



Claypenny Cottage

Brindwoodgate, Barlow



Blenheim
Park Estates



A Characterful Four Bedroomed Residence in a Rural Location





Claypenny Cottage

Welcome to Claypenny Cottage

On the market for the first time in almost 50 years is this characterful four bedroomed detached residence. Standing within a private, peaceful setting of just under 2 acres, Claypenny Cottage is well-proportioned throughout and is surrounded by extensive, mature gardens and grounds.

This fabulous home, set well back from the road, is ideal for family living with the benefit of three reception rooms, a dining kitchen overlooking the gardens, a generous master bedroom suite, two additional double bedrooms and another good-sized bedroom.

The substantial gardens wrap around the property and are well-maintained. The focal feature is the meandering stream which runs through the property's woodland and gardens. There is ample off-road parking to the front, and separate access can be gained to the rear, where there is a detached cottage/garaging and additional parking. The cottage/garaging, which can house up to five cars, has a traditional cottage-style front aspect and is set over two floors. This outbuilding presents a superb opportunity for conversion into further living space (subject to planning consents) and has previously had two lapsed approved planning permissions.

The property has good access to the local village of Barlow, which includes a cafe and public houses. Access to public transport is situated within walking distance. There are other surrounding areas that provide additional amenities, such as the village of Holmesfield and the town of Dronfield. There are activities close by including country walks through the local woodland and within a short drive are Chatsworth House, Curbar Edge and the village of Hathersage. Additionally, the property has good road links and easy access to Chesterfield and Sheffield's city centre. The Dronfield and Dore & Totley train stations also provide useful rail links to Manchester, York, Liverpool, Leeds and London.

The property briefly comprises on the ground floor: Entrance hall, formal dining room, lounge, snug, WC, dining kitchen and utility room.

On the first floor: Galleried landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family shower room.

Ground Floor

An oak door with glazed panels and matching side panels opens to the:

Entrance Hall

Providing a warm welcome to the home and having exposed timber beams, a pendant light point, wall mounted light points and a central heating radiator. Oak doors with glazed panels open to the lounge, snug and dining kitchen. An oak door also opens to the WC. Stone steps with oak balustrading rise to the formal dining room.

Formal Dining Room

17'4 x 14'10 (5.29m x 4.52m)

A well-proportioned formal dining room, which is filled with character features. Having front facing hardwood glazed stone mullioned windows, recessed lighting, central heating radiator and stone flagged flooring. The focal point of the room is the decorative fireplace with an oak mantel and a brick surround/hearth.

Lounge

22'3 x 19'7 (6.79m x 5.98m)

Another sizeable reception room with a front facing hardwood glazed bay window, a separate front facing hardwood glazed panel and a side facing hardwood glazed window. Also having exposed timber beams, wall mounted light points and central heating radiators. The focal point of the room is the coal fire with a copper canopy, oak mantel, stone surround, tiled hearth and illuminated oak shelving to both sides. Double hardwood doors with glazed panels and matching side panels open to the left side of the property.



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A Well-Proportioned
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A Reception Room with
a Wealth of Character...



Dining Kitchen

Kitchen Area

17'8 x 13'6 (5.39m x 4.10m)

Having side and rear facing hardwood glazed windows, exposed timber beams, recessed lighting, telephone point and tiled flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap and an Insinkerator food waste disposal unit. There is an Aga range cooker with two hot plates and two ovens. Other integrated appliances include a Gaggenau two-ring electric hob with an integrated extractor fan, Gaggenau hot plate, Hotpoint fridge with freezer compartment and a Hotpoint dishwasher. A wide opening gives access to the dining area. A hardwood door with glazed panels opens to the right side of the property.





Dining Area
10'0 x 9'8 (3.04m x 2.94m)

Overlooking the gardens through a full-height hardwood double glazed panel and an apex panel above. Also having side facing full-height double glazed panels, oak panelled ceiling, exposed stone walls, pendant light point and tiled flooring. Two separate hardwood doors with double glazed panels open to the left side of the property.

A Superb Dining Area with
Views of the Mature Gardens





Claypenny Cottage

Standing Within a Private and Peaceful Setting in a Sought-After, Rural Location

Snug

11'3 x 11'0 (3.42m x 3.34m)

A versatile room, currently being used as a snug/office. Having a side facing hardwood glazed bay window, exposed timber beams, recessed lighting, wall mounted light points, central heating radiator and telephone points. Also having fitted shelving and cupboards. The focal point of the room is the decorative fireplace with an oak mantel, stone surround and tiled hearth.

WC

Having a rear facing hardwood obscured glazed window, recessed lighting, partially tiled walls with oak trims and tiled flooring. There is a suite, which comprises of a low-level WC and an oak vanity unit, incorporating an inset wash hand basin with Pegler England traditional taps and storage beneath. To one wall, there's a range of fitted furniture, incorporating long hanging and shelving.

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The external hardwood door from the dining kitchen opens to stone steps, which rise to give access to the utility room.

Utility Room

Having a rear facing hardwood glazed window, pendant light point, power and space/provision for an automatic washing machine and tumble dryer. A sliding timber door opens to the boiler room with a pendant light point and housing the Worcester boiler.

Ground Floor Continued

From the entrance hall, an oak staircase with hand rails and balustrading

rises to the:

First Floor

Galleried Landing

Having a pendant light point, wall mounted light points and an exposed timber beam. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the family shower room. Access can also be gained to a loft space.

Master Bedroom

16'8 x 16'3 (5.07m x 4.96m)

A generous master bedroom with front facing hardwood glazed windows, recessed lighting, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers, a separate chest of drawers and a vanity table. A timber door opens to the master en-suite.

Master En-Suite

Having a rear facing hardwood glazed window and a separate panel, recessed lighting, wall mounted light point, heated towel rail and fitted storage. There's a suite, which comprises of a low-level WC and a vanity unit, incorporating an inset wash hand basin with Pegler England traditional taps and storage beneath. To one side there is a panelled bath with Pegler England traditional taps.

Bedroom 2

18'10 x 12'4 (5.73m x 3.75m)

A good-sized double bedroom with a front facing hardwood glazed bay window and a side facing hardwood glazed window. Also having recessed lighting, a wall mounted light point, a central heating radiator, TV/aerial point and storage to the eaves. There's a range of fitted furniture including short/long hanging.

Bedroom 3

12'10 x 10'4 (3.90m x 3.14m)

Another double bedroom with a side facing hardwood glazed bay window, an exposed timber beam, recessed lighting and a central heating radiator. There's a range of fitted furniture, incorporating short hanging, drawers and shelving. Also having storage to the eaves.

Bedroom 4

15'8 x 6'8 (4.77m x 2.03m)

Having a side facing hardwood glazed window, recessed lighting, central heating radiator and storage to the eaves. Also having a fitted wardrobe with short hanging and shelving.

Family Shower Room

Having a rear facing hardwood glazed window, recessed lighting, extractor fan, full-height fitted vanity mirrors and a shaver point. There's a suite in white, which comprises of a low-level WC and a granite work surface/upstand incorporating a Roca wash hand basin with an Ideal Standard chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen/door. Also having an airing cupboard with shelving and housing the hot water tank.





Master Bedroom
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A Generous Master
Bedroom Suite...





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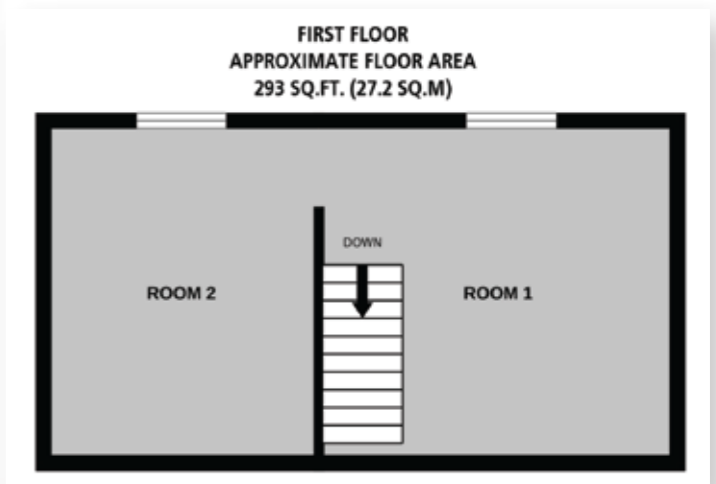
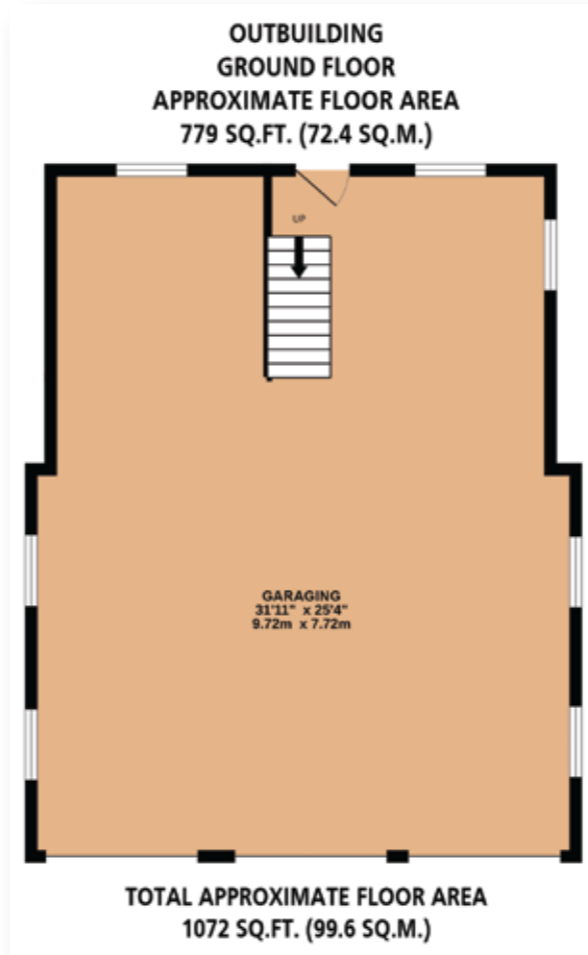
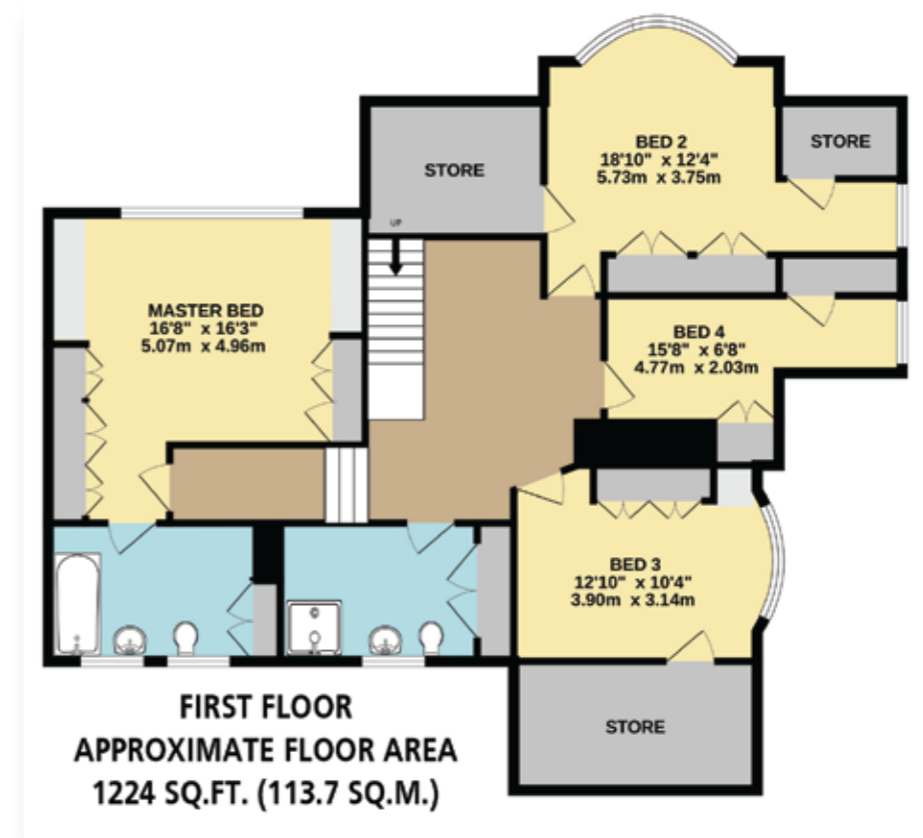
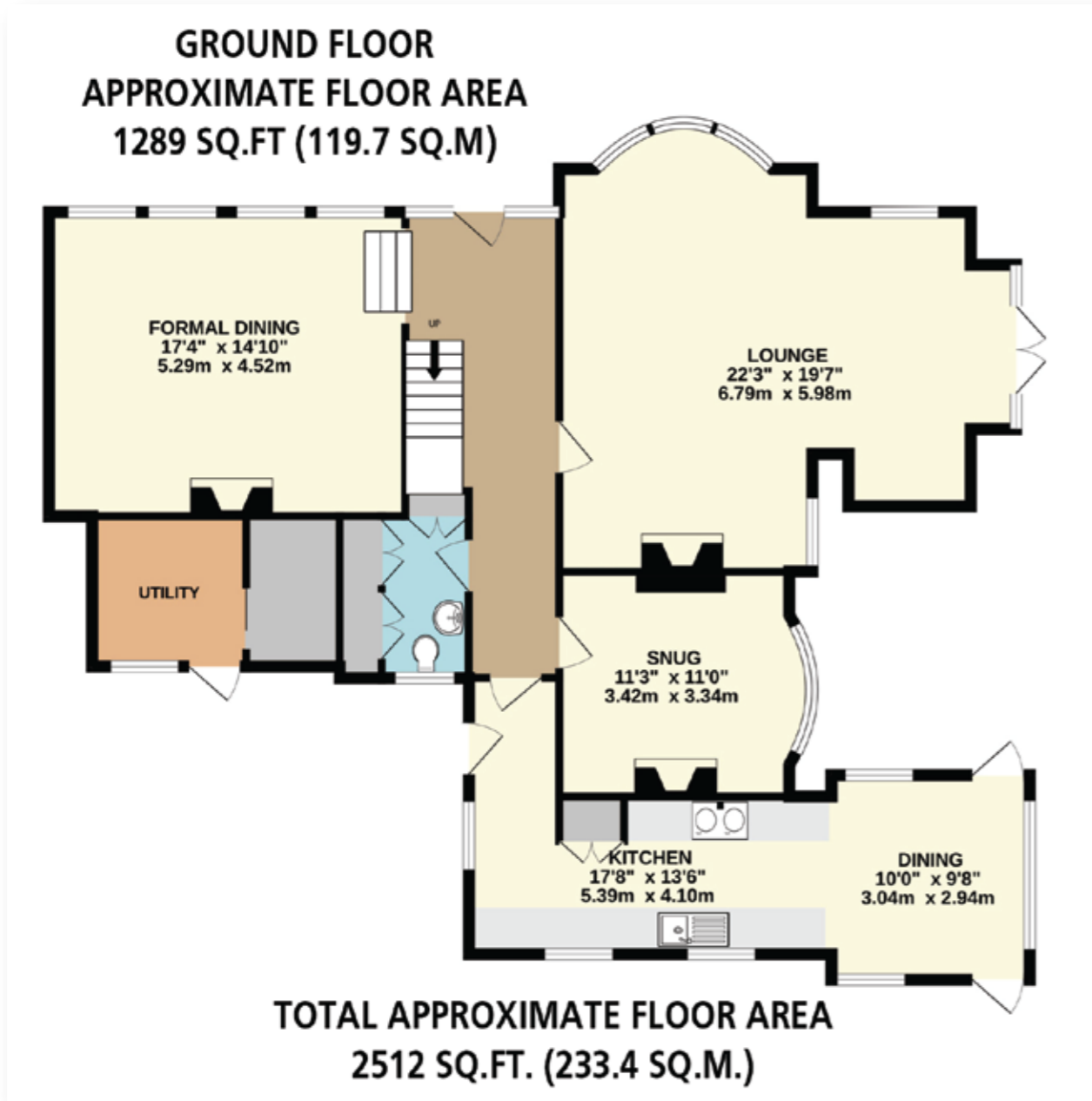




Family Shower Room

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Situated Within a Plot of
Just Under 2 Acres...



Exterior and Gardens

From Brindwoodgate, timber gates open to a driveway flanked by mature shrubs which leads down to the front of the property.

To the front, there is a cobbled parking area providing parking for several vehicles with exterior lighting. Stone steps with wrought iron balustrading lead down to the main entrance door.

From the driveway, stone steps with a timber hand rail rise to a grass area with mature trees/shrubs and a timber gate opening to Brindwoodgate. Beyond is the woodland that belongs to the property and runs parallel to the road, which is enclosed by stonewalling and trees.

Also from the driveway, access can be gained to the right side of the property. A stone flagged path with a water tap and exterior lighting leads to the utility room and steps lead down to the dining kitchen.

To the left of the driveway, there are mature gardens which are mainly laid to lawn with a variety of trees, shrubs and exterior lighting. The garden wraps around to the left side of the property, where there are rockery areas containing mature shrubs, trees and plants. A timber gate enclosed by fencing opens to a meandering stream. Also having a stone flagged seating terrace, which provides access to the lounge. Access can also be gained to the dining kitchen and rear of the property. The gardens are fully enclosed by hedging and fencing for privacy and security.

To the rear of the property, the garden continues and the focal point is the stone flagged path with a wooden pergola that has mature shrubs and climbing plants. Access can be gained to the detached cottage/garaging.

Detached Cottage/Garaging

Offering a superb opportunity for conversion into further living space (subject to planning consents) and having an attractive traditional cottage-style front aspect.

Garaging

31'11 x 25'4 (9.72m x 7.72m)

Having hardwood glazed windows, three up-and-over doors, an exposed timber beam, light and power. A hardwood door opens to the gardens. A timber staircase with handrail and balustrading rises to the first floor.

First Floor

Room 1

Having a hardwood glazed window, a pendant light point and access can be gained to a loft space. An opening gives access to room 2.

Room 2

Having a hardwood glazed window, a pendant light point and access can be gained to a loft space.

Behind the detached cottage/garaging, there is a large parking area with exterior lighting and mature shrubs. A public right of way runs diagonally across the woodland and parking area, which leads to a lane adjoining Highlightley Lane. Vehicular access to the detached cottage/garaging is also available.

Extensive Wrap-Around
and Mature Gardens...





Detached Cottage/Garaging with Superb Potential for Conversion (Subject to Planning)





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Brindwoodgate, Barlow,

Dronfield, Derbyshire S18 7ST

Offers in the Region of £1,149,000