



Harewood Moor Grange
Holymoorside | Chesterfield | Derbyshire | S42 7HR

HAREWOOD MOOR GRANGE



*An exceptional farmhouse enjoying a delightful setting
within the Peak District National Park*



An exceptional farmhouse enjoying a delightful setting within the Peak District National Park, the grounds extending to approximately 3 acres including private landscaped gardens, and paddocks; two barn conversions, a gym/studio and additional ancillary buildings including a three bay Dutch barn.

A stunning property sympathetically restored throughout displaying retained period features and offering spacious versatile accommodation, each room commanding breathtaking views over the grounds and surrounding scenery, immediately rural, yet offering convenient access to surrounding commercial centres.

The ground floor enjoys three reception rooms and a breakfast kitchen, whilst the first floor presents three bedrooms and two bathrooms. Externally, privately enclosed gardens are wrapped within the adjoining paddock land whilst outbuildings include an open fronted Dutch barn and a stable block which benefits those with an equestrian interest.

The barn conversions offer two self-contained, one bedroom properties and a substantial studio / leisure suite, all finished to the highest of standards throughout.

The location is highly sought after offering the most idyllic of outdoors lifestyles, glorious open countryside on the doorstep and whilst immediately rural nearby villages offer associated services and amenities; Chesterfield and Sheffield centres are accessible ensuring convenient access throughout the region and beyond by train or car.

In short, a picturesque setting, a beautiful home benefitting from privacy, peace and quiet, yet versatile with the complex offering potential for the continuation of a successfully established holiday lettings business or ancillary accommodation for extended family.





GROUND FLOOR

An oak entrance door opens into the reception hall which has a staircase to the first floor and a cloakroom that is presented with a two piece suite and a boot room offers useful storage space.

The living kitchen has full tiling to the floor and exposed beams and trusses into the apex of the building, feature brickwork and windows to two aspects overlooking the courtyard and rear garden. Presented with a comprehensive range of furniture with granite worksurfaces incorporating a double drainer with inset Belfast sink and a mixer tap over whilst a central island has a granite surface with useful drawer units beneath. A complement of appliances includes a Siemens double oven and grill with warming drawer and steamer, an induction hob with stainless steel splashback and extraction over, set to a brick surround, there also a Bosch microwave and a wine cooler.

The adjoining utility has a continuation of the tiled floor, units with a work surface over incorporating a stainless steel sink unit, plumbing for an automatic washing machine and integral dishwasher, space for a dryer whilst a stable style entrance door opens to the courtyard.

The snug or home office enjoys a double aspect position has an exposed beam and a wood burning stove to a stone fireplace which sits on a flagged base with stone lintel over. A solid oak door opens to a storm porch at the front of the property.

The lounge enjoys generous proportions, displays original exposed beams, has windows to both front and rear aspects of the original farmhouse resulting in a delightful outlook whilst an inglenook stone fireplace is home to an inset, Clearview woodburning stove that sits on a stone flagged hearth. Open plan access is gained through to the dining room which enjoys versatile accommodation with a frosted window to the front and bi-folding doors to the rear opening directly onto a block paved garden terrace.











FIRST FLOOR

A landing provides access into the loft space and has a cupboard which is home to the pressurised cylinder tank.

The principal bedroom suite is flooded with natural light is initially accessed through the dressing room with an excellent range of fitted wardrobes and a fitted dressing table with mirror over. The bedroom has additional wardrobes, two Velux skylight windows and French doors to the side opening directly onto the garden commanding an impressive outlook over adjoining countryside. This room has a wood burning stove which sits on a tiled hearth and an en-suite shower room with a double shower and wash hand basin with vanity cupboards beneath. A separate cloakroom is presented with a modern two piece suite finished in white consisting of a low flush W.C and a wall hung wash hand basin.

There are two additional double bedrooms, both positioned to the front aspect of the property with windows commanding stunning views down the valley. The family bathroom presents a corner shower, a wall hung W.C and a wash hand basin in addition to a double ended bath all complemented by tiling to the walls.













OUTSIDE

Electronic wrought iron gates open to the courtyard which has a central turning area and provides off road parking for several vehicles before extending beyond the holiday cottages to a secure compound which provides additional parking and gains access to the fields and additional ancillary buildings.

To the front of the property a garden is laid to lawn with mature shrubs to the roadside. At the rear of the home a terrace offers a sheltered seating area before a generous enclosed garden extends to the side of the home, overlooking the remaining pastureland, and is set within a stone walled boundary. The paddocks are enclosed and extend to approximately 2.5 acres and have two timber stables.

The compound offers extensive parking, is laid to tarmac and accesses an open fronted, three bay Dutch barn clad in Yorkshire plank. There is a cedar planked greenhouse on a concrete base, a stone flagged patio with a garden fireplace. There is a heated dog kennel with covered run, and a wood store, behind which is a concealed 3,500 litre oil tank and an outside sink.

Further stone outbuildings include a laundry / drying room; stable; tack room with W.C. and fitted sink unit; plant room with the ground source heat pump, oil fired boiler for main house, plant for solar heating and hot water and the filtration system for the bore hole.





LEVERET - COTTAGE

An external stone staircase gains access to the apartment; a solid oak, stable style entrance door opens to reveal a stunning open plan living kitchen which has windows to two aspects and a skylight window ensuring excellent levels of natural light. This spacious room incorporates a kitchen, dining area and lounge; the kitchen presented with a comprehensive range of furniture with granite work surfaces incorporating a stainless-steel sink unit, whilst a complement of appliances includes an integral oven and hob with an extraction over, a fridge freezer and a dishwasher.

To the lounge area has a wood burning stove which sets the scene, sits on a stone hearth with an exposed brick backcloth whilst the dining area completes the room.

A double bedroom has a ceiling exposed into the apex of the building, has a feature exposed stone wall, fitted wardrobes and a window to the rear aspect.

The bathroom presents a modern suite finished in white consisting of a P-shaped bath with shower over, a pedestal wash and basin and a low flush W.C; complementary tiling to the walls, a skylight window and a heated Chrome towel radiator.





SPINNEY - COTTAGE

A solid oak, stable style entrance door opens directly into a reception hall which has a polished stone, flagged floor and a useful storage cupboard.

The spacious, open plan living kitchen incorporates a lounge / dining area and kitchen, has windows to the front aspect overlooking the courtyard and a continuation of the polished stone flagged floor. The kitchen enjoys a comprehensive range of furniture with granite work surface with an inset drainer and a stainless-steel sink unit with tiled splashbacks whilst a complement of appliances includes an integral oven with a four ring hob and extractor hood, a fridge freezer and a dishwasher.

The Cottage has a front facing double bedroom with fitted wardrobes, a feature exposed stone wall and a window overlooking the courtyard offering a glimpse of surrounding countryside. The walk-in, wet room has a low flush W.C, a pedestal wash hand basin and a shower, complementary tiling to both the walls and floor, spotlighting to the ceiling and a heated Chrome towel radiator.





THE STUDIO

An exceptional barn sympathetically converted retaining original features including exposed beams and timbers into the apex of the building, and an exposed stone wall. A versatile space currently presenting itself as a well-being / yoga studio, with windows to the front and rear aspects, skylight windows and an oak staircase with glass inserts rising to a mezzanine relaxation area / lounge directly overlooking the main barn. A shower room incorporates a wash and basin and a self-contained W.C., a walk in steam room / spa and a wet room shower, all areas with complementary tiling to walls and floor whilst having, bench seating, a frosted window to the front, a heated Chrome towel radiator and a storage cupboard.



LOCATION

Holymoorside

Nestled within the Peak District National Park and within the Derbyshire Dales, Harewood Moor Grange provides the perfect base to visit some of the most beautiful countryside and attractions England has to offer.

Forming part of a small hamlet of buildings in the Peak District National Park, just above the River Hipper to the east of East Moors in the parish of Beeley. The market towns of Bakewell and Chesterfield with their excellent shopping, recreational and transport facilities, including trains to London, are within a short drive. It is also within easy reach of Sheffield, Derby, Nottingham and Manchester.

Situated 5 miles to the southwest of Chesterfield, 15 miles south of Sheffield and within a short drive of the glorious Peak District National Park, the main Matlock Road being easily accessible. The property is immediately rural, yet accessible services include traditional pubs, numerous shops and Golf Course's.

Chesterfield offers a wide array of recreational, shopping and transport facilities whilst Matlock, Baslow and Bakewell are only a few of the easily accessible picturesque villages and towns associated with this sought-after location. The area is within the catchment of the highly regarded Westfield and Old Hall School. There are several famous attractions nearby including Chatsworth House & Park, Haddon Hall and Hardwick Hall. Climbing at Froggatt and Stanedge Edges, walking in the nearby Linacre Wood and Reservoirs and numerous other activities within the Peak District National Park including Crich Stand, Ashover Rock and Derwent Edge. The M1 motorway and highly regarded schools are also accessible. Chesterfield Railway Station is just over 5 miles. This station has a direct main line link with the UK Eurostar terminal St. Pancras International in London. In short a delightful private setting offering a peaceful retreat whilst every day 'hustle and bustle' can be reached with a short drive.





INFORMATION

A Freehold property with mains electricity, water via a bore hole and filtration system, oil fired central heating and a ground source heat pump with solar and thermal panels to both the main house, holiday cottages and additional buildings. Drainage via a Bio-disc filtration system. Air conditioning to the studio, and underfloor heating to the cottages.

Council Tax Band - G.

EPC Ratings - D, E & E. Fixtures and fittings by separate negotiation.

Holiday Lets website - www.harewoodholidaylets.com

Directions

From Holymoorside proceed along Loads Road which becomes Longside Road. At the crossroads turn left onto Harewood Road. The property will be on the left hand side.

£ 1,500,000



Harewood Moor Grange, Holymoorside, Chesterfield

Approximate Gross Internal Area

Main House = 2077 Sq Ft/193 Sq M

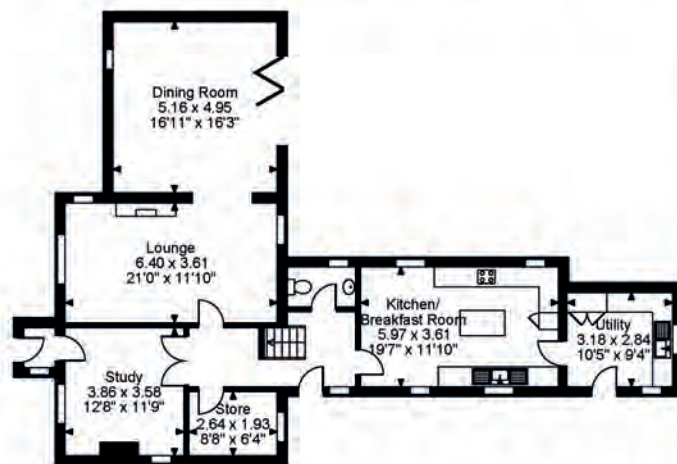
Shed & Boiler Room= 132 Sq Ft/12 Sq M

Outbuilding = 772 Sq Ft/72 Sq M

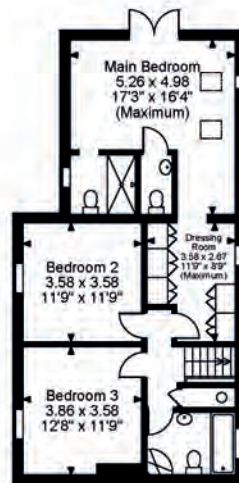
Spinney Cottage = 502 Sq Ft/47 Sq M

Leveret Cottage = 502 Sq Ft/47 Sq M

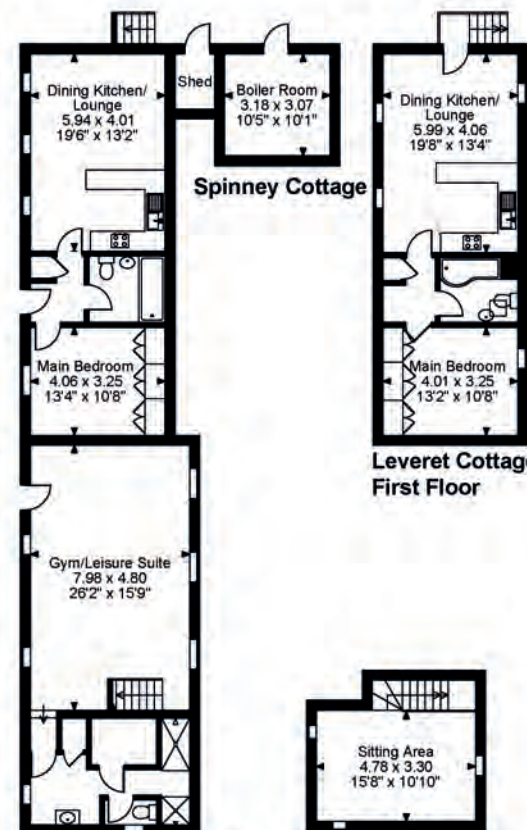
Total = 3985 Sq Ft/370 Sq M



Ground Floor



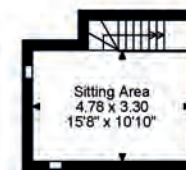
First Floor



Spinney Cottage

Leveret Cottage
First Floor

Outbuilding Ground Floor Outbuilding Mezzanine

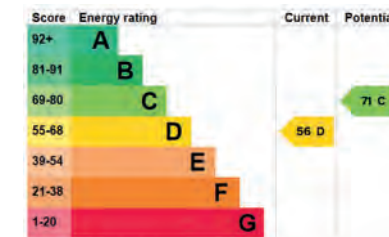


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

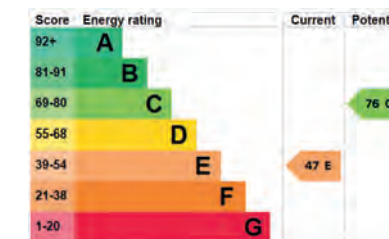
The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635529/MSS

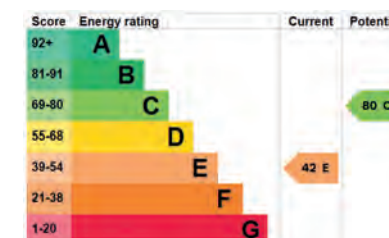
Main House



Leveret



Spinney





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Sheffield
Lancaster House 20 Market Street, Penistone, Sheffield, South Yorkshire, S36 6BZ
0114 404 0044
sheffield@fineandcountry.com

