



Coltsworth House
Coltsworth Lane | Barlborough | Chesterfield | Derbyshire | S43 4TG

FINE & COUNTRY

COLTSWORTH HOUSE



Situated within a magnificent seven-acre parkland estate, the grounds enjoying a Southwest facing aspect, a stunning restoration and development of a former Victorian industrial unit, resulting in a spacious contemporary styled home that sympathetically blends traditional features and heritage with a modernistic open plan design.



This stunning home is rich in character, exceptional from all viewpoints, the spacious accommodation filled with natural light, creating a harmonious connection between the indoor spaces and the outdoors, the property commanding breathtaking views in all directions.

Coltsworth House presents a unique, bespoke design, the architectural journey begins with a glass walled reception area that links the original late 19th century building with contemporary, energy efficient living, drawing the eye to overlook landscape gardens at the rear and stunning open countryside beyond.

The former Victorian boiler house has been transformed into an expansive living kitchen with high ceilings, opening onto an external balcony terrace that wraps around the rear of the contemporary living and entertaining areas. A sunken courtyard provides sheltered outdoor space, while four bedroom suites and a cinema room complete the internal layout.

Externally, the grounds are meticulously landscaped and privately enclosed within a tree-lined boundary. The property is nestled amidst glorious open countryside, offering an idyllic outdoor lifestyle, yet is only a short drive from local services, the M1 motorway, and a train station with direct links to the capital.

KEY FEATURES

Ground Floor

A stone staircase gains access to a stone flagged terrace at the front aspect of the home. A contemporary styled glass door opens to the reception hallway, which has a full height window to one side, offering an exceptional introduction to the home and an outlook through the hallway to a sun terrace to the rear, with views over the gardens to the rear of the home.

The reception hall has a marble tiled floor, is fully glazed to two aspects, with sliding doors opening directly onto the south facing sun terrace at the rear of the property which offers a stunning entertaining area seamlessly linking the outdoors to the inside of the home.

Twin doors gain access to the entertainment suite, whilst a solid oak door opens to the living kitchen; a huge room created from the original building.

The living kitchen most certainly makes a statement, converted from its original industrial heritage resulting in a contemporary open plan living space, offering expansive proportions from all viewpoints, full height windows to the front and both side aspects, ensuring tremendous levels of natural light is drawn indoors. The room is exposed into the apex of the building, with beam work and trusses on display, there is a Limestone tiled floor, and the room comfortably incorporates the kitchen, dining area and a sitting area. The sitting area has a wood burning stove and a solid oak arch top door opening directly onto the garden terrace. The kitchen is presented with a comprehensive range of bespoke furniture, complimented by black Corian work surfaces forming two crescents, one side with a Miele induction hob with downdraft extractor, a Miele oven, microwave oven and convection oven, whilst the surface also incorporates a Miele gas burner and hot plate. The second crescent incorporates a stainless-steel double bowl sink with a mixer tap over, a hot and purified water tap, and twin Fisher and Paykel dishwasher drawers. The remainder of the kitchen has additional wall cupboard and further appliances including a Miele coffee maker, and a steamer with a warming drawer beneath. A central larder style fridge freezer by Samsung incorporates a fridge and freezer whilst having an inset ice maker and water filter.

The reception hallway is flooded with natural light, mainly from a bank of glazing offering a delightful outlook over the grounds, whilst a sliding door opens directly onto the terrace. There is a staircase to the lower ground floor and twin doors gain access to the entertainment suite, which offers versatile accommodation, has a marble tiled floor and full height glazing to three aspects, offering panoramic views over the grounds, whilst giving access to the sun terrace which wraps the rear of the home connecting the internal accommodation to the outside. There is a wood burning stove and a bespoke bar area with a black glass surfaces incorporating a sink unit, base cupboards and a professional glass washer.

An adjoining washroom has an oval shaped wash hand basin which sits on a granite base, whilst a separate W.C is presented with a modern two-piece suite.













KEY FEATURES

Lower Ground Floor

To the lower ground floor, a central hallway has a limestone laid floor, gains access to all the ground floor accommodation.

Twin doors from the hallway gain access to a versatile room, planned as a home cinema, with two top light frosted windows, inset lighting to the walls and a Limestone laid floor.

The principal bedroom suite offers exceptionally well-proportioned accommodation, has a limestone tiled floor, a bank of full height glazed windows to the rear opening directly into the sunken courtyard, and fitted bedroom furniture including a shelved area with a concealed sliding door opens to a secure cupboard. A walk-in dressing room has a limestone tiled floor, hanging and shelving to the expanse of all walls, whilst a central island houses a concealed storage facility. The adjoining bathroom has limestone tiling to the floor, ceramic tiling on the walls, an opaque window, a walk-in wet-room style shower with a fixed glass screen, twin wash hand basins, a bidet and a low flush W.C.

To the remainder of the ground floor, all positioned to the rear aspect of the home are three additional double bedrooms. Two similar sized rooms each have a bank of full height windows forming the rear aspect of the room with an inset sliding door opening onto the external courtyard, the rooms have a limestone laid floor, fitted wardrobes and en-suite facilities comprising a floating wash hand basin with a mirror over, a low flush W.C and a step-in wet room style shower with a fixed glass screen.

The fourth bedroom offers double accommodation, has fitted wardrobes to one wall, full height glazed windows to the rear, once again with a glass door opening to the rear courtyard.

The house bathroom offers generous proportions and is presented with a six-piece suite, consisting of a wet room style walk-in shower with a fixed glass screen, twin wash hand basins which sit on a complimentary tiled base, each with mixer waterfall taps over and a mirrored backdrop, a bidet, a low flush W.C and a free-standing oval shaped bath. The room has complimentary tiling to the walls and floor and a frosted window.

A huge utility/boot room has a limestone floor and a glazed wall with doors opening onto the sunken courtyard, has furniture with work surface incorporating a sink unit and appliances including a washing machine and a dishwasher.

A cloakroom is presented with a low flush W.C and a wash hand basin, whilst also having a purpose-built dog wash.

From the boot room access is gained to a wash / laundry room, which is home to the communication system to the property, has plumbing for an automatic washing machine and houses the central heating boiler and hot water cylinder tank. An adjoining washroom has plumbing for an automatic washing machine and an external door opening to the courtyard, with an area sectioned off with wrought iron railing ideal as a dog run.

















OUTSIDE

The property is privately enclosed within a tree-lined seven-acre estate; electronically operated wrought Iron gates open to a stone cobbled courtyard which provides off road parking for several vehicles, before extending to a stone flagged area wrapping the east aspect of the property. A lawned garden with stunning lavender hedging separates the parking area from the house and is enclosed within a laurel hedged boundary.

Steps lead to a terrace at the front of the house before accessing the main reception to the property. At the immediate rear of the property, positioned off the kitchen, hallway and entertainment suite is a generous balcony terrace, wrapping the rear of the home; feature tiling to the floor and concealed LED lighting, commanding an impressive view over all aspects of the grounds.

A sunken courtyard has bene professionally landscaped creating a sheltered seating area directly off the bedroom accommodation. An architecturally designed stone staircase with inset lighting, leads up to the rear gardens. To the west aspect enclosed within a hedged border is a lawned garden, with a patio, a summer house and purpose-built pizza oven ideal for summer entertaining. The remainder of the grounds are laid to lawn and have a variation of flower, tree and shrubbed borders, privately enveloping the property ensuring privacy and seclusion to all aspects of the grounds. A secondary access opens to an enclosed compound which is home to the LPG tank, offers secure parking for machinery and gains access to the garage, double garage and store.





LOCATION

A delightful village located in the open countryside of The Chatsworth Estate southeast of Sheffield city centre (15 miles) and West of Worksop (6.7 miles) only a few miles from the A57, the main connection road to the A1 and M1 motorways. Centrally located for Sheffield, Worksop, Doncaster, Chesterfield and Retford and Kiveton park having rail connections including a direct rail link to London's Kings Cross. The immediate locality is rural boasting un-spoilt scenery and walks resulting in an idyllic external lifestyle.

Nearby attractions and pastimes include Chesterfield canal and the Turnerwood Locks; Rother Valley and the popular water park are within a short drive as is Meadowhall shopping centre. The area presents easy access to Sherwood Forest including Clumber Park. Lindrick and Bondhay golf clubs are each just a few minutes' drive and private schooling is available locally with the well respected Ranby House Prep and Worksop College both within easy driving distance. The area offers a wealth of highly regarded bars and restaurants whilst the scenery of the Peak District National Park can be reached within a short drive and provides an enjoyable day out. In short, a delightful location offering a peaceful retreat, yet every day 'hustle and bustle' can be easily reached



INFORMATION

Additional Information

A Freehold property with mains water and electricity, drainage via a septic tank and LPG central heating. Security system including cameras and an Irrigation system to the gardens. We are informed that both mains gas and Fibre are laid to the lane.

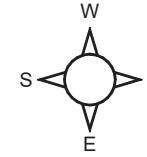
Directions

From M1 motorway, at traffic lights before Van Dyke turn left onto Rotherham Road then turn left into Coltsworth Lane.



OIEO £2,000,000

Coltsworth House, Coltsworth Lane, Barlborough, Chesterfield
Approximate Gross Internal Area
Main House = 5062 Sq Ft/470 Sq M
Garage & Shed = 545 Sq Ft/51 Sq M
Total = 5607 Sq Ft/521 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	71 C
39-54	E		
21-38	F		
1-20	G		

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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