

THE  
LEVENS





## WELCOME HOME

Standing among acres of private land in the charming village of Grindon and surrounded by the lush rolling hills of the Peak District National Park, The Levens is a seriously impressive property. A rare opportunity has arisen to purchase this detached, three-bedroom home along with two idyllic holiday lets.

## EXPLORING GRINDON AND BEYOND

Grindon lies inside the delightful Staffordshire Moorlands, close to the scenic Manifold Valley and Ossoms Hill. The quaint village, listed in the Domesday Book as Grendon, dates back to the 19th century and stands on an old packhorse trail between Ecton Copper Mines and the Churnet Valley. Within a couple of miles there are plenty of friendly, traditional pubs serving great food - the perfect pitstop for a country stroll.

The area is blessed with rural walks, archaeological sites and ancient heritage. From the Manifold Valley, walk up to Thors Cave for spectacular views over the moorlands or explore the unique rock formations at The Roaches. Alternatively, wander through the woodlands and wildflower meadows of Dovedale and cross the famous stepping stones along the River Dove.

Just a short drive from Grindon, you'll find the vibrant market town of Ashbourne, home to historic buildings and independent shops. In under an hour, you can also explore some of the most picturesque Peak District towns such as Chatsworth, Bakewell and Buxton.





Access The Levens from the winding country lane and pull onto the shingled forecourt, via electric gates, an area spacious enough to accommodate several vehicles. Immediately, you'll fall in love with the mottled stone exterior, offset by a colourful shrubbery. An adjoining garage provides additional parking.

Step inside the entrance hall, where you're greeted by a beautiful, tiled floor, whitewashed stone wall and exposed wooden beams. This really sets the tone of the property, blending traditional cottage charm with modern luxury. Straight away you get a sense of the craftsmanship and attention to detail that flows throughout.



Turn left into the lounge, a calming space dressed in light natural tones that complement dark oak beams and lintels. A roaring log bog burner sits inside the chimney breast and vies for your attention, tempting you to unwind by the fire with a hot drink on a winter's evening. In summer, bursts of vibrant greens draw your gaze to the trees and fields that sit behind picture windows overlooking the rear landscape.

Towards the rear elevation is a door on the left, providing internal access to the garage. To your right, walk past the ground floor WC to enter the kitchen. Filled with natural light from the triple aspect windows, this family hub is the heart of the home. Oak lintels, flagstone flooring and white wooden beams mingle effortlessly with contemporary granite worktops and a light oak topped island, while the large oven and wine cooler make the perfect combination for rustling up homemade feasts for family and friends.





## DESIGNED TO STAND OUT

Continue through to the utility room, where you'll find ample shelving, a sink and space for several appliances. From here, step outside to the rear garden and breathe in the fresh country air. A paved patio area provides a secluded spot for al fresco dining and soaking in the far-reaching views over tree-fringed hills and patchwork fields, criss-crossed by drystone walls.

Return inside through the utility room to enter the dining room. While the oak beamed ceiling and chunky oak lintels add to the room's character, it's the wood burning stove, elevated on a stone platform plinth, that really steals the show. Designed to stand out, the dining room is sure to impress your guests.

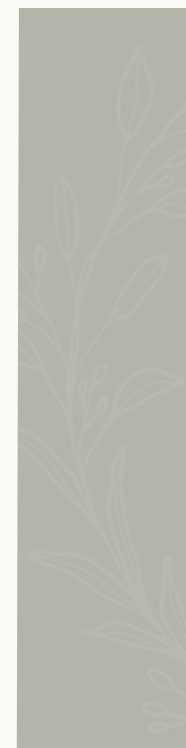




## SPA-LIKE SANCTUARY

Make your way back to the entrance hall and head upstairs to the first floor. Leading off from the landing are three good-sized bedrooms and a family bathroom. Saunter through to bedroom two, which enjoys dual aspect views over the front and side elevations. Soft, neutral tones rub shoulders with exposed oak beams, and a cosy window seat provides the perfect spot for enjoying moments of calm. This large space cries out for an oversized bed, piled high with plump cushions and warm throws. Enter the ensuite bathroom where pure white walls mix seamlessly with a stone tiled floor and walk-in rainfall shower.

Return across the landing to bedroom three, standing opposite the main bathroom. Overlooking the side elevation, this room plays host to a quaint picture window, drawing in the natural hues from outside.



Exit bedroom three and turn left along the landing to reach the master bedroom. Reflecting nature's palette throughout, this is a tranquil and flexible space for adding personal touches and creating your own private retreat. Step into the ensuite shower room, a spa-like sanctuary, and start your day with a revitalising rainfall shower as natural light streams in from the rear garden.



## SELF-CATERING RETREATS



Overlooking the Manifold Valley from their secluded, gated settings, Little Barn and Harewood Cottage are luxurious holiday lets set inside 3.5 acres of private land, right at the beating heart of the Peak District.

Having been in operation since January 2018 and September 2020, respectively, the properties have gained much success, with 99% 5 Star reviews and 97/98% occupancy rate.



## HAREWOOD COTTAGE



Wrapped inside an attractive gated courtyard, Harewood Cottage gives you the sense that you've stepped into a scene from a fairytale with its 16th-century, stone walls and pretty countryside setting. Outside is a secret garden with spellbinding views over the Manifold Valley, ambient lighting and a patio area with an Indian fire bowl for relaxing beneath the stars.



### *"Rural Self-catering Retreat"*

Step over the threshold into the kitchen, a light and airy space that looks onto the side elevation. Complete with integrated fridge freezer and dishwasher, electric fan oven and extractor, the space has everything guests need for a rural self-catering escape.

### *"Impressive Vaulted Ceiling"*

Walk through to the dining area and lounge to discover original beams, exposed stone wall and an impressive, vaulted ceiling with wrought iron chandelier, where you get a sense of the building's history. In the colder months, sit in front of the wood burning stove and unwind with your favourite tipple. On the ground floor you'll also find the bathroom with a rainfall shower above the bath.

Follow the dogleg staircase up to the first-floor mezzanine, additional washroom and cosy bedroom. There's plenty of storage space as well as an exposed ceiling beam and beautiful views of the Peak District landscape.



## LITTLE BARN



Imagine waking up to the gentle warmth of sunlight streaming through the windows of a 16th-century stone barn, nestled in the Peak District National Park. Little Barn provides a tranquil and luxurious retreat for couples seeking a unique and romantic stay in a rural setting.





### *“A Perfect Location”*

Tucked away on a pretty country lane in the village of Grindon, boasting its own entrance and parking area, this bijou hideaway is just a short stroll from the Manifold Valley and Thors Cave. Guests can explore quiet walking trails and enjoy unspoilt panoramas from a secluded viewing point. For couples with a passion for adventure, Alton Towers is just a 20-minute drive away.

### *“A Chic Contemporary Twist”*

Step inside the traditional stone barn, which gives way to a stylish and contemporary interior, where every detail has been carefully considered. The open-plan ground floor features eco-friendly heating, a comfortable seating area strewn with cushions and throws, and a fully equipped kitchen with a dishwasher, fridge, microwave and coffee maker.

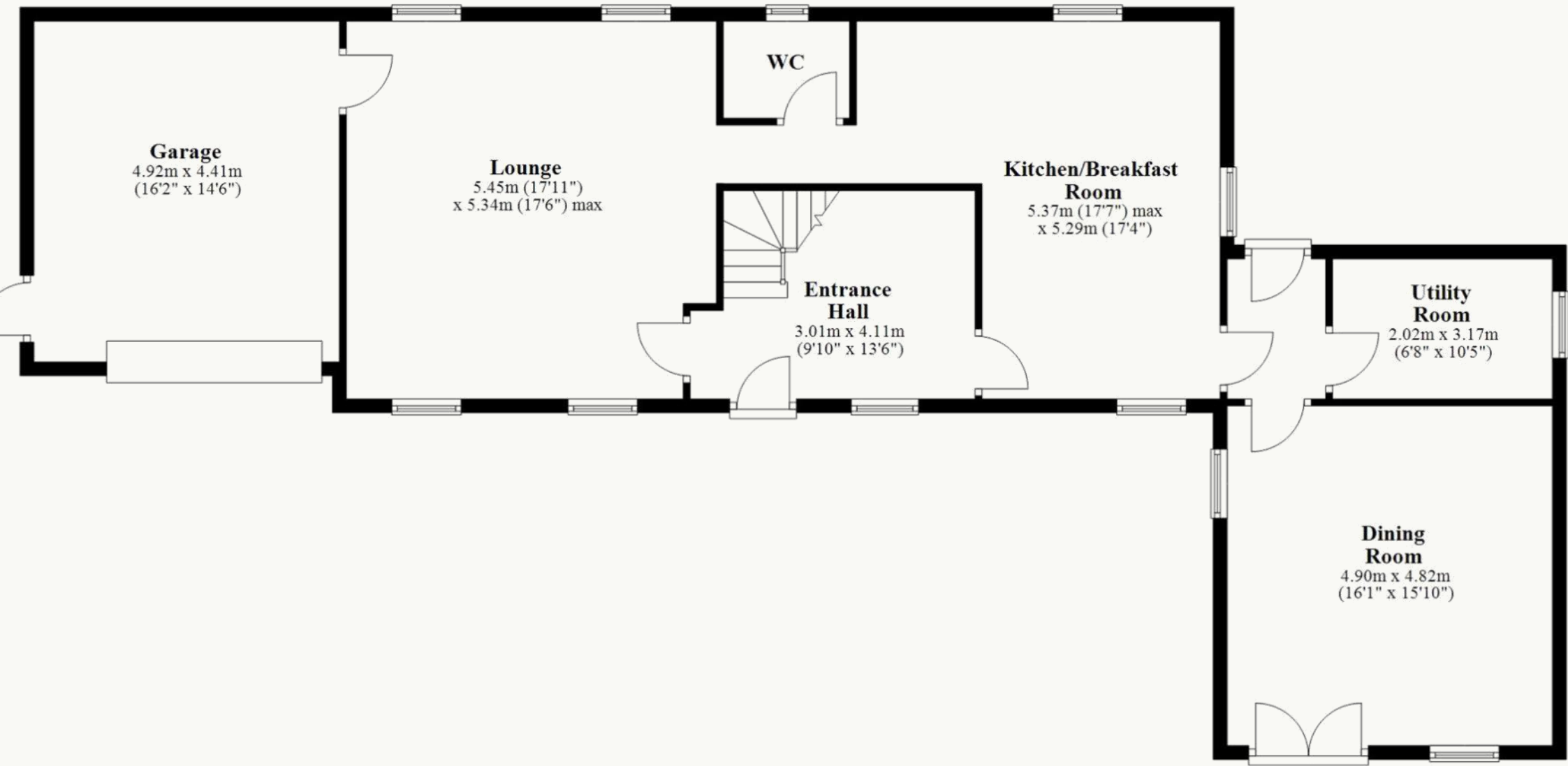
### *“Bucolic Views”*

Follow the oak stairway up to the first floor where the most beautiful bedroom awaits. This snug yet perfectly formed space features vented windows with bucolic views, glass floor panels and a floating double bed dressed in white Egyptian linens, tactile throws and cushions. Guests can start their morning off with a refreshing and powerful shower in the ensuite bathroom.

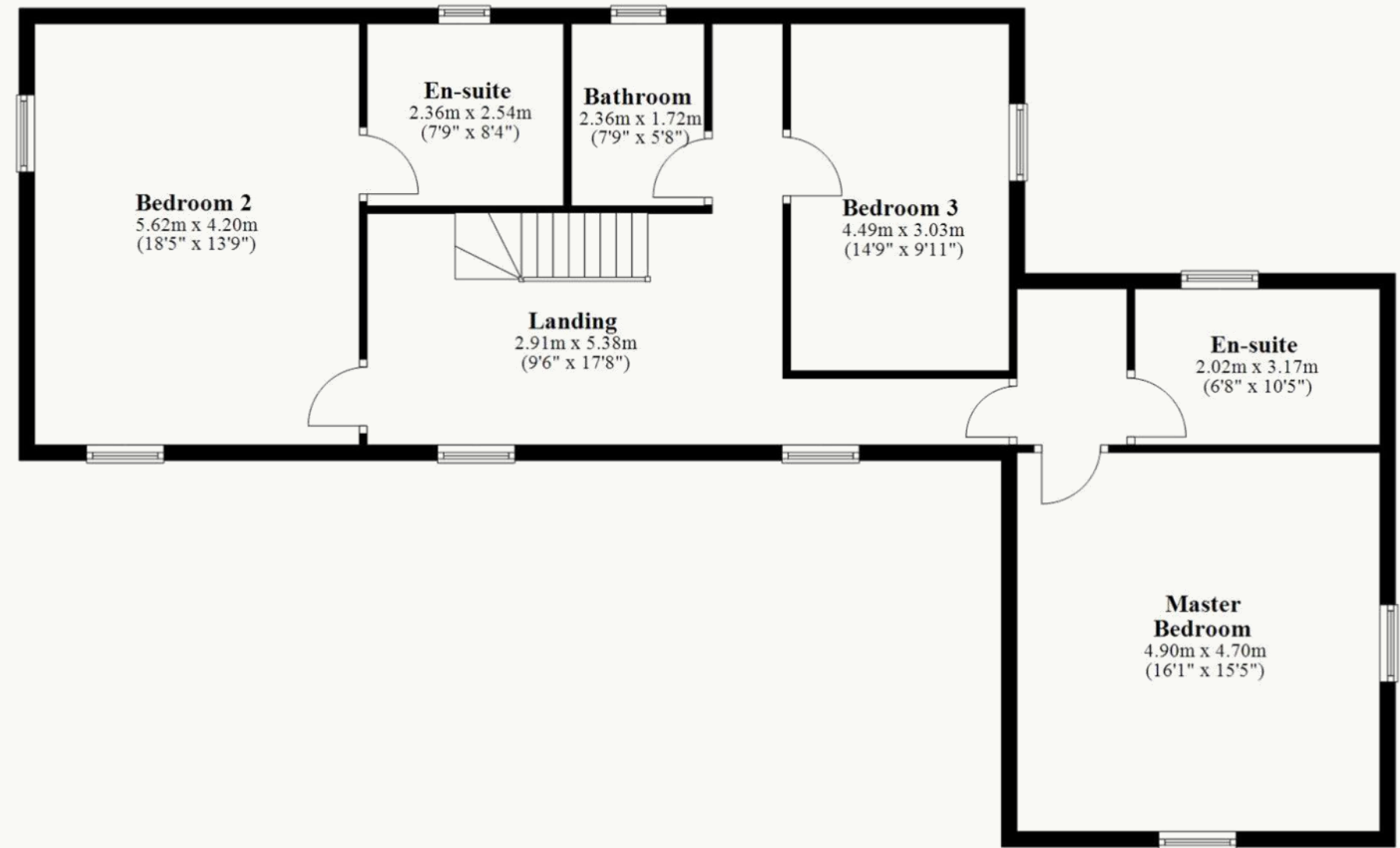
Make your way downstairs and step outside onto the secluded stone patio, a rustic area with an Indian fire bowl and a stone bench draped in soft fur throws. Take a seat and immerse yourself in the soothing sounds of nature as you watch the sun set behind the hills.



The Levens - Ground Floor



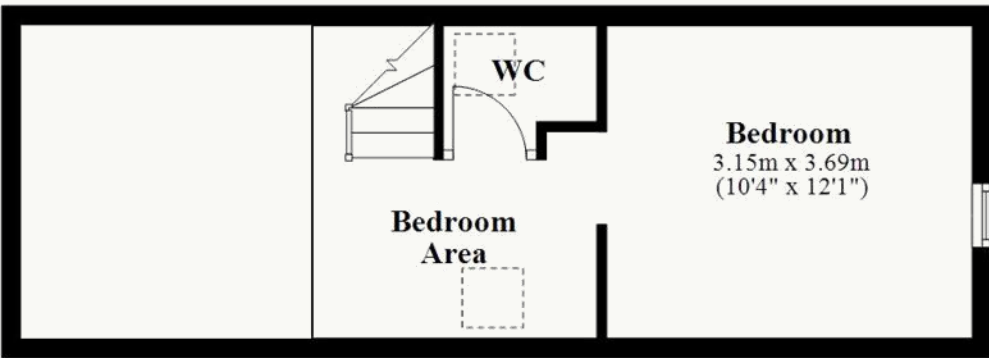
The Levens - First Floor



Harewood Cottage - Ground Floor



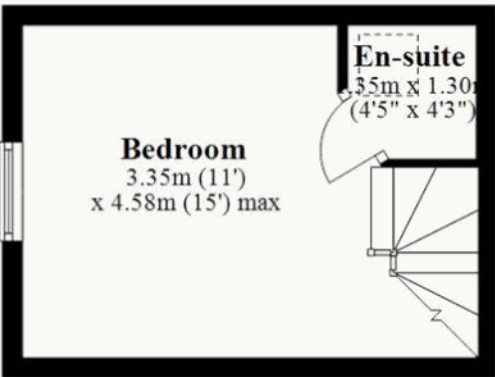
Harewood Cottage - First Floor



Little Barn - Ground Floor



Little Barn - First Floor







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