Sycamore Farm House, Town End, Shirland, Alfreton, Derbyshire DE55 6BL

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Offers In The Region Of

PINEWOOD

Sycamore Farm House
Town End
Shirland
Alfreton
Derbyshire
DE55 6BL

Offers In The Region

3 bedrooms
3 bathrooms
2 receptions

- Beautifully Renovated Stone Farm House – A seamless blend of period charm and modern luxury in the heart of Shirland
- Stunning Open-Plan Kitchen & Living Area – Featuring shaker-style cabinetry, granite work surfaces, a Belfast sink, and a central island.
- Located on the Edge of the Peak District in this semi rural idyllic and quiet village setting
- Spacious & Stylish Bedrooms – Including a dual-aspect ground-floor bedroom with exposed beams and stone feature walls.
- Luxury Bathrooms & En-Suites – Walk-in showers with sleek black fittings, freestanding bathtubs, and rain head showers.
- Barn Annexe with Private Courtyard – Includes a double bedroom, vaulted lounge/diner, modern kitchen, and independent access.
- Three Gated Driveways & Single Garage – Ample parking with a gravel driveway for six cars and a private driveway for Sycamore Farm House
- Versatile Outbuildings – Large shed, workshops, potting shed, and storage spaces offering business or development potential.
- Landscaped Grounds & Outdoor Living – Featuring a middle courtyard, private lawn, and a luxurious hot tub for ultimate relaxation.

NO CHAIN – Stunning Newly Renovated Farm House with Barn Annexe in an Idyllic Village Setting

Pinewood Properties proudly present Sycamore Farm House, a beautifully restored stone farmhouse in the village of Shirland. This exceptional home seamlessly blends period charm with modern open-plan living, featuring exposed beams, stone walls, vaulted ceilings and fireplaces alongside stylish interiors. A fully renovated detached barn, currently a holiday let, adds flexibility, while multiple gated driveways, spacious outbuildings, a garage, and landscaped gardens provide endless opportunities.

The main house boasts a stunning open-plan kitchen and living space, complete with shaker-style cabinetry, granite work surfaces, a Belfast sink, integrated appliances, and a central island. The living area features a red brick fireplace with a multi-fuel burner, while the dining room, with its bespoke bar area, opens onto a private garden with a hot tub. A ground-floor double bedroom offers convenience, while upstairs, a galleried landing leads to a reading nook and games room. The principal bedroom includes a his-and-hers walk-in wardrobe, bedroom two features built-in wardrobes. The home is completed with luxury bathrooms and en-suites, featuring freestanding bathtubs, sleek black fittings, and rain head showers.

The barn annexe, currently a holiday let, (income can be provided) includes a double bedroom with French doors, a vaulted living/dining space, exposed beams and skylights, and a modern kitchen with integrated appliances, and a feature brick wall. A stylish shower room and private courtyard provide a peaceful retreat.

Externally, the property offers three gated driveways, a 1.5 garage with lighting and power, and two outbuildings, a large shed and potting shed, offering business or development potential. The landscaped grounds, featuring a middle courtyard, private lawn, and hot tub, create a tranquil haven.

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

HOUSE - ENTRANCE HALL/BOOT ROOM

19'8" x 18'6" (6.00 x 5.65)

A charming and practical entrance space featuring exposed stone walls and a stunning porcelain tiled floor. Natural light floods in through side and rear windows, three skylights, and additional picture windows, while black uPVC frosted windows and a frosted glazed door provide privacy. Bespoke fitted storage cupboards offer ample space for coats and boots, seamlessly blending style with functionality. Light grey shaker-style base units house an integrated washer, complemented by wooden and stone window sills. Period-style wall-mounted radiators complete this welcoming and well-appointed entrance, which leads through a feature doorway into the open-plan kitchen living room.

HOUSE - KITCHEN/LIVING ROOM

27'6" x 13'8" (8.40 x 4.18)

Kitchen Area - This superbly designed kitchen features an elegant range of light grey shaker-style wall and base units, paired with luxurious quartz work surfaces and a Belfast inset sink with a gold mixer tap. A contrasting dark grey central island offers ample seating space and additional storage, making it the heart of the home. Integrated appliances include a dishwasher, convection microwave oven, fridge/freezer, electric oven, and a four-ring induction hob with an extractor chimney overhead. The standout feature is the impressive ST12 stove, enhancing both functionality and charm. Exposed beams and trusses add character, while a double-glazed window to the front elevation fills the space with natural light.

Living Area - A beautifully presented space with a porcelain tiled floor, lower wall panelling, and painted décor above. The area is warmed by a striking red brick fireplace housing a multi-fuel burner, adding a rustic yet contemporary feel. Four black-framed windows, including one full-length feature window, allow for plenty of natural light, while decorative coving and a wall-mounted radiator complete the space.

HOUSE - UTILITY ROOM

8'9" x 6'0" (2.68 x 1.85)

A well-appointed space featuring a stylish porcelain tiled floor and a complementary feature worksurface. A black uPVC window to the rear elevation allows natural light to fill the room, highlighting the contemporary light grey shaker-style slimline base units. A period-style wall-mounted radiator adds character, while the tasteful painted décor completes the look.

HOUSE - GROUND FLOOR SHOWER ROOM

8'9" x 5'11" (2.68 x 1.82)

Continuing the elegant porcelain tiled flooring, this spacious and stylish three-piece suite features a modern low-flush WC, a sleek wall-mounted vanity unit with a ceramic inset sink and mixer tap, and a beautifully designed walk-in shower enclosure. The shower boasts a mains-fed black rain head fixture, complemented by a frameless glass screen for a contemporary finish. Contrasting tiled walls, a black wall-mounted radiator, and refined black finishings enhance the space, while an obscured double-glazed window with an exposed stone window sill allows natural light to filter through. The ceiling is fitted with inset spotlights and an extractor fan for added comfort.

HOUSE - DINING ROOM/MAIN ENTRANCE HALL

16'10" x 10'4" (5.15 x 3.17)

Accessed via a charming uPVC stable door with an adjoining floor-to-ceiling window, this beautifully presented dining space exudes character and warmth. Solid wood flooring complements the elegant wall panelling, while double-glazed French doors open onto the front garden, where a private outdoor retreat with a hot tub awaits. A bespoke bar area, complete with a wine cooler and seating space, is thoughtfully positioned beneath the stairs, creating a perfect entertaining hub. The room is finished with a period-style wall-mounted radiator and tasteful painted décor. Stairs lead to the first floor.

TOTAL FLOOR AREA : 266.4 sq.m. (2867 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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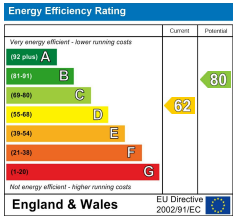

HOUSE - BEDROOM THREE - GROUND FLOOR

16'10" x 11'8" (5.15 x 3.57)

A spacious yet cosy retreat, this stunning bedroom boasts floor-to-ceiling French doors to the side elevation, along with two uPVC windows to the front, allowing natural light to pour in. A striking exposed stone feature wall, highlighted by elegant downlighters, adds warmth and character, while exposed ceiling beams enhance the room's charm. The space is beautifully finished with soft carpeting, painted décor, decorative wall lighting, and a wall-mounted radiator. With ample room for wardrobes and a TV point for added convenience, this dual-aspect bedroom offers both style and comfort.

HOUSE - LANDING/READING/GAMES ROOM

22'10" x 17'5" (6.98 x 5.33)

A beautifully presented and versatile space, perfect for relaxation or entertainment. Accessed from the main entrance hallway via the galleried stairs, this impressive area showcases exposed beams and trusses extending into the roof space, adding character and charm. A feature stone wall with a window and exposed stone window sill to the front elevation enhances the rustic appeal, while two skylights flood the room with natural light. The space is completed with solid wood flooring, wall panelling, and two wall-mounted period radiators, creating a warm and inviting atmosphere with a dedicated space reading and space for a pool table!

HOUSE - BEDROOM TWO

12'3" x 10'2" (3.75 x 3.12)

A beautifully designed space featuring a uPVC window to the front elevation, allowing natural light to enhance the room's inviting atmosphere. A striking exposed brick chimney breast with a TV point serves as a charming focal point, while a range of bespoke fitted wardrobes offers ample storage and hanging space. The room is completed with soft carpeting, a wall-mounted radiator, and tasteful painted décor, creating a stylish yet cosy retreat.

HOUSE - FAMILY BATHROOM

8'8" x 8'6" (2.66 x 2.60)

A stunning and spacious bathroom blending modern elegance with rustic charm. Featuring porcelain tiled flooring and part-tiled walls, the space is beautifully complemented by an exposed stone feature wall and exposed beams and trusses. A freestanding oval bathtub with a sleek black floor-standing mixer tap and shower attachment serves as a striking focal point, while the walk-in shower enclosure boasts a black rain head shower and sliding glass doors. The wall-mounted vanity unit with a ceramic sink and black mixer tap adds to the contemporary feel, alongside a low-flush WC and a wall-mounted heated towel rail. Natural light streams in through a dual-aspect double-glazed window, including a frosted rear window with an exposed stone sill. The space is finished with inset spotlights and an extractor fan, creating a luxurious and well-ventilated retreat.

HOUSE - BEDROOM ONE

16'2" x 16'0" (4.94 x 4.89)

A truly stunning retreat, this principal suite boasts windows to both the front and side elevations, filling the space with natural light. A striking feature wall of exposed brick and timber adds warmth and character, while a wall-mounted radiator and TV point enhance comfort and convenience. A doorway leads to:

Dressing Area – A stylish and functional space featuring an exposed brick wall, a wall-mounted period-style radiator, and inset spotlighting. Thoughtfully designed his and hers fitted wardrobes provide ample shelving and hanging space, while soft carpeting adds a touch of luxury. This elegant walk-in dressing area seamlessly blends practicality with timeless charm.

HOUSE - ENSUITE SHOWER ROOM

8'9" x 3'10" (2.67 x 1.17)

A beautifully designed and contemporary three-piece suite featuring sleek black finishings throughout. The space is enhanced by porcelain tiled flooring, part-tiled walls, and tasteful painted décor. The walk-in shower enclosure boasts a black rain head shower with an electric wall-mounted attachment and sliding glass doors. A stylish wall-mounted vanity unit with a black mixer tap provides both storage and elegance, while a low-flush WC and heated towel rail complete the suite. Inset spotlights and an extractor fan ensure a bright and well-ventilated space, offering a luxurious yet functional en-suite experience.

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