

Castle Hill Barn

Castle Hill, Holmesfield

Blenheim
Park Estates

A Magnificent Three

Bedroomed Residence…

Welcome to
Castle Hill Barn

Situated on the edge of the Peak District within the beautiful village of Holmesfield is Castle Hill Barn. Believed to date back to the Jacobean period, this Grade II listed, three bedroomed detached residence exudes a wealth of character and presents wonderful living spaces over three floors. Within the grounds, there is also a detached two bedroomed lodge, offering additional accommodation that is perfect for relatives or guests.



Castle Hill Barn is a truly magnificent, stone-built country home that showcases attractive features of its time, such as stone mullioned windows, exposed timber beams and exposed stone walling. The centrepiece is undoubtedly the dining kitchen. With its spectacular vaulted ceiling that is adorned by exposed beams and a traditional-style kitchen with a central island, this is a space for all of the family to enjoy. Two sizeable reception rooms are also located on the ground floor, each with majestic stone fireplaces containing Villager log burners.

A luxurious master bedroom suite is set on the first floor, boasting a dressing area, spacious bedroom and a large en-suite bathroom. There is also an additional generously sized double bedroom suite, along with a bedroom on the second floor which has a dressing area and a shower room.

Accompanying this wonderful family home is a pleasant rear garden. Benefitting from a south-facing aspect, the garden encompasses lawned areas and an extensive stone flagged seating terrace that connects seamlessly to the two reception rooms. To the front of the home, off-road parking for three vehicles is provided within the block paved courtyard. The property has its own garage, which currently has a partition wall, but this could be removed to accommodate a vehicle if desired.

Positioned within the rear garden of the main house is a detached two bedroomed outbuilding. Ideal for a purchaser who would like extra space for relatives or guests, it has a living kitchen and its own outdoor space incorporating a composite decked patio. In addition, it has its own separate parking area for two vehicles.

Dating Back to the Jacobean Period, Castle Hill Barn is a Grade II Listed Home that Exudes a Wealth of Character Throughout

The property is situated in the lovely village of Holmesfield with public houses reachable in walking distance and access to scenic countryside walks from the doorstep, as well as the Peak District being just a short distance away. Close by and within short driving distance is Dronfield, which offers additional amenities such as shops, supermarkets, restaurants and cafes. Dronfield train station also allows rail journeys to Manchester, Nottingham, Leeds and London.

The property briefly comprises of on the ground floor: Entrance vestibule, dining kitchen, lounge, hall, sitting room and WC. Accessed externally is a garage with a store above.

On the first floor: Landing, master dressing area, master bedroom, master en-suite, bedroom 2 and bedroom 2 en-suite.

On the second floor: Landing, shower room, bedroom 3 dressing area and bedroom 3.

The Lodge: Living kitchen, hallway, bedroom 2, bathroom, bedroom 1, bedroom 1 en-suite and bedroom 1 walk-in wardrobe.

Ground Floor
A hardwood entrance door with a double glazed panel and a matching panel above opens to the:

Entrance Vestibule
Having side facing hardwood double glazed windows/panels, pendant light point, exposed stone walling, central heating radiator and stone flagged flooring. Double timber doors open to a cloaks cupboard with a shelf and coat hooks. There is also a separate bench with integrated storage. A hardwood door with double glazed panels and a matching panel above opens to the dining kitchen.

Dining Kitchen
23'5 x 18'0 (7.13m x 5.49m)
A stunning dining kitchen showcasing a high, vaulted ceiling that is enhanced with exposed timber beams and a truss. Having side facing hardwood double glazed windows, aluminium double glazed roof windows, pendant light points and exposed stone walling. Also having wall mounted light points, central heating radiators with decorative covers and stone flagged flooring. There is a range of fitted base/wall and drawer units, incorporating matching slate work surfaces, tiled splash backs, under-counter lighting and a Twyford Belfast style sink with a chrome mixer tap and an additional filtered water tap. There is a central island with an oak work surface, providing additional storage and seating for two chairs. The appliances include an electric Aga with two hot plates, two ovens and an Bosch extractor fan above, Smeg dishwasher, Hotpoint fridge and an Indesit freezer. A hardwood door with a glazed panel opens to the lounge.

Lounge
22'10 x 16'5 (6.97m x 5.00m)
A homely reception room of generous proportions. Having front and rear facing double glazed windows, exposed timber beams, recessed lighting, wall mounted light points and provision for speakers. Also having central heating radiators, a telephone point, a TV/aerial point and partial stone flagged and oak flooring. The focal point of the room is the Villager log burner, which is set within a stone Inglenook fireplace with an oak mantel and a stone hearth. Double hardwood doors with double glazed panels open to the rear of the property. A hardwood door with a glazed panel also opens to the hall.

Hall
Having a front facing hardwood double glazed window, recessed lighting, an exposed timber beam, a central heating radiator and stone flagged flooring. A hardwood door with a glazed panel opens to the sitting room. A door also opens to the WC.

Sitting Room
16'5 x 13'11 (5.00m x 4.24m)
A lovely reception room with a front facing hardwood double glazed window, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring. The focal point of the room is the Villager log burner with an oak mantel and a stone surround/hearth. A hardwood door opens to the front of the property and could serve as an alternative entrance if required. Double hardwood doors with double glazed panels open to the rear of the property.

WC
Having a rear facing hardwood double glazed window, an exposed timber beam, recessed lighting, a central heating radiator and stone flagged flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap. A cupboard houses the boiler and double timber doors open to a utility cupboard. The utility cupboard has a shelf, an inset cupboard housing the fuse box and space/provision for an automatic washing machine and a tumble dryer.

From the hall, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Landing
Having front and rear facing hardwood double glazed windows, an exposed timber beam, recessed lighting and central heating radiators. Oak doors open to the master bedroom suite and bedroom 2.

Master Bedroom Suite
A sumptuous master bedroom suite, incorporating a dressing area with fitted furniture, a generously sized bedroom and a large en-suite.

Dining Kitchen

23'5 x 18'0 (7.13m x 5.49m)

A stunning dining kitchen showcasing a high, vaulted ceiling that is enhanced with exposed timber beams and a truss. Having side facing hardwood double glazed windows, aluminium double glazed roof windows, pendant light points and exposed stone walling. Also having wall mounted light points, central heating radiators with decorative covers and stone flagged flooring. There is a range of fitted base/wall and drawer units, incorporating matching slate work surfaces, tiled splash backs, under-counter lighting and a Twyford Belfast style sink with a chrome mixer tap and an additional filtered water tap. There is a central island with an oak work surface, providing additional storage and seating for two chairs. The appliances include an electric Aga with two hot plates, two ovens and an Bosch extractor fan above, Smeg dishwasher, Hotpoint fridge and an Indesit freezer. A hardwood door with a glazed panel opens to the lounge.

Undoubtedly the Centrepiece of the

Home Featuring a Vaulted, Beamed Ceiling

The Perfect Setting for Dining
with Family and Friends...



Lounge
22'10 x 16'5 (6.97m x 5.00m)
A homely reception room of generous proportions. Having front and rear facing double glazed windows, exposed timber beams, recessed lighting, wall mounted light points and provision for speakers. Also having central heating radiators, a telephone point, a TV/aerial point and partial stone flagged and oak flooring. The focal point of the room is the Villager log burner, which is set within a stone Inglenook fireplace with an oak mantel and a stone hearth. Double hardwood doors with double glazed panels open to the rear of the property. A hardwood door with a glazed panel also opens to the hall.

A Characterful Lounge Showcasing
a Stone Inglenook Fireplace



Sitting Room
16'5 x 13'11 (5.00m x 4.24m)
A lovely reception room with a front facing hardwood double glazed window, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators, TV/aerial cabling and oak flooring. The focal point of the room is the Villager log burner with an oak mantel and a stone surround/hearth. A hardwood door opens to the front of the property and could serve as an alternative entrance if required. Double hardwood doors with double glazed panels open to the rear of the property.



WC
Having a rear facing hardwood double glazed window, an exposed timber beam, recessed lighting, a central heating radiator and stone flagged flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap. A cupboard houses the boiler and double timber doors open to a utility cupboard. The utility cupboard has a shelf, an inset cupboard housing the fuse box and space/provision for an automatic washing machine and a tumble dryer.



Landing
Having front and rear facing hardwood double glazed windows, an exposed timber beam, recessed lighting and central heating radiators. Oak doors open to the master bedroom suite and bedroom 2.

Ideally Placed on the Edge of the Peak District within the Lovely Village of Holmesfield, Providing a Wonderful Countryside Retreat for a Family

Master Dressing Area
A hallway that provides access to the bedroom with a range of fitted furniture to one wall, incorporating long hanging and shelving. Also having a front facing hardwood double glazed window, recessed lighting and a central heating radiator. An opening gives access to the master bedroom.

Master Bedroom
22'10 x 16'4 (6.95m x 4.97m)
A spacious master bedroom with front and side facing hardwood double glazed windows, an exposed timber beam, recessed lighting, central heating radiators and a telephone point. An oak door opens to the master en-suite. A hardwood stable-style door with a glazed panel opens to a stone staircase with wrought iron balustrading, which leads down to the rear garden.

Master En-Suite
A large en-suite bathroom that is fully tiled and has rear facing pine double glazed windows, recessed lighting, an extractor fan, an illuminated vanity mirror, a chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted Pura rain head shower, recessed tiled shelves and a glazed screen.

Bedroom 2
16'4 x 13'10 (4.97m x 4.22m)
A well-proportioned double bedroom with front, side and rear facing pine double glazed windows, one of which has a window seat with integrated storage. Also having exposed timber beams, recessed lighting, one partially panelled wall, central heating radiators and a TV/aerial point. An oak door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite
Being fully tiled and having recessed lighting, an extractor fan and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. To one corner, there is a wet room style shower area with a fitted rain head shower, an additional hand shower facility and a curtain rail.

From the landing, the staircase continues to the:

Second Floor

Landing
Having exposed timber beams, flush light points and timber effect flooring. An oak door opens to shower room and an opening gives access to the bedroom 3 dressing area.

Shower Room
Having an aluminium double glazed roof window, exposed timber beams, flush light points, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a wet room style shower area with a fitted shower.

Bedroom 3 Dressing Area
13'7 x 12'0 (4.13m x 3.67m)
Having an aluminium double glazed roof window, exposed timber beams, flush light points and a central heating radiator. Double timber doors open to bedroom 3.

Bedroom 3
13'7 x 11'6 (4.13m x 3.50m)
Having an aluminium double glazed roof window, exposed timber beams, flush light points and central heating radiators.

Exterior and Gardens
From Main Road, a block paved shared access road leads to a block paved parking area for two vehicles with exterior lighting and mature trees. A timber pedestrian gate opens to the front of the property, allowing separate entry to the lodge. The shared access road continues to a courtyard, where access can be gained to Castle Hill Barn. To the front of the property, there is exterior lighting and parking spaces for three vehicles. Access can be gained to the main entrance door, sitting room and garage.

Garage
11'6 x 7'3 (3.50m x 2.20m)
Having an electric up-and-over door and light. A timber door within a partition wall opens to a store.

Store
11'6 x 10'10 (3.50m x 3.30m)
Having light, power and a ladder rising to an upper store.

Upper Store
Providing useful storage with light.

From the driveway, a timber pedestrian gate opens to the left side of the property where there is a stone flagged path with a log store and a gravelled area with a mature tree. The path wraps around to the rear of the property.

To the rear, there is a large stone flagged seating terrace allowing ample space for comfortable outdoor furniture and the perfect spot to enjoy the sunshine. The terrace has a rockery border, exterior lighting and a water tap. Access can be gained to the lounge and sitting room. A stone staircase with wrought iron balustrading also rises to the master bedroom.

Master Bedroom Suite

A sumptuous master bedroom suite, incorporating a dressing area with fitted furniture, a generously sized bedroom and a large en-suite.

Master Bedroom

22'10 x 16'4 (6.95m x 4.97m)

A spacious master bedroom with front and side facing hardwood double glazed windows, an exposed timber beam, recessed lighting, central heating radiators and a telephone point. An oak door opens to the master en-suite. A hardwood stable-style door with a glazed panel opens to a stone staircase with wrought iron balustrading, which leads down to the rear garden.

Master Dressing Area

A hallway that provides access to the bedroom with a range of fitted furniture to one wall, incorporating long hanging and shelving. Also having a front facing hardwood double glazed window, recessed lighting and a central heating radiator. An opening gives access to the master bedroom.

Master En-Suite

A large en-suite bathroom that is fully tiled and has rear facing pine double glazed windows, recessed lighting, an extractor fan, an illuminated vanity mirror, a chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a hand shower facility. To one corner, there is a walk-in shower enclosure with a fitted Pura rain head shower, recessed tiled shelves and a glazed screen.

Bedroom 2
16'4 x 13'10 (4.97m x 4.22m)

A well-proportioned double bedroom with front, side and rear facing pine double glazed windows, one of which has a window seat with integrated storage. Also having exposed timber beams, recessed lighting, one partially panelled wall, central heating radiators and a TV/aerial point. An oak door opens to the bedroom 2 en-suite.

Bedroom 3 Dressing Area
13'7 x 12'0 (4.13m x 3.67m)

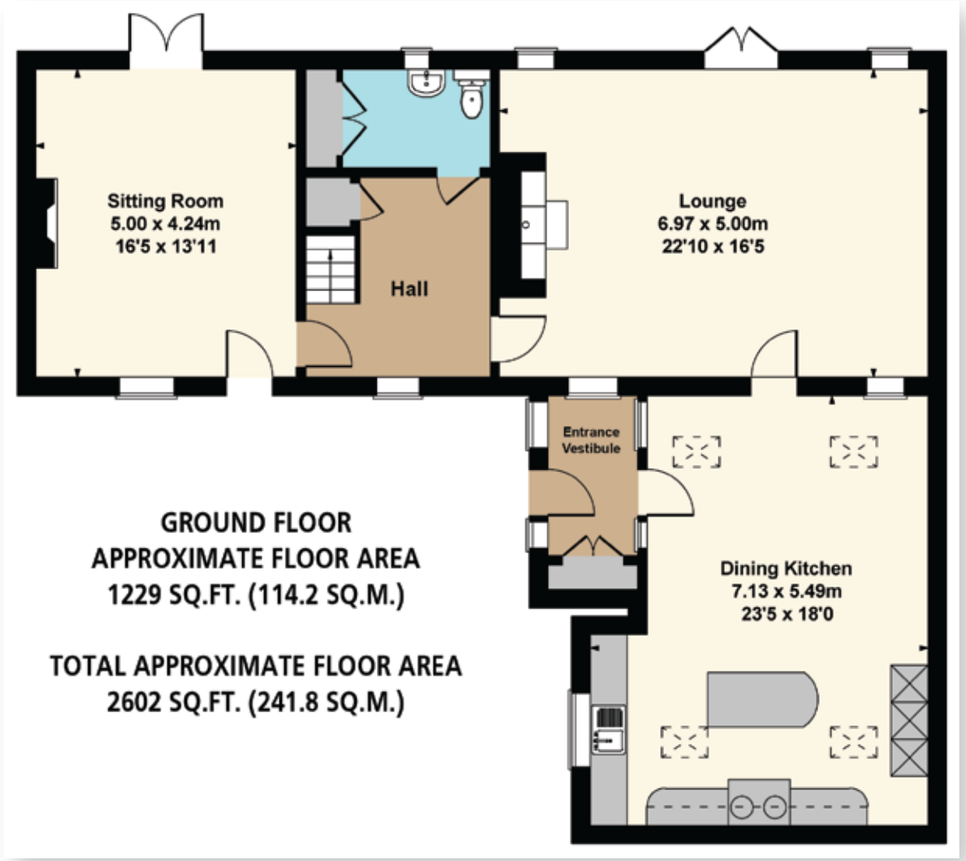
Having an aluminium double glazed roof window, exposed timber beams, flush light points and a central heating radiator. Double timber doors open to bedroom 3.

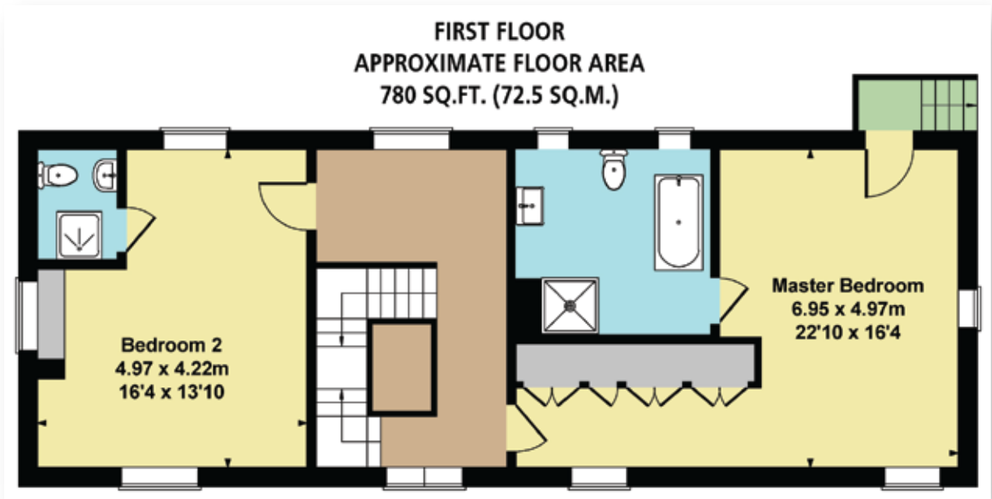
Bedroom 3
13'7 x 11'6 (4.13m x 3.50m)

Having an aluminium double glazed roof window, exposed timber beams, flush light points and central heating radiators.

Shower Room

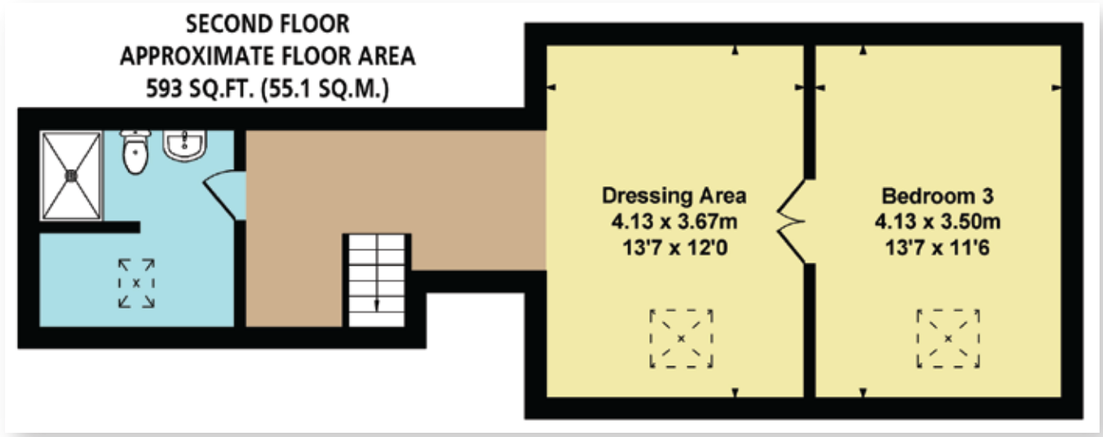
Having an aluminium double glazed roof window, exposed timber beams, flush light points, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap and storage beneath. Also having a wet room style shower area with a fitted shower.

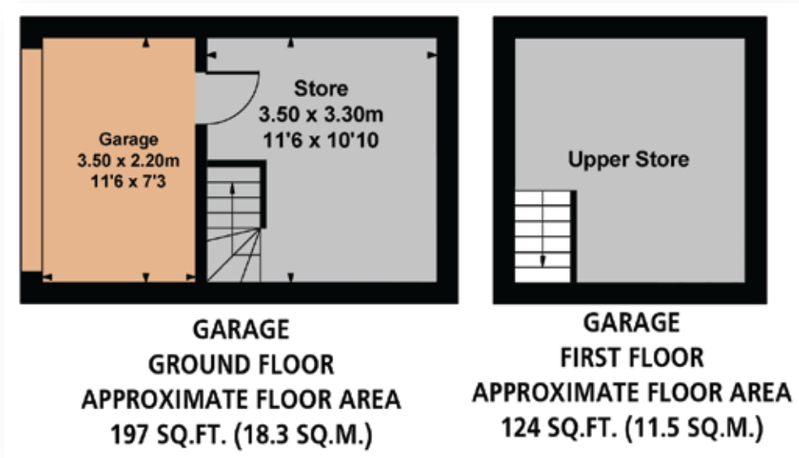


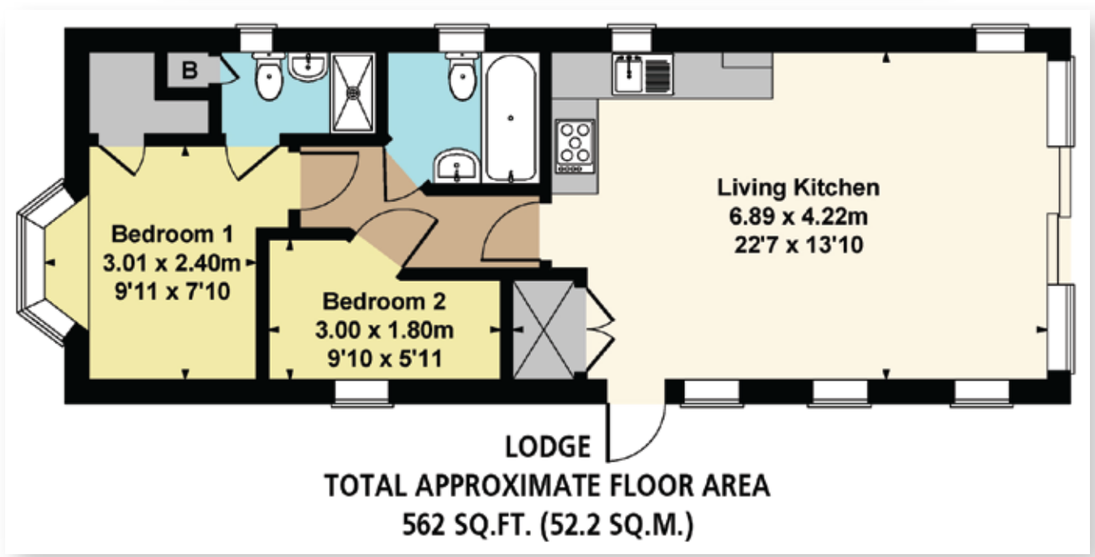


EPC EXEMPT

Floor Plans









Within the Grounds of the Property is a Detached Two Bedroomed Lodge that is Perfect for Relatives or Guests

From the terrace, a timber pedestrian gate set within timber fencing opens to the garden, which is mainly laid to lawn with mature fruit trees. A block paved path leads to a detached outbuilding and a pedestrian gate opens to the parking area off of the shared access road.

Outbuilding
Installed by the current owners in 2021, providing additional living space to the main house which is suitable for relatives or as an Airbnb opportunity which could bring an annual turnover of £35,000 - £40,000.

From the garden, a UPVC entrance door with a double glazed panel opens to the:

Living Kitchen
22'7 x 13'10 (6.89m x 4.22m)
Having front and rear facing UPVC double glazed windows, pendant light points, recessed lighting, central heating radiators and provision for a wall mounted television. The focal point of the room is the contemporary electric fire with a decorative mantel. To one corner of the room, there is a kitchen area that incorporates a range of fitted base and wall units with a matching timber effect work surface, upstands and an inset 1.0 bowl Pyramis sink with a chrome mixer tap. Also within in the kitchen area is a central island that has a matching work surface provides breakfast seating. There is a Leisure range cooker with a five-ring gas hob, two ovens, a storage drawer and an extractor fan above, and space/provision for an American style fridge/freezer. Double UPVC sliding doors with double glazed panels and matching side panels open to the garden of the lodge. A door with an obscured glazed panel opens to the hallway.

Hallway
Having recessed lighting and a central heating radiator. Doors open to bedroom 2, bathroom and bedroom 1.

Bedroom 2
9'10 x 5'11 (3.00m x 1.80m)
Having a front facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating short hanging and drawers.

Bathroom
Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a heated towel rail. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a mirrored cabinet above. To one wall, there is a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen.

Bedroom 1
9'11 x 7'10 (3.01m x 2.40m)
A double bedroom with a side facing UPVC double glazed bay window, recessed lighting, wall mounted light points, fitted cupboards, a central heating radiator and a TV/aerial point. Doors open to the en-suite and walk-in wardrobe.

Bedroom 1 En-Suite
Having a rear facing UPVC double glazed obscured window, recessed light point, extractor fan and a heated towel rail. A cupboard houses the Morco boiler. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a mirrored cabinet above. To one wall, there is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 1 Walk-in Wardrobe
Having a recessed light point and fitted furniture, incorporating long hanging, shelving and drawers.

Outbuilding Garden
Accessible from the main garden through a timber pedestrian gate or from the living kitchen within the outbuilding. The garden incorporates a composite decked patio with exterior lighting and a rockery area containing a variety of mature shrubs and plants. The garden is fully enclosed by mature hedging and fencing. Behind the lodge there is a storage area and provision for a shed to one side.

Exterior and Gardens
To the rear, there is a large stone flagged seating terrace allowing ample space for comfortable outdoor furniture and the perfect spot to enjoy the sunshine. The terrace has a rockery border, exterior lighting and a water tap. Access can be gained to the lounge and sitting room. A stone staircase with wrought iron balustrading also rises to the master bedroom.

From the terrace, a timber pedestrian gate set within timber fencing opens to the garden, which is mainly laid to lawn with mature fruit trees. A block paved path leads to a detached lodge and a pedestrian gate opens to the parking area off of the shared access road.

A Pleasant South-Facing Garden
with a Large Seating Terrace

Detached Lodge
Installed by the current owners in 2021, the lodge provides additional living space to the main house which is suitable for dependant relatives or guests.

Exterior and Gardens
From Main Road, a block paved shared access road leads to a block paved parking area for two vehicles with exterior lighting and mature trees. A timber pedestrian gate opens to the front of the property, allowing separate entry to the lodge. The shared access road continues to a courtyard, where access can be gained to Castle Hill Barn. To the front of the property, there is exterior lighting and parking spaces for three vehicles. Access can be gained to the main entrance door, sitting room and garage.

Viewing strictly by appointment with our consultant on

0114 358 2020

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Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage. The lodge runs off bottled gas.

Rights of Access/Shared Access: Castle Hill Barn has a right of access to the courtyard over the shared access road that is owned by a neighbouring property.

Covenants/Easements/Wayleaves/Flood Risk: None and the flood risk is very low.

Conservation Area: The property is within the Holmesfield Conservation Area.

Tree Preservation Orders: Yes.

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.

Blenheim Park Estates

Castle Hill Barn

Castle Hill, Holmesfield, Dronfield,
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Asking Price £995,000