



**The Cavalier, Grindon Leek ST13 7TP**



**welcome to**

## **The Cavalier, Grindon Leek**

The Cavalier is a landmark building which has professionally restored and refurbished. The property offers spacious extended family living accommodation, with a wealth of character and charm exposing period features in every room. Gated driveway with garaging and stunning gardens.



## Property Description

A stunning large detached home in beautiful gardens, prominently positioned in this attractively national park village with rural views. As a former country inn The Cavalier is a landmark building which now offers spacious extended family living accommodation, oozing with a wealth of character and charm, professionally restored and refurbished exposing period features in every room including beamed ceilings, open fireplaces and stone flagged floors.

The old stone barn is refurbished and accompanies the property offering potential for a home office/ dependant relative accommodation.

Facilities and amenities have been bought right up to date while all modernisations are discreet and in sympathy with this exquisite period property. The grand reception rooms spread out widely over the ground floor, five generous bedrooms, two en-suites and a family bathroom are laid out over the first and second floor, each taking in sumptuous village and rural views.

Landscaped gardens are quintessentially English. There are lawns and attractive well stocked terraces. The stunning forecourt has stunted rose beds and variegated shrubbery borders. The property is substantially enclosed with local limestone walls. The gated drive has parking for several vehicles with garaging and useful outbuildings. The old stone barn accompanies the house to the rear offering spacious home working or dependant accommodation potential.

### Access:

Access to the property is gained via double gates leading to substantial off road parking for several vehicles, opening into front flanked landscaped garden leading to:

### Entrance Porch:

Single glazed door to front. Original tiled floor.

### Lounge / Dining Area:

30' 6" x 15' ( 9.30m x 4.57m )

Open plan living space. Double glazed windows to the side elevation. Feature brick fireplace with multi fuel burner, beams to ceiling and oak effect flooring with under floor heating.

Complementary original features with exposed stonework and brick pillar.

### Kitchen Area:

18' x 14' 4" ( 5.49m x 4.37m )

Open plan kitchen. Belfast sink set in a base unit. Further base units all with Granite work surface. A range of matching eye level units. Rayburn oil cooker and boiler. Oak effect flooring with under floor heating. Beams to the ceiling. Complementary tiling. Double

glazed windows to front elevation; door leading into:

### Utility Room:

15' x 10' 11" ( 4.57m x 3.33m )

Double glazed window to the front elevation. Plumbing for a washing machine and further appliance space. Storage cupboard housing the hot water tank and under floor heating controls. Tiled floor.

### Boot Room:

Tiled floor with a door to the rear elevation. Double glazed window to side elevation, coat hooks and stainless steel sink unit and drainer. Door leading into:

### Guest Cloakroom:

Wash hand basin. Low level w.c.. Complementary tiling.

### Snug:

13' 9" x 12' 4" ( 4.19m x 3.76m )

Stone fireplace having open hearth. Oak effect flooring with under floor heating. Original beams. Double glazed window to the front elevation.

### Inner Hall/ Study:

13' 8" x 9' 9" ( 4.17m x 2.97m )

With balustrade stairs leading to the first floor accommodation with coat pegs. Understairs storage cupboard. Door leading to:

### Conservatory:

22' 10" x 16' 7" ( 6.96m x 5.05m )

UPVC construction with feature stone wall. French doors to the side elevation. Flagstone flooring. Two central heating radiators. A door leads to:

### Barn/ Store Area:

16' 4" x 13' 2" ( 4.98m x 4.01m )

UPVC windows to side elevation, sky light window and original beams to ceiling. Steps up to a small mezzanine area. Potential for conversion.

### First Floor Landing

Double glazed window to side elevation. Central heating radiator. Beams to the ceiling. Doors off to:

### Master Bedroom:

16' 1" x 15' 2" ( 4.90m x 4.62m )

Dual aspect double glazed windows to side elevations. Tv socket. Central heating radiator. Feature fireplace and a door leading into:

### En-Suite:

Shower cubicle with wall mounted shower. Low level wc. Wash hand basin. Central heating radiator. Double glazed window to side elevation.

### Bedroom Two:

13' 3" x 12' 7" ( 4.04m x 3.84m )

Double glazed window to the front elevation. Built in wardrobes. Central heating radiator. Tv Aerial.

### Bedroom Three:

14' 5" x 9' 7" ( 4.39m x 2.92m )

Double glazed window to the front elevation. Feature cast iron fireplace. Central heating radiator.

### Family Bathroom:

Two steps descend down into the bathroom with a free standing roll top bath, wash hand basin and low level w.c. Original flooring, pitched ceiling and double glazed window to the front elevation. Beams to the ceiling. Central heating radiator.

### Stairs From The First Floor:

Leading to Second Floor.

### Bedroom Four:

14' 8" x 12' 10" ( 4.47m x 3.91m )

Double glazed window to side elevation. Sky light window. Pitched ceilings. Exposed ceiling beams and exposed stone work. Central heating radiator; door to:

### En-Suite:

A Pitched ceiling with sky light windows. Bath. Low level wc. Wash hand basin set in a vanity unit. Wooden flooring. Eaves storage. Heated radiator. Pitched ceilings.

### Bedroom Five:

14' 8" x 13' 7" ( 4.47m x 4.14m )

Accessed from Bedroom Four. Beams to the ceiling and exposed stone work. Pitched ceilings. Central heating radiator. Double glazed window to the side elevation. Sky light window.

### Gardens:

Ornamental wrought iron gates enclose and protect a large parking area with turning space and access to a timber garage, timber log store and timber shed. The gardens are beautifully landscaped with mature planted borders which offer year round lovely colour and interest. The exterior gardens have four areas with the main lawn terrace enjoying flowering climbers to provide privacy to the upper lawn where there is a decked area to relax and enjoy the stunning views. A storage oil tank is located behind the garage. Sewage treatment plant which is exempt from current legislation.

### Please Note:

Photos may have been taken using a wide angle lense.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106039](http://bagshawsresidential.co.uk/Property/ABN106039)





welcome to

## The Cavalier , Grindon Leek

- Offering 5 Bedrooms & Two En-Suites, Family Bathroom & Ground Floor WC
- Beautiful Village Setting In The Peak District
- 17th Century Former Coaching Inn & Farmhouse
- Spacious Open Plan Kitchen & Living Diner
- Timber Garage, Timber Log Store, Timber Shed

Tenure: Freehold EPC Rating: F

offers in the region of

**£639,950**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106039](https://www.bagshawsresidential.co.uk/Property/ABN106039)



Property Ref:  
ABN106039 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**