



The Homestead,

Pinfold Hill, Curbar, Hope Valley, Derbyshire S32 3YL

A stunning five bedroomed period farmhouse, beautifully located in the heart of the conservation area of Curbar, benefitting from triple garage, substantial outbuildings and stunning private gardens with exceptional views across surrounding countryside.

Occupying a spectacular setting this 18th Century property has spacious accommodation over two floors extending to over 4750 square feet, perfectly suited to family life and entertaining. The Homesteads various outbuildings offer opportunities for further development as hobby/games rooms or ancillary accommodation.

Description

The front door opens to an entrance hall which in turn leads to a stunning farmhouse kitchen with granite worktops and a large central island. The kitchen includes a large gas fired Aga and companion four burner gas hob and double oven, a Fisher & Paykel drawer dishwasher and American style fridge freezer. A butler sink and drainer is set beneath a front facing window, overlooking the courtyard. Stone flagged flooring runs into the adjoining snug room with front facing sash window and a fireplace with wood burning stove. Four sets of double doors, open to a south facing conservatory providing superb natural light to the living space and lovely garden aspect. The conservatory is arranged as an informal dining room with seating area and French windows which open to the garden.

At the heart of the property is a dining hall with original front door, stone built fireplace and fitted cocktail cabinet. An inner hallway with rear facing door and family cloakroom WC, provides access to the principal reception room. This magnificent room has engineered wood flooring throughout, a delightful garden aspect and a Clearview multi fuel stove set within the chimney breast. The adjoining study has a pleasant garden aspect.

Accessed from the main reception room is a library with adjoining built in office space. This versatile space could easily be used as a treatment or consultation room. The adjoining laundry room features unit storage, ceramic sink and drainer and space and plumbing for washing machine and dryer.

From the dining hall, an oak staircase leads to the first-floor landing with rear facing sash windows overlooking the courtyard with views towards Curbar Edge. The master bedroom is a spacious double bedroom with wonderful views and a garden aspect. The room features a large walk-in dressing room, excellent storage and luxury en-suite, featuring slipper bath, under floor heating, countertop wash



- Five bedroomed detached farmhouse in the picturesque village of Curbar
- Stunning walled south-facing mature gardens with separate walled kitchen garden
- Excellent off-road parking and triple garage
- Various outbuildings with superb potential
- Three impressive reception rooms
- Farmhouse kitchen with Aga and adjoining conservatory
- Library with built in office and separate study
- Spectacular master bedroom with en-suite and dressing area
- Five double bedrooms including two en-suite
- Picturesque setting in the highly sought-after village of Curbar

basin, WC and separate shower enclosure. A further en-suite bedroom enjoys a dual aspect, fitted wardrobes and lovely views towards Curbar Edge. The en-suite shower room features low flush WC, counter top wash basin, walk in shower enclosure and excellent storage. Three further double bedrooms face the garden, each with sash windows. A family shower room serves these bedrooms and comprises counter top wash basin, low flush WC and walk in shower enclosure.

Gardens & Grounds

To the front of the property an electric gate opens to the delightful courtyard with extensive parking and access to a triple garage with electric roller door. Bordering the courtyard there are various outbuildings include stone-built studio/gym and a workshop/barn with potential for further development to ancillary accommodation. Additional garden storage includes a boiler room/store with WC and meter cupboard. There is also a delightful walled kitchen garden enjoying lovely views towards Curbar Edge.

To the rear of the property is a spectacular walled south-facing garden laid to lawn with deep floral borders, mature shrubs and trees, patio terrace and seating areas. The garden features an orchard with various mature fruit trees and hedging providing excellent privacy and screening. The garden includes a stunning red cedar greenhouse, water feature, stone built apple shed and composting area with timber shed.

Separate from the property adjoining the lane is a dry stone walled former midden with magnolia and Lilac trees.

Tenure: Freehold. Council tax band G







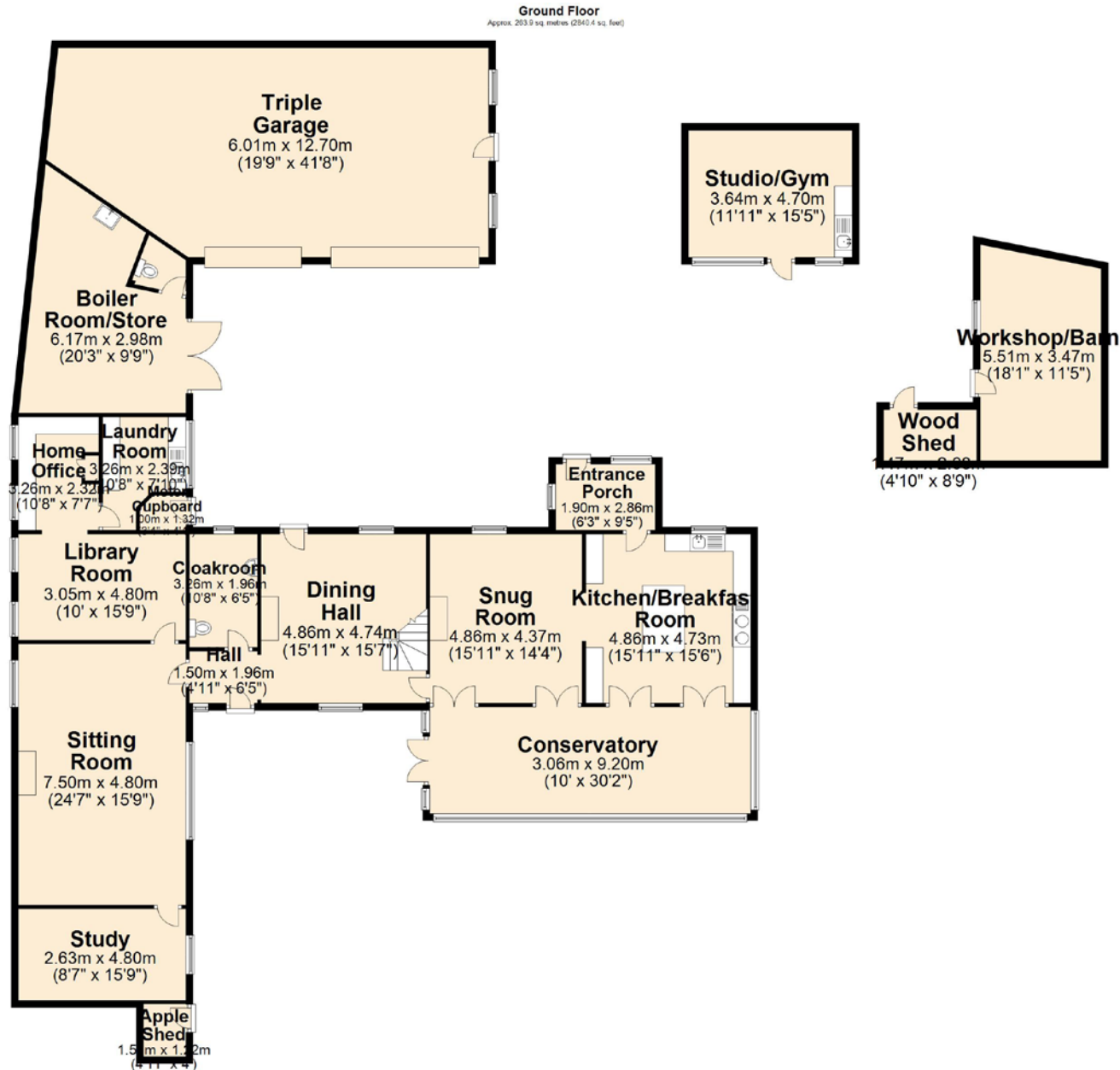






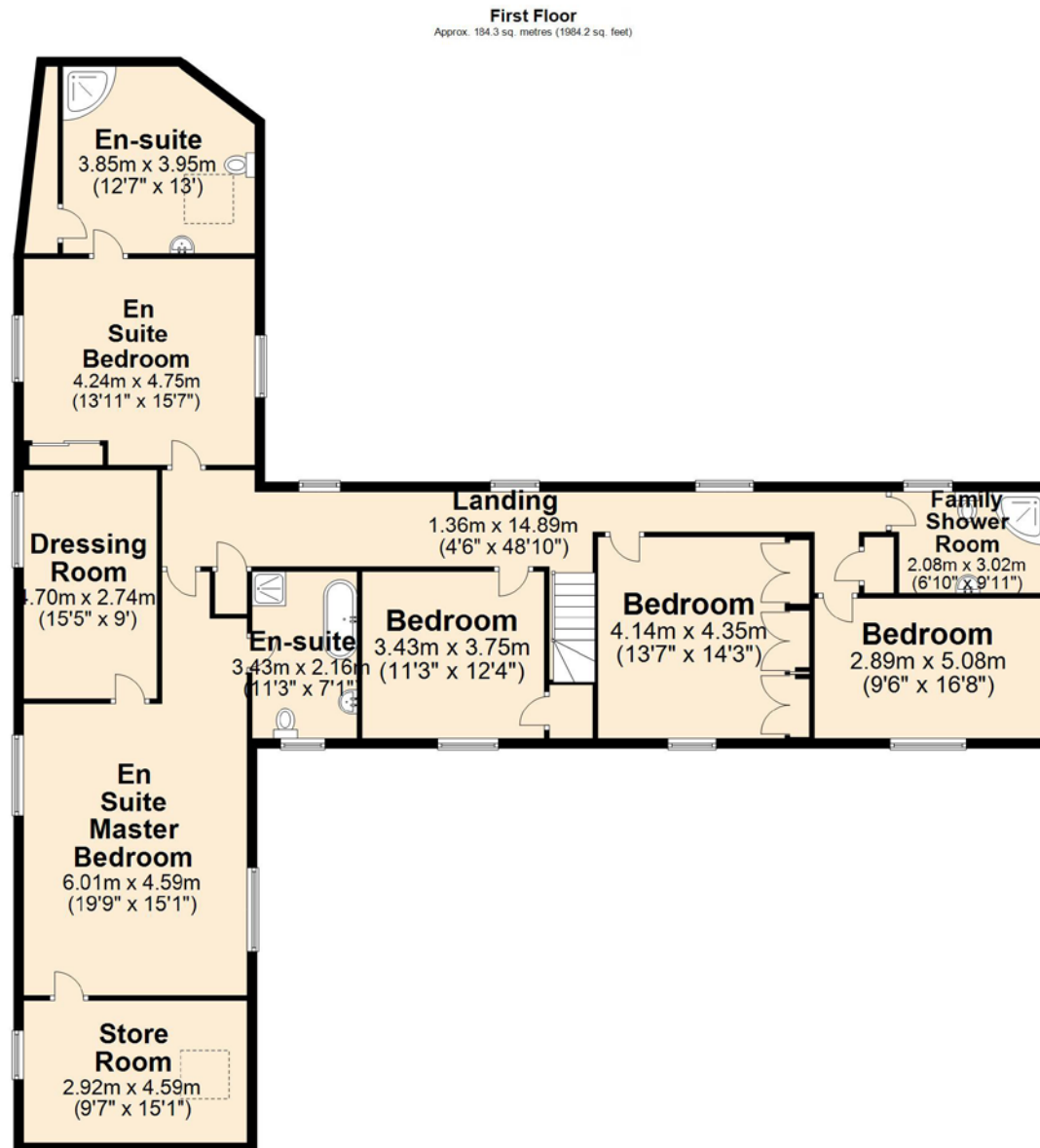


The Homestead Floorplan



Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.

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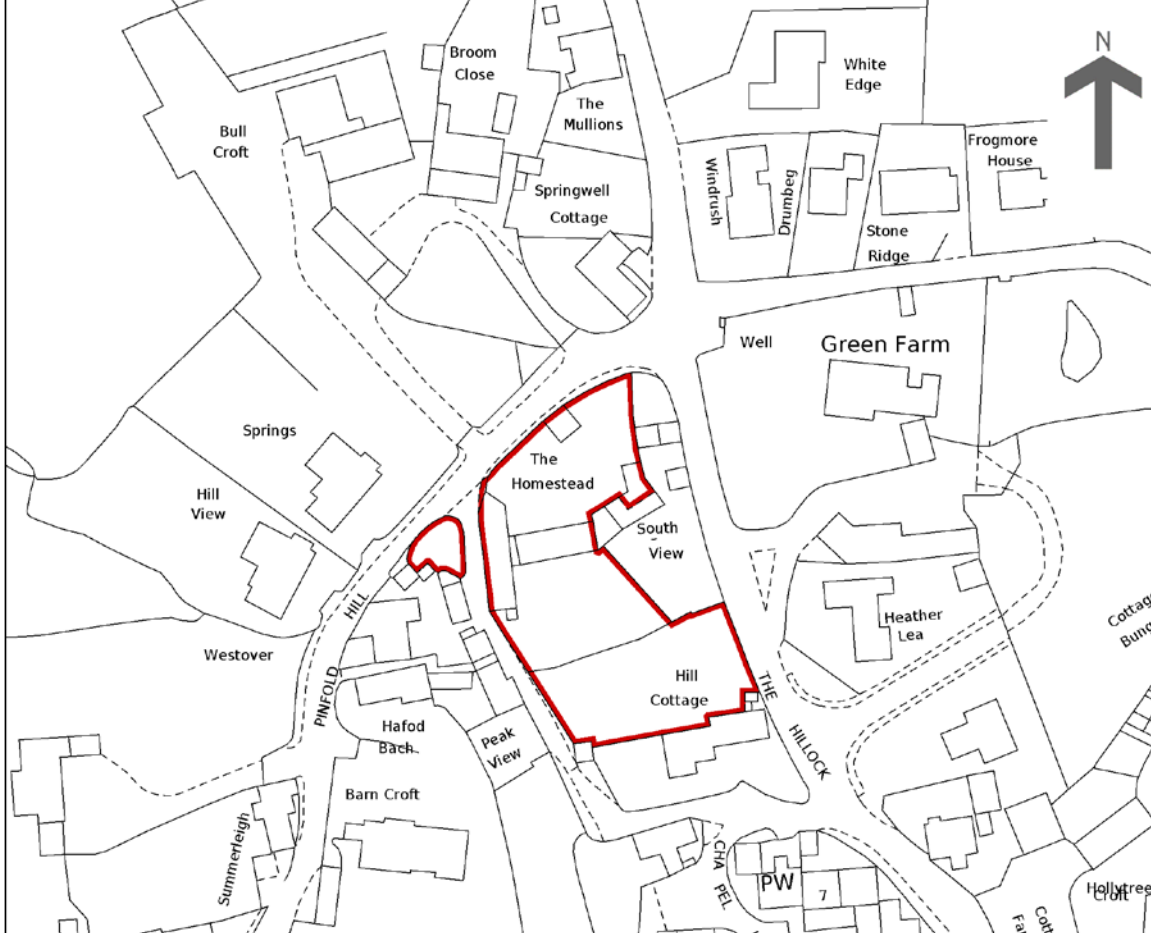
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HM Land Registry
Official copy of
title plan

Title number **DY443454**
Ordnance Survey map reference **SK2574NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Derbyshire : Derbyshire**
Dales



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