



Dale Brook House
Baslow Road | Eastmoor | Chesterfield | Derbyshire | S42 7DD

FINE & COUNTRY

DALE BROOK HOUSE



A truly captivating mid-17th century Georgian residence, sumptuously appointed and complete with distinctive architecture; an interior defined with exquisite period detailing, and all with contemporary elegance and the finest fittings throughout. Set within stunning open Derbyshire countryside and close to the historic estate of Chatsworth House, comprising of formal gardens and lawns, stabling and paddocks. All of which provide the perfect setting for one of Derbyshire's finest country homes.



KEY FEATURES

Dale Brook House is a stunning example of a handsome country manor house, in the incomparable setting of the wonderful countryside of the Peak District National Park. Steeped in history with a host of original features this home is enviably private and is complete with grounds approaching 1 acre, with a further enclosed 4-acre paddock in a separate parcel with vehicle access.

It is reported to date back to the 1600's with later Victorian additions. The wealth of original features have been sympathetically and meticulously restored creating a timeless and stylish family home. Highlights being the stunning windows with glazing bar sashes some with shuttered reveals, original plaster cornicing and grand fireplaces with imposing stone surrounds. The rooms sizes are excellent boasting five bedrooms and three bathrooms. The beauty of this home is further enhanced by a collection of impressive reception areas, the total accommodation of which extends to over 3,500 sq ft.

The equestrian facilities too are impressive with three large stone constructed stables, beautifully maintained including a spacious tack room with full washing facilities together with a large hay store next to the house. The further separate tree lined 4-acre paddock has further potential and opportunity to expand the equestrian if so desired, subject to necessary consents.

This is an amazing opportunity to acquire a stunning property on the outskirts of the sought-after Derbyshire village of Baslow. Located in a secluded rural setting with stunning views over the Peak District, yet within easy commuting distance to the local market towns of Bakewell, Chesterfield and Matlock as well as the cities of Derby and Sheffield. The M1 is easily accessible being just twenty minutes away; Chesterfield train station approximately fifteen minutes away which provides a regular and direct route to London St Pancras. This is a truly spectacular and historic country home not to be missed.





SELLER INSIGHT

“Built in the 1600s, this very handsome five-bedroom period home enjoys an exceptionally picturesque setting in the beautiful Derbyshire countryside. “My father actually owned a property and some land not far from here so we were very familiar with the area and it’s an absolutely stunning location, so when we happened upon Dale Brook House we jumped at the chance to live here,” says the owner. “The property is enveloped by glorious open countryside that’s owned by the Chatsworth Estate, so the views will never be spoilt, and the house itself, although in a bit of a sorry state when we found it, is absolutely beautiful. It was originally built in 1604 and it began life as a rather modest dwelling, however over time it has been sympathetically enlarged and it’s now a lovely big family home.”

“The location was a major selling point, but the wealth of potential that we could see in the house itself was also a huge draw. The previous owners had done virtually nothing to it in the nineteen years that they’d been here, and the owners before them had turned it into a bit of a 1980s nightmare; they’d gone mad with the plasterboard. We decided to strip it right back with the aim of sympathetically restoring it to its former glory, but at the same time making it a house that would be very conducive to modern family life, and we couldn’t be more pleased with the results. It was a real voyage of discovery as we uncovered lots of the stunning original features, including the big old fireplaces and even a secret door! We also updated elements behind the scenes such as the electrics and plumbing, and we’ve had the whole house redecorated using an array of gorgeous Farrow & Ball paint colours. The house is now the warm and welcoming home it was always meant to be.”

“The house sits in an extraordinarily picturesque location so we enjoy tremendous panoramic views out across the garden, the paddock and the Chatsworth Estate beyond,” continues the owner, “and the garden itself is very beautiful and has been a wonderful space for the children to enjoy. I love the sheer drama of the landscape, which seems to change hour by hour. I’ll often grab my camera in an effort to capture the beauty of it all, but photographs never seem to do it justice, it needs to be seen by the naked eye to be fully appreciated.”

“I simply couldn’t pick a favourite room; each one is just beautiful and each has its own unique character and charm. However, I do love the master en-suite bathroom. It has a large double-ended bath, an open fire and a huge window overlooking the moorland. There’s nowhere I’d rather be on a cold winter’s day than lying in a warm bath, next to a roaring fire, enjoying that view...”

“We enjoy total and utter peaceful seclusion here and I absolutely love it. Everything we might want or need is easily accessible, but within the house and grounds we feel a million miles from everything and everyone. It’s wonderful.”

“We’ve relished being able to keep our horses at home. We have a four-acre paddock and stables, which we can see from the house so we’re always able to keep an eye out.”

“The only reason we’re moving is because we want a property with much more land,” says the owner. “However, if I could pick up Dale Brook House and plonk it in fifty acres, I really wouldn’t hesitate. It’s a gorgeous house with a warm and welcoming atmosphere and it sits in the most idyllic setting, and for us it’s been an amazing family home.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

Ground Floor

Upon reaching the stone steps leading to the Dale Brook House, the entrance, complete with adjacent stone pillars with balcony above, is impressive and gives an insight into the grand nature of this property. The entrance hallway immediately showcases the craftsmanship of the interior design and provides a glimpse of the quality and space on offer. Here there is a polished limestone floor which seamlessly runs throughout much of the downstairs, each room with separately controlled underfloor heating; elegant plaster corning surrounding the high ceiling and an impressive stone fireplace with open grate. This is truly a welcoming and stylish entrance to this home.

The hallway gives access to the main staircase rising to the first floor, as well as three charming reception rooms. The principal being the striking drawing room. An elegant room, beautifully stylish with contemporary décor flooded by natural light through wooden sliding sash windows with shuttered reveals and enjoys a southerly aspect over the grounds to the front and across the valley beyond. The focal point is the magnificent fireplace with raised stone hearth and open dog grate.

To the opposite side of the entrance hallway is the dining room. The current owners have spent a considerable amount of time and thought meticulously creating a versatile family home oozing luxury and charm whilst focusing on contemporary living and here this is evident. From the plaster coming to the most stunning and grand fireplace surround this is a perfect room for casual family gatherings or elegant entertaining. Leading from here is a newly fitted breakfast kitchen, faultlessly designed to complete the home with shaker style units and large range cooker, clearly the very heart of the home.

To the rear of the dining room a farmhouse door leads into the third reception room currently used as a further lounge. This is within the oldest part of the property, warm cosy and welcoming this creates the perfect space for relaxation, a place to unwind and casual family living. This has a useful downstairs cloak room, also housing a practical utility / laundry area



Further downstairs accommodation includes an inner rear lobby complete with storage, a useful boot/cloak room with access to the rear entrance hall giving access to the stable yard to the side of the property. Access to a vaulted cellar area can be found here providing useful dry storage.

First Floor

Leading from the entrance hallway is a satin marble staircase beautifully crafted to create a seamless transition from the limestone tiled ground floor. Rising to a spacious half landing the current owners have cleverly designed the most spectacular office space with an impressive, glazed lantern roof above creating an abundance of natural light. A breathtaking area, sumptuously furnished, immensely practical and with views over the open Derbyshire countryside.

Four bedrooms lead from the split level first floor landing, three of which enjoy the southerly aspect of the property, flooded with light through sliding sash windows. A practical Jack and Jill shower room leads from the landing with access too from one of the double bedrooms. The principal bedroom has a delightful dual aspect and is complete with elegant coving. A newly fitted ensuite bathroom with free standing bath, double walk-in shower and dressing area is stunning with high quality contemporary fittings creating a truly luxury tranquil space.

The wealth of original features on display are incredible, especially evident in the rear bedroom which is open to the eaves showing exposed roof timbers and an A-truss beam. The fifth bedroom is a versatile room which can be accessed via a separate staircase off the breakfast kitchen, having its own en-suite and landing area, this is an ideal guest room.

Lower Ground Floor

The property has access to a substantially sized cellar leading from a doorway in the rear entrance hall. The ceiling of which is vaulted, the floor brick set and includes original stone throwls, lighting and power. Perfect for storing wine.













Outside

This home benefits from being situated along a private driveway from the road shared with the neighbouring farm and is secured behind an electric gated access. Once inside the grounds the property is private and secluded and incredibly peaceful. There is a gravel turning circle to front of the property and ample parking for multiple vehicles.

This home benefits from a spacious double garage. Newly renovated, the doors of which are electrically operated and has useful eaves storage, power and water.

To the right of the southern façade of the property is the stable yard and equestrian facility. Beautifully constructed this stone building houses three large loose boxes, a spacious tack room with laundry capabilities and hay store and is complete with a separate four acres of ring-fenced paddocks. Despite the current usage, this building could give a new owner a host of opportunities such as additional accommodation to the main house or indeed income potential as a possible business.



The gardens to the property are to the front taking advantage of the south facing aspect. The garden is mainly laid to lawn with mature ornamental shrubs, trees and beech hedging. Part way down the garden are central stone steps providing a divide and a further area of garden with terrace, currently housing a Hot tub, outdoor heating and outside power. The perfect place for alfresco dining or just relaxing in the sunny months. The garden beyond this is spacious and provides the opportunity for a possible tennis court or facility for another recreational activity.







LOCAL AREA

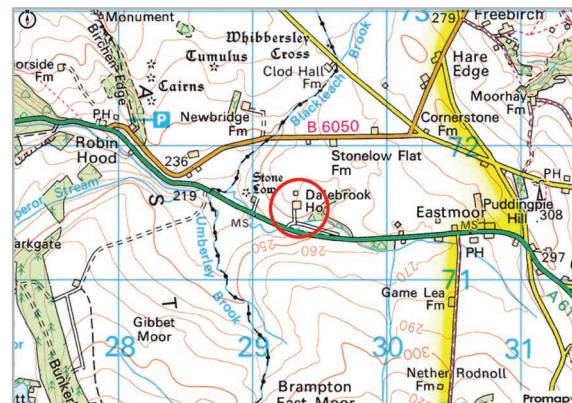
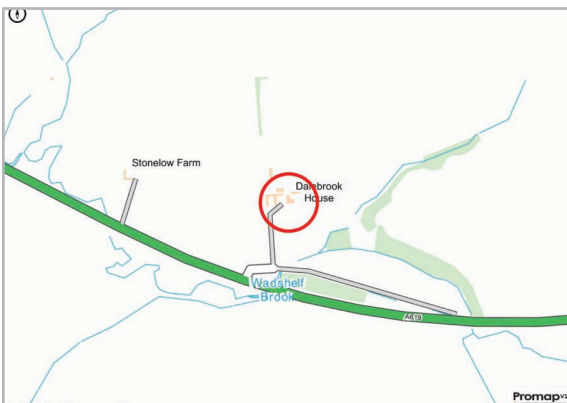
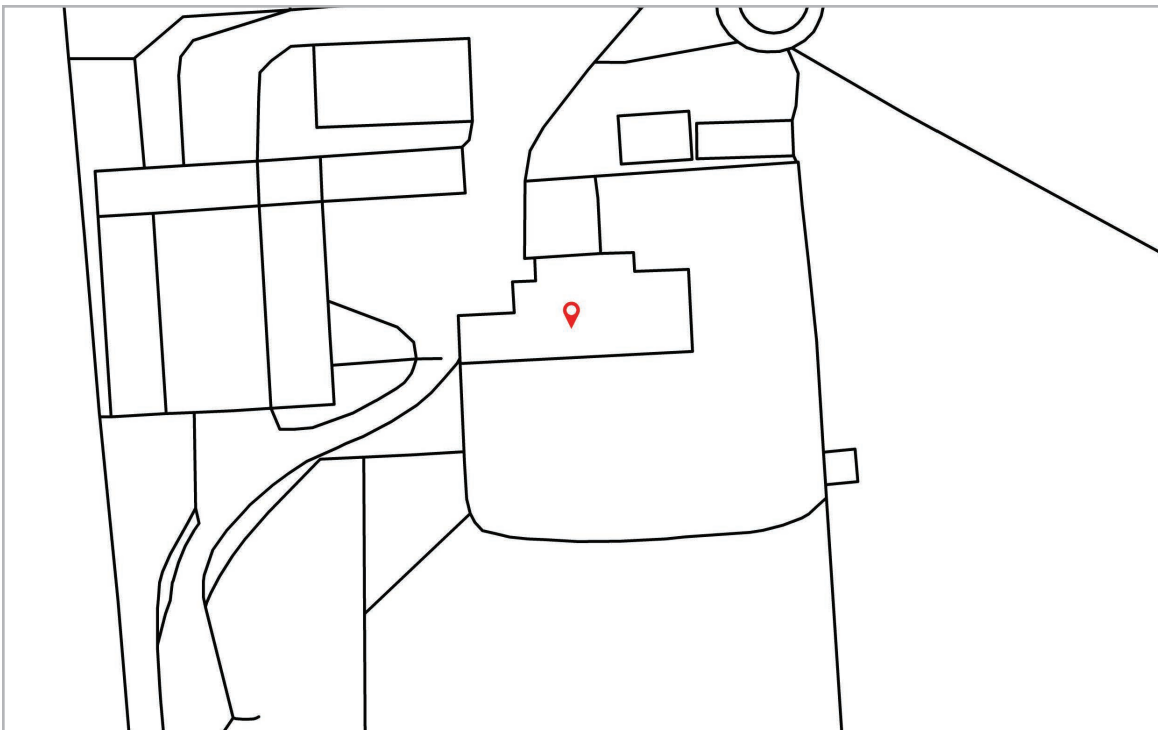
Dale Brook House lies in a rural location with the utmost privacy yet moments away from many local amenities in the nearby town of Chesterfield. There is no shortage of places to eat locally with well-known gastro pubs just moments away. There is an array of excellent local schools, both village schools and a larger well reputed secondary school. There are also notable independent establishments just a short drive away.

The town of Chesterfield has excellent amenities including high street shopping, a wide variety of fine restaurants, gyms and cinema. Chesterfield is synonymous with markets too. It has one of the country's largest open-air markets amongst cobbled streets and stalls as well as a large indoor market.

There is a wide variety of recreational activities on offer being within the stunning Peak District National Park. There is numerous cycle, running and walking routes as well as historic places to visit such as the nearby Chatsworth House, The Crooked Spire and the National Trust property of Hardwick Hall. The places to visit appear endless.

Transport links from here are excellent. Many nearby towns such as Matlock and Bakewell are within easy reach along with cities such as Sheffield, Nottingham, Derby. J29 of the M1 is approximately 6.5 miles away and Chesterfield's main line train station is within easy reach too being no more than 12 miles away.





INFORMATION

Directions

From the main roundabout in Baslow take the A619 to Chesterfield. Pass the Robin Hood Inn continuing on the A619 for approximately 1 mile where the driveway will be found on the right-hand side, depicted by the house name engraved into the entrance. From Chesterfield take the A619 to Baslow following the road for approximately 5 miles. After passing the Premier Inn on the left, continue on the A619 for another 1 mile where the driveway can be found on the right-hand side.

Services

Mains water, septic tank, gas fired central heating.

Tenure

Freehold

Local Authority

North East Derbyshire

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on
Tel 07852 877164, 07970926418

Website

For more information visit www.fineandcountry.com/uk/sheffield

Opening Hours:

Monday to Friday	9.00 am – 8.30 pm
Saturday	9.00 am – 4.30 pm
Sunday	9.00 am – 4.30 pm

Dale Brook House, Baslow Road Eastmoor, Chesterfield

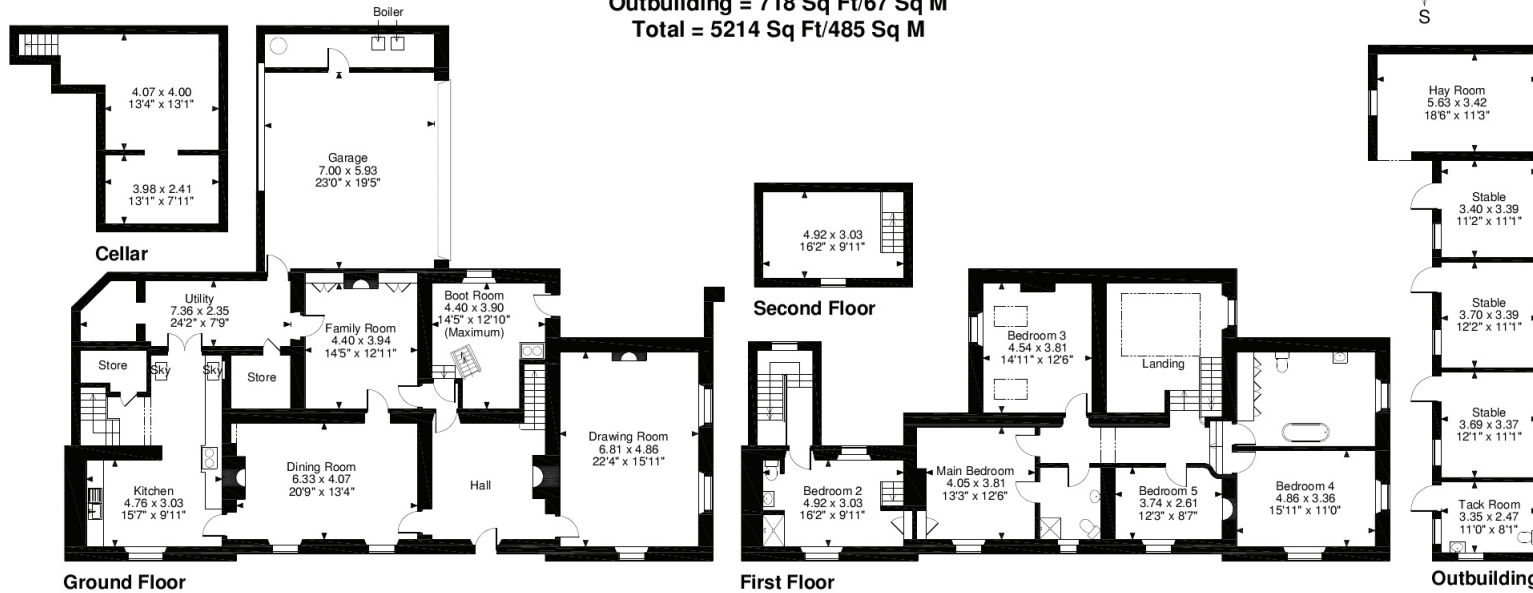
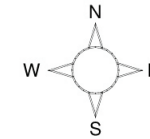
Approximate Gross Internal Area

Main House = 3971 Sq Ft/369 Sq M

Garage = 525 Sq Ft/49 Sq M

Outbuilding = 718 Sq Ft/67 Sq M

Total = 5214 Sq Ft/485 Sq M



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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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