a double glazed panel opens to the balcony.

## Linen Cupboard

Having a strip light point, central heating radiator and fitted shelving.

## Family Bathroom

Being fully tiled and having rear and side facing timber obscured glazed sash windows, coved ceiling, recessed lighting, wall mounted light point, fitted vanity mirror, chrome heated towel rail and a shaver point. 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. A shower enclosure incorporates a fitted Aqualisa shower and a glazed screen/door.

From the landing, the staircase continues to the:

# Second Floor

## Landing

Having a front facing timber glazed window, pendant light point and deep skirtings. Timber doors open to bedroom 6, bedroom 7, store 1, store 2 and store 3.

## Bedroom 6

13'9 x 13'8 (4.20m x 4.16m)

A double bedroom suite with a rear facing timber double glazed window, pendant light point, wall mounted light point, central heating radiator and deep skirtings. A range of fitted furniture includes long hanging. The focal point of the room is the decorative cast iron fireplace with a tiled hearth. To one corner is a Heritage wash hand basin with traditional Heritage chrome taps, storage beneath and a mirrored cabinet above with a shaver point to one side. An archway leads into the bedroom 6 en-suite bathroom and a timber door also opens to a storage cupboard.

## Bedroom 6 En-Suite Bathroom

Having a rear facing double glazed obscured window, recessed lighting, partially tiled walls and deep skirtings. A suite in white comprises a low-level WC and a panelled bath with traditional Heritage chrome taps. To one corner is a shower enclosure with a fitted Mira shower and a glazed screen/door.

## Bedroom 7

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

Having side facing timber glazed sash windows overlooking far-reaching views, flush light points, panelled walls, central heating radiator, TV/aerial point, data points and deep skirtings. A timber door opens to a useful storage cupboard.

## Store 1

18'4 x 13'5 (5.60m x 4.10m)

Having a strip light point.

## Store 2

Having a flush light point and access hatches to the loft space and eaves.

## Store 3

Having a roof light.



BEDROOM 6



BEDROOM 6 EN-SUITE BATHROOM



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

# EXTERIOR & GARDENS

From School Lane, timber gates set between stone pillars with ornate lanterns open to Abney House.

A gravelled driveway leads to the front of the property and provides parking for multiple vehicles and has exterior lighting. Stone steps rise to a stone patio with exterior lighting and a covered entrance porch provides access to the main entrance door and lounge. Stone steps lead down to the front garden, which is mainly laid to lawn and has established borders with mature trees and shrubs. A gravelled path runs along one side of the garden to a timber pedestrian gate, which opens to School Lane.

From the stone patio, an arched opening with a wrought iron pedestrian gate opens to the left side of the property. A wide gravelled path has exterior lighting and a water tap, and provides access to the formal dining room and rear lobby.

The gravelled driveway with exterior lighting continues down the right side of the property and provides additional parking. Timber vehicular gates open to the rear.

To the rear of the property is a block paved driveway that accommodates parking for five vehicles and has exterior lighting, planted borders with mature shrubs and trees, a water tap and provision for electric car charging points. Access can be gained to the drawing room, rear lobby, wood store and double garage.

## Wood Store

Having light and a timber door for access.

## Double Garage

22'4 x 17'10 (6.80m x 5.44m)

Having two Hörmann up-and-over electric doors, rear facing timber glazed windows, light and power.

From the rear driveway, an opening within low stone walling leads to a flagged patio with a path that leads down one side of the garden. The garden is mainly laid to lawn and has abundant borders with trees, shrubs and flowers. To one corner is a stone flagged patio. The garden is fully enclosed by stone walling and hedging.









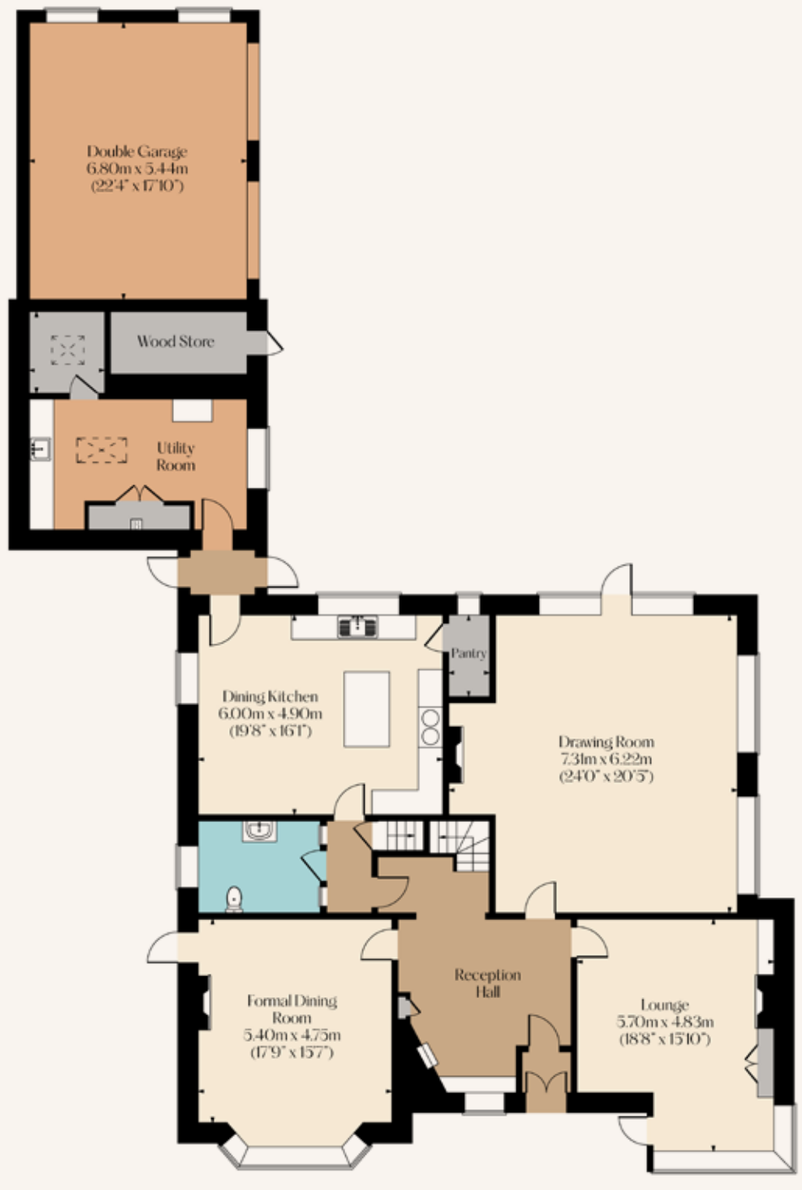





# GROUND FLOOR

Ground Floor Approximate Floor Area:
2154 SQ.FT. (200.1 SQ.M)

Garage Approximate Floor Area:
391 SQ.FT. (36.3 SQ.M)




# FIRST FLOOR & BASEMENT

First Floor Approximate Floor Area:
1780 SQ.FT. (165.4 SQ.M)

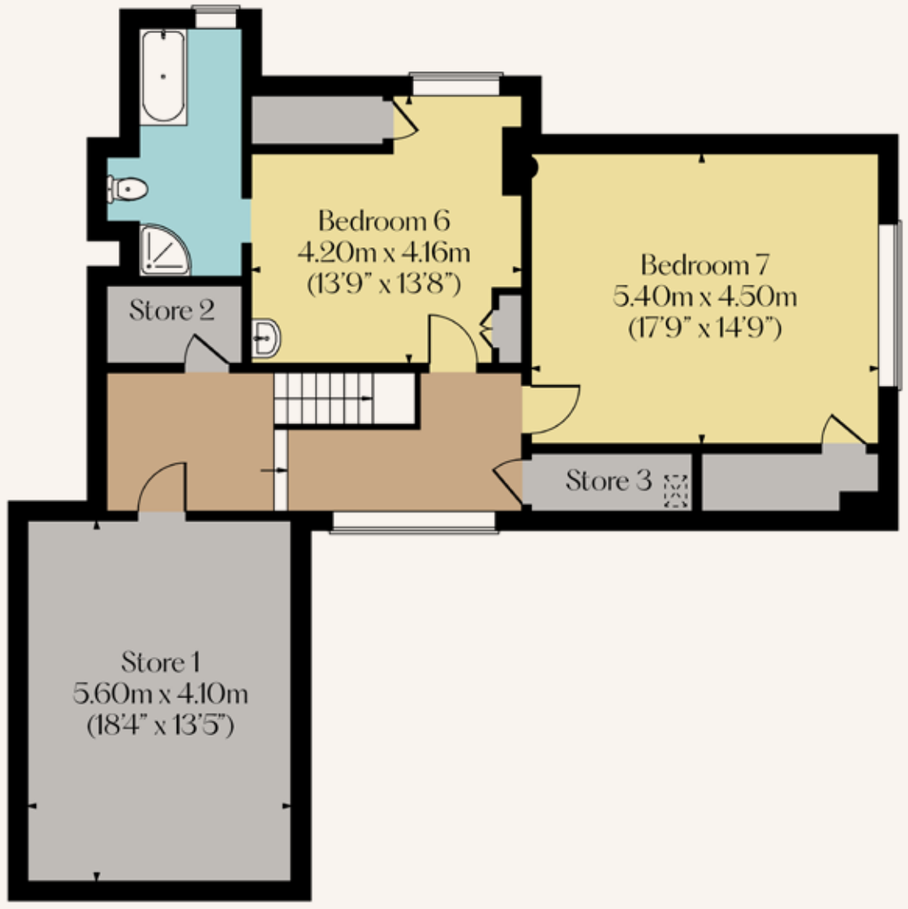
Basement Level Approximate Floor Area):
357 SQ.FT. (33.2 SQ.M)



# SECOND FLOOR

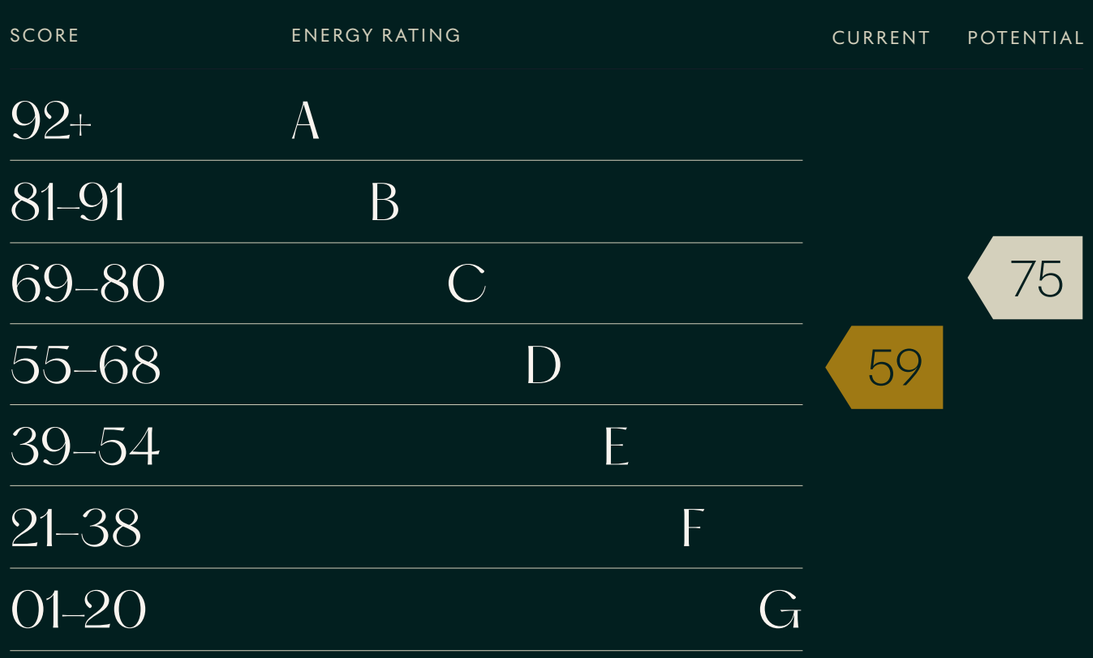
Second Floor Approximate Floor Area:
1039 SQ.FT. (96.5 SQ.M)

Total Approximate Floor Area:
5330 SQ.FT. (495.2 SQ.M)






| BEDROOMS | BATHROOMS |
| --- | --- |
| 7 | 3 |
| **LIVING ROOMS** | **SQFT (EXCLUDING GARAGE)** |
| 3 | 5,330 |
| **TENURE** | **COUNCIL TAX** |
| Freehold | G |




## Services

Mains gas, mains electricity, mains water and mains drainage. There is fibre broadband to the cabinet and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

# ABNEY HOUSE

School Lane, Baslow, Bakewell,
Derbyshire, DE45 1RZ

## Asking Price
## £1,695,000

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

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*move* YOU

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