



White House Farm,
Sheffield Road,
Booths Edge,
Hathersage, S32 1DA





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A stunning, private idyllic setting with breathtaking southerly views over the valley in magnificent grounds and adjoining paddocks and woodland of approximately 10.5 acres. A charming, sympathetically extended 17th Century Derbyshire gritstone farmhouse for the purchaser that requires perfection. Entrance hall and inner hall, morning room, sitting room, conservatory, snug room, spectacular living kitchen, entertaining wing with further kitchen, large Vale entertaining/garden room, laundry room, drawing room, study. First floor: large master bedroom suite with luxury bathroom and steam room, three further bedrooms and one with en-suite and family bathroom. Outside: beautifully landscaped grounds, six car garage and separate garage with planning for conversion.

Hathersage is an extremely popular and sought after village in the heart of the Peak District National Park. It has excellent shopping facilities and other amenities including outdoor swimming pool, tennis courts and gymnasium. Good transport links including train station. Local primary school, excellent restaurants and within approximately 14 miles drive of Sheffield and easy commuting of Manchester.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS: Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

The Accommodation Comprises

Handsome oak entrance door.

Entrance Hall

With original stone flagged flooring and deep glazed window with lovely aspect over the front garden and across the valley. Exposed inner gritstone wall with stone mullioned leaded stained glazed window.

Lobby Area

With leaded glazed window and two cast iron central heating radiators. Opening leading through to the bespoke second staircase and the drawing room.

Cloakroom

With Sanitan high flush w.c., and bespoke vanity unit with marble top and inset wash hand basin. Travertine tiled floor.

Inner Hall

With stone flagged floor and oak spindled staircase to the first floor. Cast iron central heating radiator.

Morning Room

With deep leaded glazed window with lovely views over the garden, adjoining paddock and across and down the valley. Glazed oak entrance door. Gritstone fireplace with open fire and stone hearth. Beamed ceiling and central heating radiator.

Sitting Room

An attractive room with front facing leaded glazed window with oak sill and cast iron central heating radiator below. Massive gritstone fireplace with black leaded multi-fuel inset stove. Side facing feature leaded bow window with deep oak display sill and central heating radiator, lovely view over the grounds and down the valley. Recess alcove to one wall for TV and Bose surround sound system. Exposed oak beam to ceiling and display alcove. Oak glazed door opens through to

Conservatory

Of bespoke construction with deep sealed unit glazed windows and double opening French windows opening out onto the large entertaining terrace and the grounds and with breathtaking views down the valley. Travertine tiled floor with underfloor heating. Panelled and glazed double doors lead through into the

Snug Room

With lovely gritstone fireplace, raised stone hearth and black leaded multi-fuel stove. Built in display alcove to one side with shelving and cupboard

below. Beam to ceiling and recess lighting. Cast iron central heating radiator and travertine tiled floor. Separate circuit for table lamps. Bose surround sound. Broad oak beamed opening leads through into the

Spectacular Living Kitchen

With very high quality bespoke hand made range of units in Pippy oak and hand painted with a twin Belfast sink unit with mixer tap set below the leaded glazed casement window overlooking the terrace and garden. Extensive range of deep drawers. Integrated Miele dishwasher. Large central island with granite worktop and inset five ring induction hob, integrated Neff oven and Bosch combination microwave oven. Separate preparation sink. A particularly fine feature to the room is the beautiful hand carved gritstone fireplace with two lions heads and shields and with leaded stained glazed Pippy oak units to either side. Set into the fireplace recess is a four oven gas fired AGA with hotplate. Bose surround sound. The room opens through to the

Adjacent Dining Area

With further range of bespoke units including two dresser style units. Deep recess for an American style fridge/freezer and deep pantry cupboards to either side. Bose surround sound system. To the dining end of the kitchen, wide opening leads through to the

Entertaining Wing

With

Second Kitchen

With feature domed roof light. Bespoke range of built in units with an oak wash stand with marble top and inset sink unit. Good run of granite worktops. Neff warming drawer and a Fisher & Paykel stainless steel twin dishwasher. Concealed behind one of the cupboards is a Vaillant gas fired central heating boiler. Rear entrance door with glazed top section. Travertine tiled floor.

Cloakroom

Beautifully fitted out in a modern contemporary style with free standing Villeroy & Boch basin with wall mounted mixer tap and Villeroy & Boch wall mounted w.c. Beautiful tiling and stylish modern contemporary lighting.

Spectacular Large Vale Entertaining/Garden Room

Taking full advantage of the setting with five sectional bi-fold doors leading out onto the stunning entertaining terrace, further broad windows giving an excellent degree of natural light. Sealed unit glazed roof incorporating sensed roof lights which are temperature controlled and with electric blinds. To one end of the room is a bespoke concealed bar area with

glazed top section and granite worktop. Two integrated drinks fridges. Oak flooring, separate circuit for table lamps and modern David Village mood lighting. To one end of the room is a feature modern contemporary fireplace with living flame electric fire and with wall mounting for a flat screen tv above. Bose surround sound system. Underfloor heating.

From the living kitchen, oak panelled door and steps lead down to the basement and the

Utility/Laundry Room

With extensive range of base and wall units. Large Shaw's Belfast style sink unit, space and plumbing for a dishwasher and washing machine and tumble dryer and with granite worktop set over. Travertine tiled floor and double panel central heating radiator. Further area for an American style fridge freezer. Oak panelled double doors leads through to the

Wine Cellar

Which has the original stone sinks from the original farmhouse. An area to one side for the storage of wine.

From the living kitchen

Lobby Area

With cloaks cupboard and central heating radiator and leads back into the main entrance hall.

Feature stone and oak staircase gives access through to the

Drawing Room

Being the original old barn which has been sympathetically extended and converted and has a spectacular bespoke gritstone fireplace with deep over mantle, deep flagged hearth and large inset multi-fuel cast iron stove. Bespoke built in dresser units to either side with glazed display top sections. Three Victorian style ornate cast iron central heating radiators. Leaded glazed front window and leaded glazed entrance door. Bose surround sound system.

Oak panelled door leading to

Study

With leaded glazed windows to three elevations. Broad panelled and leaded glazed entrance door. Two ornate cast iron central heating radiators. Bespoke built in study furniture with oak cupboards and shelving and bevel glazed display top sections. TV housing unit set to one wall. High vaulted ceiling.

Off the main hall, staircase to

First Floor Landing

With leaded glazed window, cast iron central heating radiator and display alcove.

Master Bedroom Suite

Dressing Room

With leaded glazed window looking down the garden and over spectacular open countryside. Range of custom built wardrobes with glazed top section and vanity unit. Cast iron central heating radiator. Leading off

En Suite Wardrobe Area

With further extensive range of bespoke built in wardrobes and cupboards.

Double Bedroom

With leaded glazed window and truly breathtaking views over the garden and down the valley. Cast iron central heating radiator. Magnificent bespoke hand carved oak bedhead. Further built in oak furniture and recess for flat screen tv.

Luxury En Suite Bathroom

Fitted out with no expense spared with large jacuzzi bath with marble surround and recess tv., twin vanity units with Villery & Boch basins and central mixer taps and cupboards and drawers below and marble worktop. Small leaded glazed window looking onto the rear paddock. Bevel mirrored medicine cabinets. Two chrome central heating radiators/ towel rails. Electric Velux roof light. Glazed door opens through to

Separate W.C.

With low flush suite and wall mounted wash basin. Beautifully tiled with mosaic tiled ceiling. Leaded glazed window. Low level night lighting.

Glazed door to the

Steam Room/Shower

Beautifully tiled with raindance style shower, separate hand shower and body jets. Bose surround system. Low level lighting.

Bedroom 2

A front facing double bedroom with leaded window and double panel central heating radiator. Range of bespoke wardrobes set to one wall.

Bedroom 3

A double bedroom with leaded window and double panel central heating radiator. Bespoke wardrobe set to one wall and vanity area with drawers and mirror above.

Family Bathroom

Stylishly fitted out comprising bath with mixer tap and hand shower, concealed low flush w.c., and large corner tiled shower cubicle with Hansgrohe shower with body jets and hand shower, wall mounted glass wash stand with drawers below. Fully tiled and with under floor heating. Central heating radiator/towel rail. Leaded glazed window and illuminated recess alcove.

Inner Landing

Leading through to the converted barn. Extensive range of cupboards/ wardrobes. Leaded glazed window and central heating radiator. Oak panelled door leading to the secondary oak and stone staircase. Exposed original stone walling.

Bedroom 4

With range of built in wardrobes, vanity area with cupboards and drawers, two matching bedside units. Three rear facing sealed unit glazed electric Velux roof lights and small leaded glazed entrance door leading out to the side of the property. Three stylish central heating radiators. Front facing leaded glazed window.

En Suite Shower Room

With Villero & Boch suite comprising corner tiled shower cubicle, concealed low flush w.c. and wash stand. Tiled floor with underfloor heating and Velux roof light. Central heating radiator.

Outside

The property is approached through electric security entrance gates leading onto a long private driveway to a further five bar gate opening onto an extensive cobbled area providing good parking to the front of the house and a large detached garage with planning permission for conversion into a guest bedroom with en suite and a covered oak glass walkway.

Lovely stone troughs and borders. Inner flagged courtyard area which gives access to the original barn and the front oak entrance door. The cobbled driveway continues to the right up to a further extensive cobbled parking and turning area and the truly magnificent large triple garage building. Lovely feature stone troughs with water features and planted areas.

The cobbled area leading up to the rear of the property with further parking area and giving access to a further gate which leads through to an extensive gravelled area which provides overflow parking. Lawned area to one side, leading to the adjoining fields which are privately

owned by White House Farm. Small orchard area and set over the garage is a grassed area and the magnificent hillside of Booths Edge, with planted deciduous trees creating a truly lovely private setting and a haven for wildlife. Spectacular views. To the side of the garage is a log and fuel store.

Leading round to the front of the property, a small building to the rear of the garage with an external w.c. and wash hand basin. Landscaped front garden with flagged walkways, rose borders and dwarf box hedging and immediately adjoins the front paddock and great views over the valley down to Hathersage. This leads round to the main area of garden which has a large stone flagged entertaining terrace, southerly facing, which has direct access from the Vale garden room, kitchen and the conservatory. Built in barbecue area.

Lovely ornamental pond with a water rill leading into it. Extensive lawned garden, beautifully maintained with well stocked borders surrounding with a large variety of shrubs and stone steps leading to a further area of garden with lawn and floral borders with shrubs.

Surrounding the property are three paddocks and an area of woodland totalling approximately 10.5 acres.

Substantial Garage Building

Constructed to a very high standard and specification and being stone fronted and set into the hillside. Three electric remote control up and over doors and will house up to six large vehicles. Excellent storage areas.

Note

The property has mains gas, mains electricity, mains water with it's own pump station and drainage is to a septic tank.

Directions

When coming out of Hathersage up the hill go past the Millstone Pub on your left and continue up the hill and round the corner. At the fork in the road where the left hand fork goes off to Ringinglow turn sharply back on yourself down a lane, continue along this past four properties and private security entrance gates give access to a long driveway leading up to White House Farm.

Valuer

James Mee/pp

Viewing

Strictly by appointment through our Hathersage office.

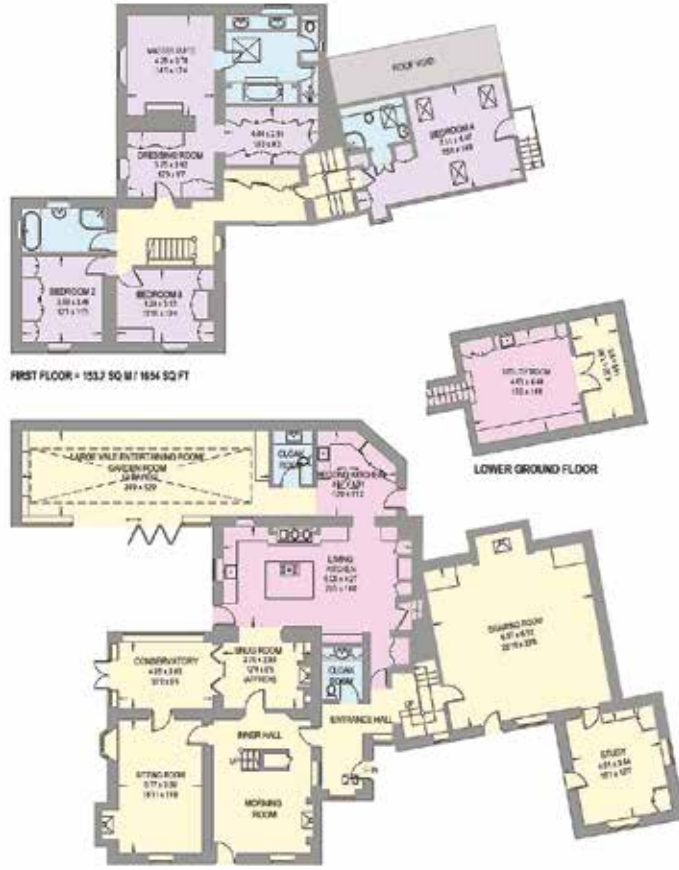


WHITE HOUSE FARM

APPROXIMATE GROSS INTERNAL AREA = 460.8 SQ M / 4960 SQ FT

GARAGE = 152.9 SQ M / 1646 SQ FT

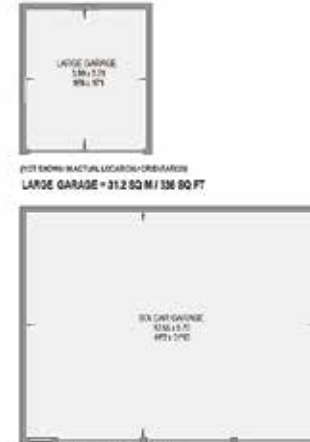
TOTAL = 613.7 SQ M / 6606 SQ FT



FIRST FLOOR = 153.7 SQ M / 1654 SQ FT

LOWER GROUND FLOOR

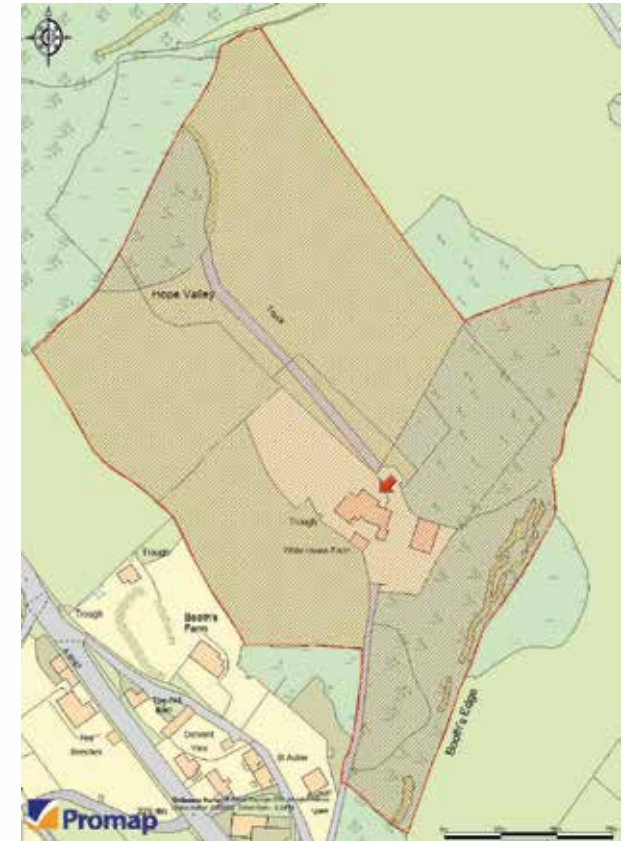
GROUND FLOOR AND LOWER GROUND FLOOR = 307.1 SQ M / 3305 SQ FT



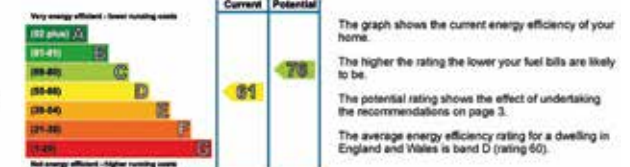
LARGE GARAGE = 150.17 SQ M / 1611 SQ FT

SIX CAR GARAGE = 152.81 SQ M / 1647 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,505	✓
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 363	✓
3 Low energy lighting for all fixed outlets	£225	£ 210	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.





