



## 2 The Light House, Reservoir Houses, off South Hill Lane, Ogston, Higham

- Substantially proportioned and unique mid-century home
  - Offering a generous 2601 sqft of accommodation
    - Superbly designed accommodation
- One bedroom being a guest suite with kitchenette & en-suite
  - Superb private gardens & designed 'zones'
- On the edge of the Peak National Park
  - Modern stylish Kitchen
- 4 Bedrooms - with amazing facilities
- Double garage, lots of hardstanding
- A MUST SEE - contact Hunters today

**Offers Around £750,000**



## THE LIGHT HOUSE

Tucked away in a tiny secluded community at Ogston Reservoir, The Light House is a substantially proportioned and unique mid-century home enjoying access to stunning, Derbyshire countryside right on its doorstep.

The current owners have totally restored the property and grounds over the past 8 years to create a truly tranquil retreat set in manicured gardens, right on the edge of the Peak National Park.

Offering a generous 2601 sqft of accommodation and set with grounds measuring approximately  $\frac{1}{4}$  of an acre, you'll find the typical large scale mid-century windows flooding the rooms with natural light. The newly completed dining kitchen is a cook's dream with 3 built in ovens, Corian worktops, a stylish curved island and wood herringbone floor throughout. A compact utility room incorporates a designated dog washing station. To the rear is the south-facing spa and outdoor bar / BBQ entertaining deck.

The living room is dual aspect, with a cosy bay-window seat and log burner. A second reception room adds to the flexibility of this home and creates a fantastic designated work-from-home space, study, playroom or snug lounge.

On the first floor; the master bedroom is particularly generous in size, with a double shower en-suite, floor to ceiling picture window plus patio doors.

The spacious guest suite is equipped with a kitchenette as well as en-suite shower. A further double bedroom is dual aspect and the 4th bedroom, currently being used as a dressing room, is equipped with fitted wardrobes. The family bathroom has built in storage. A hatch from the landing gives access to the full height loft space, part of which has recently been sound insulated to create a drumming and recording space.

## EXTERNALLY AT THE LIGHT HOUSE


Externally - The Light House boasts a spacious double garage with electric door and lower-level workshop. Block paving to the front of the house offers parking for multiple vehicles, in addition to the property's own large gravelled hardstanding, offering plenty of space for recreational vehicles as well as multiple cars. The fantastic gardens comprise a lawned area plus numerous designed 'zones'. An air conditioned / heated garden studio is the perfect work-from-home space, especially as The Light House enjoys a fibre optic super-fast broadband service.





# ENERGY PERFORMANCE CERTIFICATE

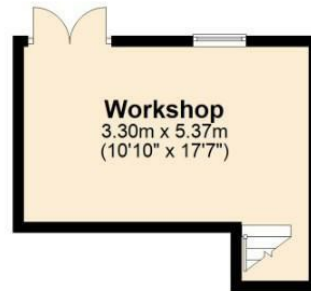
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

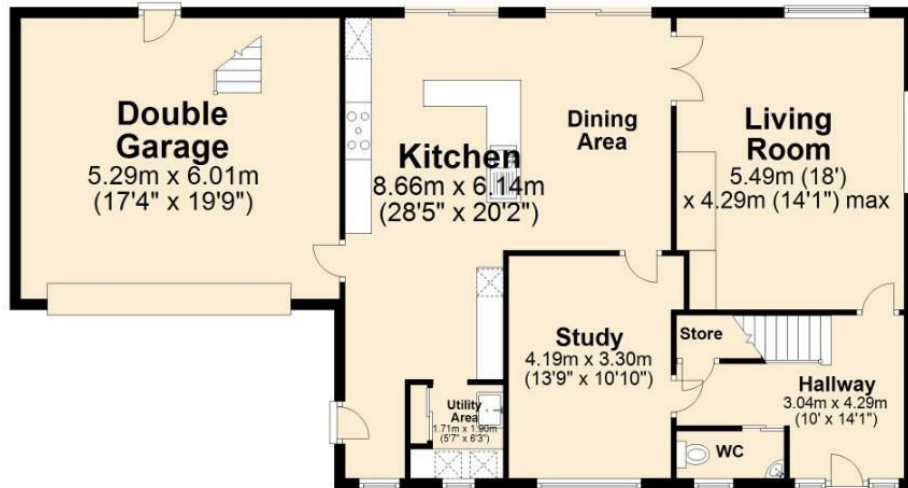
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

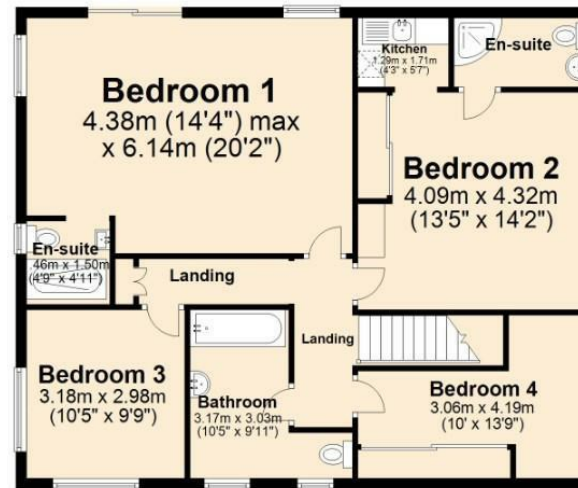
**Basement**  
Approx. 19.1 sq. metres (206.0 sq. feet)



**Ground Floor**  
Approx. 132.3 sq. metres (1424.6 sq. feet)



**First Floor**  
Approx. 90.2 sq. metres (970.5 sq. feet)



Total area: approx. 241.6 sq. metres (2601.1 sq. feet)

## Viewing

Please contact our Hunters Chesterfield Office on 01246 540540 if you wish to arrange a viewing appointment for this property or require further information.



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