







Yarrow House

Millthorpe Lane • Holmesfield • Derbyshire S18 7SA

Asking Price £1,250,000

A fabulous, detached house with breathtaking open views across the countryside. Built in 1927 and owned over 40 years by the present owners, who have extended over the years to create a beautiful family home over two floors. Light, airy, and stylish interior with 4 bedrooms and 2 bathrooms, a stunning open plan living kitchen with bi-fold doors onto a terrace, catching the afternoon and evening sun, and taking advantage of the views. Benefits from gas central heating, double glazing, and a security alarm. Set behind mature, manicured hedging, for privacy, with electric gates, with a driveway for ample vehicles, a double garage with electric doors, an occasional room over the garage with potential, along with well-kept lawned gardens. Freehold. An oak vestibule with lighting creates a positive first impression with a glazed panel door opening into a reception hall, which has neutral, relaxing tones, which flow throughout the property. There are oak internal doors, a useful under-stair closet, and a door into a cloakroom with a WC, a vanity wash basin, panel walls, a tiled floor, and a wall unit housing the Vaillant boiler. The lounge is a charming, cosy, room with a focal stone fireplace with a log burner. A further reception room acts as a dual dining and family room with dual aspect windows, including a rear picture window overlooking the rolling hills. The open plan living kitchen was extended around 2011 to create the hub of the home, generous in size, with a beautiful bespoke fitted kitchen, apex ceiling, lots of glass to provide ample natural light, including two Velux windows and bi-fold doors onto a terrace, and a snug with a log burner, ideal for the winter evenings. The kitchen has an extensive range of fitted units including a larger size central island, finished with an impressive granite worktop and breakfast bar for eight people, ideal for socialising. Included within the sale is a range of integrated appliances, including a Siemen oven, dual oven/microwave, warming drawer, hob set beneath a Gorenje extractor, dishwasher, washing machine, and a Miele fridge and freezer. Underfloor heating is not often used due to the log burner, but it is a source of additional heating if required. On the first floor, there is a landing with a ceiling hatch to the loft. The main bedroom forms part of an extension, with a feature rear window and Juliette Balcony, with extensive views to wake up to each day. The bedroom has a high ceiling and a feel of space, whilst the neutral tones create a calming feel. A door opens into a modern, fully tiled, en-suite with underfloor heating, a shower enclosure, a vanity wash basin with a mirror and shelving above, along with a WC and a heated towel rail. There are an additional three bedrooms, all beautifully presented. The family bathroom has a white, clawed feet, freestanding bath with a shower attachment, set beneath a rear window with views and shutter blinds. There is a separate shower enclosure, wash basin, WC, and stylish tiling. Above the double garage there is an occasional room which offers enormous potential and versatility. There are two front dormer windows and rear sliding patio doors with a Juliette Balcony, taking advantage of the views. It offers scope for somebody to create either an annex, additional bedroom, games room, studio, or workspace, all subject to consents. Outside, Yarrow House is set behind mature, manicured, hedging for privacy, with electric gates opening onto a driveway, re-surfaced, for six vehicles. There is a double, side-by-side, garage with electric doors, power, and lighting. A door opens into a useful wash/utility room with a sink, plumbing for a washing machine, and space for a tumble dryer. There are internal stairs to the occasional space above, and a rear external door to the garden. A side garden has beds for fruit and vegetables, leading into a generous size, southwest facing, lawned garden, with planting, a flagged terrace and patio extending across the width of the property, along with a quaint seating area with a stone water feature. The log store is included.





- Fabulous 1927 Detached House
- 4 Bedrooms & 2 Bathrooms
- Breathtaking Countryside Views
- Beautiful, Extended Living Kitchen
- Bespoke Fitted Kitchen with Appliances
- Lovely Interior over 2 Floors
- Electric Gated Drive & Double Garage
- Potential above the Garage
- South-West Lawned Gardens
- Freehold





YARROW HOUSE

APPROXIMATE GROSS INTERNAL AREA = 149.6 SQ M / 1610 SQ FT

GARAGE = 80.4 SQ M / 866 SQ FT

TOTAL = 230 SQ M / 2476 SQ FT

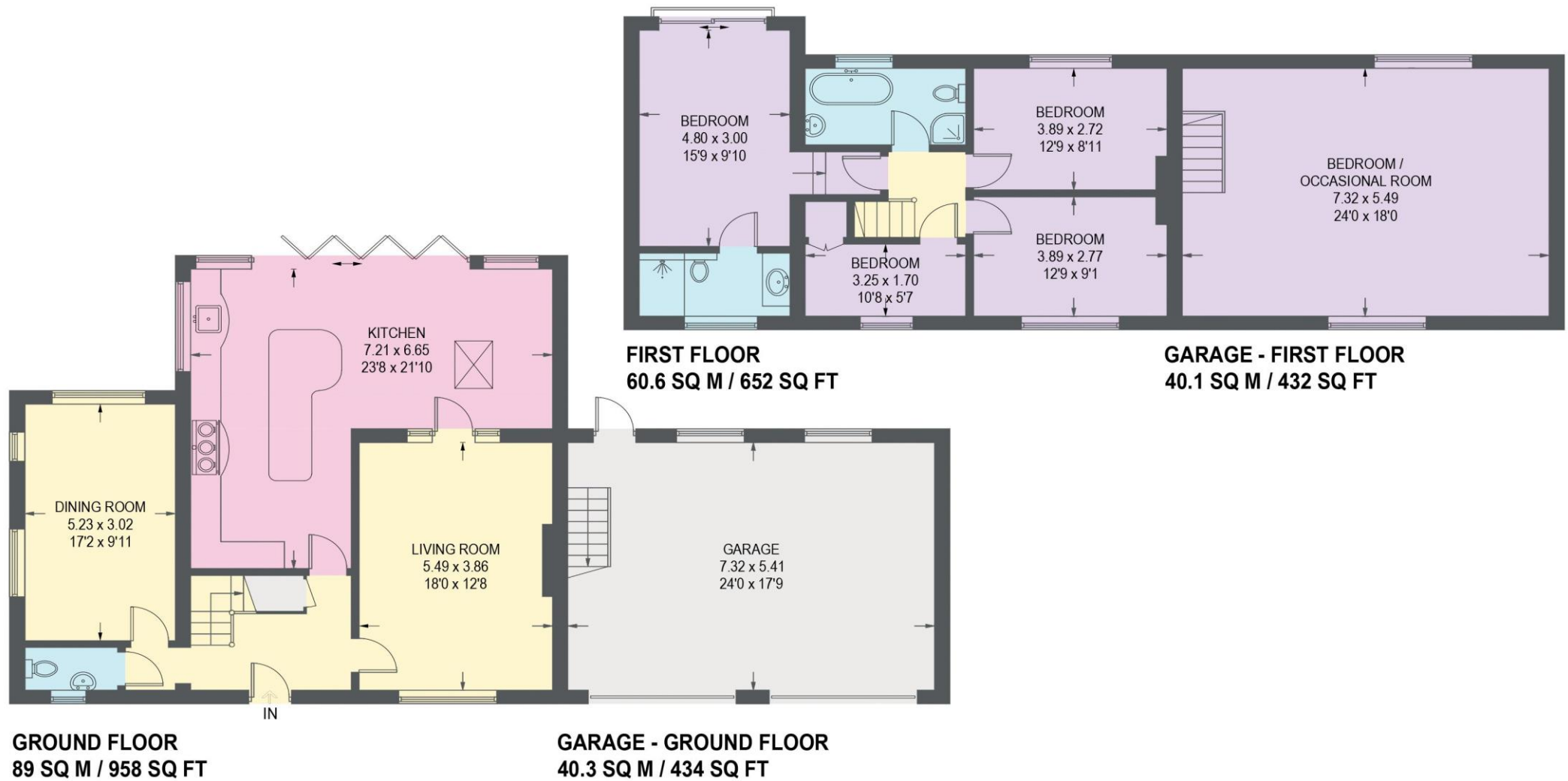


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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