



Grange Cottage
Barlow Grange Lane, Barlow



Blenheim
Park Estates



A Characterful Five Bedroomed
Country Residence in a Quaint Hamlet





Grange Cottage

Welcome to Grange Cottage

This outstanding five bedroomed country residence is nestled within a small hamlet of properties in the highly sought-after area of Barlow. Positioned in a plot that extends to approximately 2.5 acres, Grange Cottage offers fabulous accommodation that exudes an abundance of character and charm.

Due to the property's rural location, Grange Cottage enjoys stunning far-reaching views and a wonderful sense of tranquility throughout its indoor and outdoor spaces. The heart of the home is the exceptionally spacious open plan dining kitchen that features a handmade oak breakfast kitchen with granite work tops and a spacious dining area. Within the dining area and adjacent living room, there are back-to-back feature sandstone fireplaces with a log burner and multi-fuel stove. There is also a generously proportioned master bedroom with an en-suite bathroom and walk-in wardrobe, four additional double bedrooms and a family bathroom.

The exterior of Grange Cottage boasts a tree-lined drive that is adjacent to a well-manicured lawned garden with well-stocked borders. The focal point of the grounds is the large stone flagged seating terrace, which benefits from a south-west facing aspect and presents a pleasant space to enjoy the peaceful environment. Also included within the grounds of Grange Cottage is a fully enclosed paddock totalling approximately 2 acres.

The property is situated with good access to local amenities, well-regarded schooling and wonderful country walks from the doorstep. Also being within close proximity to Holmesfield, Chesterfield, Sheffield, Dronfield, the Chatsworth Estate and a stones throw away from the Peak District National Park.

The property briefly comprises on the ground floor: Entrance porch, open plan dining kitchen, living room, conservatory, hallway, snug and WC.

On the first floor: Landing, bedroom 2, bedroom 3, bedroom 4, family bathroom, inner landing, bedroom 5, master bedroom, master walk-in wardrobe and master en-suite.

Ground Floor

A timber stable-style door with double glazed panels opens to the:

Entrance Porch

Having a pendant light point and tiled flooring. An oak door opens to the open plan dining kitchen.

Open Plan Dining Kitchen

Breakfast Kitchen

21'7 x 17'3 (6.58m x 5.26m)

A country breakfast kitchen with side and rear facing timber double glazed windows, recessed lighting, feature spot lighting, pendant light points, TV/aerial point, telephone point and tiled

flooring. There is a range of fitted oak base/wall and drawer units, incorporating a plate rack, matching granite work surfaces, upstands and a 2.0 bowl Belfast style sink with a chrome mixer tap. Also having a central island with a timber work surface, Bosch four-ring induction hob, Neff combination oven and providing breakfast seating for four chairs. The focal point of the room is the cooking area with an oak mantel, brick surround, tiled splash back and housing the Alpha range cooker with two hot plates, two ovens and an extractor fan.

Additional appliances include an integrated Smeg dishwasher and provision for an integrated automatic washing machine and tumble dryer. There is also space for a freestanding fridge/freezer. A wide opening gives access to the dining area.

Dining Area

20'0 x 11'10 (6.10m x 3.61m)

With ample space for a full-sized dining table and having front facing timber double glazed windows with stone sills, exposed timber beam, recessed lighting, wall mounted light point, TV/aerial point, telephone point and tiled flooring. The focal point of the room is the Aga log burner, set within a sandstone mantel/surround and a tiled stone hearth. Double timber doors with double glazed panels open to the conservatory. An opening also gives access to the living room.





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A Well-Appointed
Breakfast Kitchen





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A Wonderful Dining Area with
a Superb Sandstone Fireplace





Living Room
24'4" x 12'4" (7.42m x 3.76m)

A light and spacious reception room with side and rear facing timber double glazed windows, exposed timber beams, recessed lighting, wall mounted light points, built-in KEF sound system, central heating radiators, TV/aerial points, telephone point and solid oak flooring. The focal point of the room is the multi-fuel burner with a sandstone mantel/surround and a tiled stone hearth. To one side of the fireplace is glazed shelving with recessed lighting, which looks through into the dining area. Double timber doors with double glazed panels open to the front of the property.



A Generously Proportioned
Reception Room...





Conservatory
19'2 x 9'3 (5.84m x 2.82m)

Having double glazed roof panels, side and rear facing timber double glazed windows/panels and tiled flooring with under floor heating. Double timber doors with double glazed panels open to the rear of the property. Double timber doors with glazed panels also open to the living room.



Hallway

Having a pendant light point, central heating radiator and tiled flooring. Double timber doors with glazed panels open to the snug and an oak door opens to the WC.



Snug
13'10 x 11'11 (4.22m x 3.63m)

Having a side facing UPVC double glazed panel with fitted timber shutters and a front facing UPVC double glazed window. Also having an exposed timber beam, wall mounted light points, central heating radiator, TV/aerial point and tiled flooring. The focal point of the room is the log burning stove with a brick mantel/surround and tiled hearth. A timber door with double glazed panels opens to the front of the property.



Landing

Having a side facing timber double glazed window and a rear facing UPVC double glazed window with fitted shutters, pendant light point, wall mounted light point and a central heating radiator. Oak doors open to bedroom 2, bedroom 3, bedroom 4 and the family bathroom. An opening gives access to the inner landing and access can be gained to a fully boarded loft.





Grange Cottage

Offering a Fabulous Accommodation, Exuding an Abundance of Character and Charm and Enjoying Stunning Far-Reaching Views

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From the dining area, an opening gives access to the:

Living Room

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WC

Having a side facing timber double glazed obscured window with a tiled sill, pendant light point, extractor fan, central heating radiator and tiled flooring. There is a suite, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the hallway, a staircase with a timber hand rail, balustrading and a useful under-stairs storage cupboard rises to the:

First Floor

Landing

Having a side facing timber double glazed window and a rear facing

UPVC double glazed window with fitted shutters, pendant light point, wall mounted light point and a central heating radiator. Oak doors open to bedroom 2, bedroom 3, bedroom 4 and the family bathroom. An opening gives access to the inner landing and access can be gained to a fully boarded loft.

Bedroom 2

17'4 x 10'7 (5.28m x 3.23m)

Currently being used as a studio but easily utilised as another double bedroom. With rear and side facing timber double glazed windows, wall mounted light points, central heating radiator, TV/aerial point, telephone point and timber effect flooring.

Bedroom 3

13'0 x 11'8 (3.96m x 3.56m)

Another good-sized double bedroom with front and side facing UPVC double glazed windows, flush light point and a central heating radiator.

Bedroom 4

13'8 x 10'8 (4.17m x 3.25m)

Having rear and side facing timber double glazed windows with fitted shutters, wall mounted light points, central heating radiator, TV/aerial point and a telephone point. Access can be gained to a separate loft space.

Family Bathroom

Being fully tiled and having a side facing timber double glazed window, flush light point, recessed lighting, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC, pedestal wash hand basin with a chrome mixer tap and a panelled bath with traditional chrome taps. To one corner, there is a separate AQATA shower enclosure with a fitted Grohe shower and a glazed screen/door.

From the landing, an opening gives access to the:

Inner Landing

Having a pendant light point, central heating radiator and oak doors open to the master bedroom and bedroom 5.

Master Bedroom

18'2 x 12'3 (5.54m x 3.73m)

A generously proportioned master bedroom suite, with front and rear facing timber double glazed windows, pendant light point, central heating radiators and a TV/aerial point. Access can also be gained to a loft space. Pine doors open to the master walk-in wardrobe and master en-suite.

Master Walk-in Wardrobe

Having a wall mounted light point and a range of fitted furniture, incorporating short/long hanging, drawers and shelving.





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Master En-Suite

Having front and side facing timber double glazed windows with fitted shutters, recessed lighting, chrome heated towel rail, illuminated vanity mirror, central heating radiator and Travertine tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. Also having a panelled bath with traditional taps and a tiled splash back. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.



Bedroom 4

13'8 x 10'8 (4.17m x 3.25m)

Having rear and side facing timber double glazed windows with fitted shutters, wall mounted light points, central heating radiator, TV/aerial point and a telephone point. Access can be gained to a separate loft space.



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Another good-sized double bedroom with front and side facing UPVC double glazed windows, flush light point and a central heating radiator.



Bedroom 5

11'11 x 8'5 (3.63m x 2.57m)

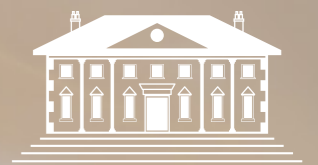
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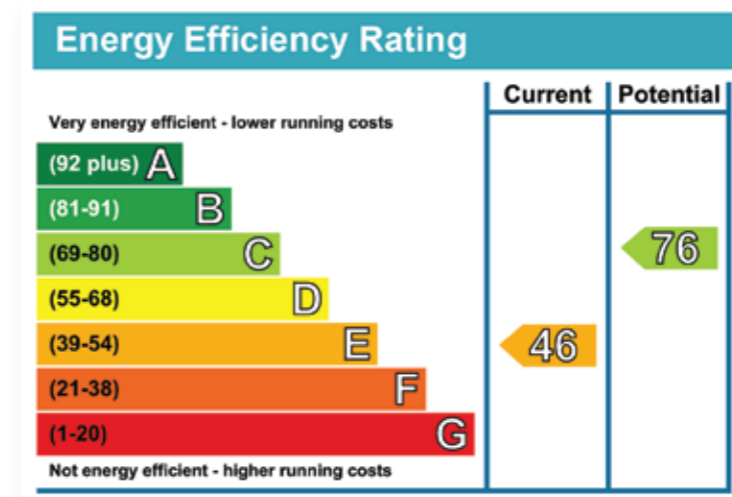
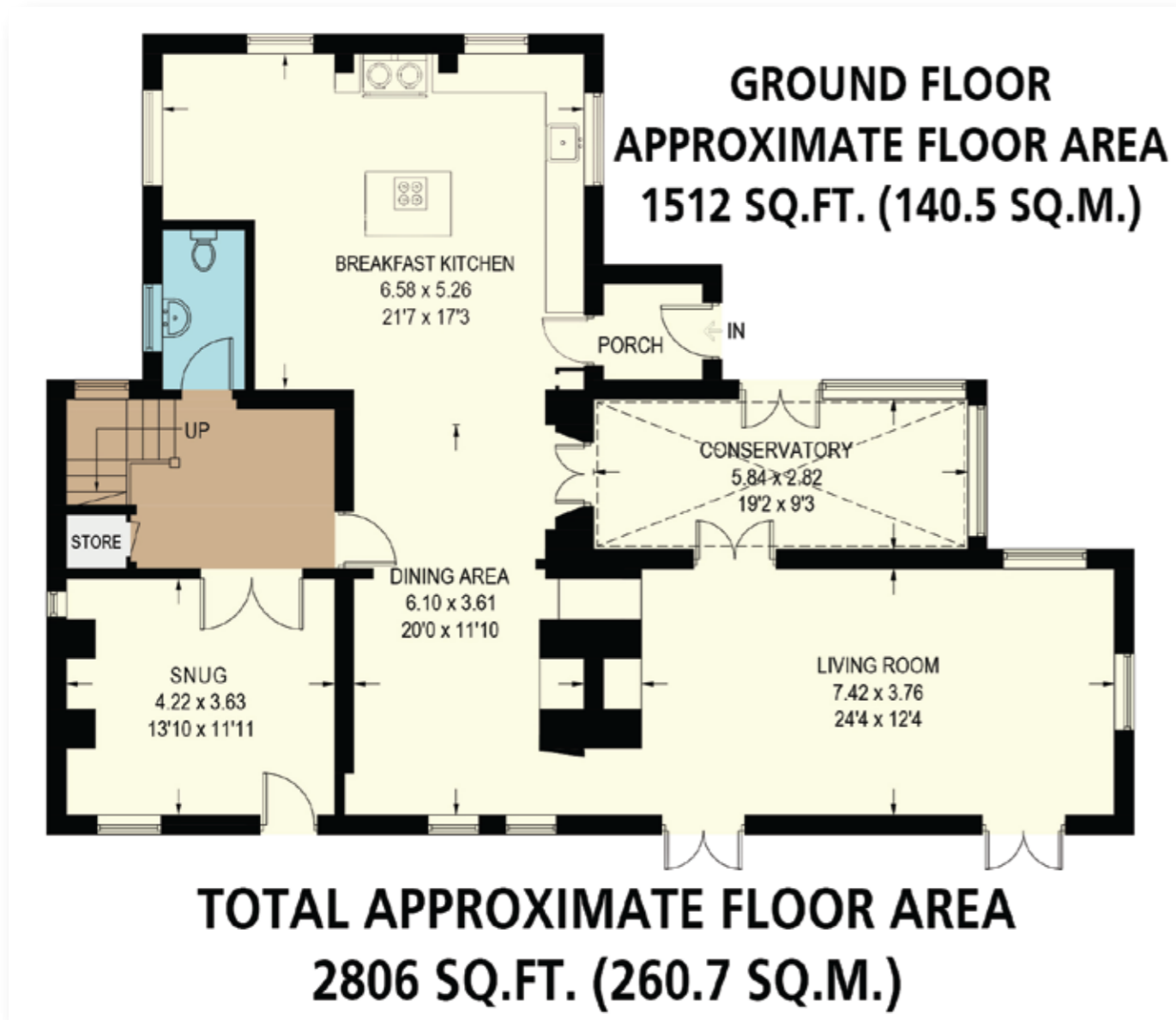




Family Bathroom

Being fully tiled and having a side facing timber double glazed window, flush light point, recessed lighting, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC, pedestal wash hand basin with a chrome mixer tap and a panelled bath with traditional chrome taps. To one corner, there is a separate AQATA shower enclosure with a fitted Grohe shower and a glazed screen/door.







Grange Cottage

Situated within Close Proximity to Holmesfield, Chesterfield, Sheffield and Dronfield and Being a Stones Throw Away from the Peak District

Master En-Suite

Having front and side facing timber double glazed windows with fitted shutters, recessed lighting, chrome heated towel rail, illuminated vanity mirror, central heating radiator and Travertine tiled flooring. There is a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps and a tiled splash back. Also having a panelled bath with traditional taps and a tiled splash back. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa shower and a glazed screen.

Bedroom 5

11'11 x 8'5 (3.63m x 2.57m)

Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Exterior and Gardens

Grange Cottage is accessed by a timber gate, which opens to a sweeping driveway that leads down the front of the property and to the rear.

To the front of the property, there is a well-manicured garden that is mainly laid to lawn with mature trees and shrub borders. Stone steps lead down to a large stone flagged seating terrace enclosed by stone walling and having exterior lighting, a water tap, planted shrub borders and a stone well. A full-height timber door opens to Barlow Grange Lane. Access can be gained to the living room and snug.

To the rear of the property, the driveway provides parking for several vehicles. The driveway is enclosed by stone walling and to one corner, a fenced area houses the oil tank. Stone steps rise to a stone flagged patio with exterior lighting and access can be gained to the main entrance door and conservatory.

From the sweeping driveway, a gravelled area provides additional parking and a timber gate opens to a fully enclosed grazing paddock, totalling approximately 2 acres and allowing the opportunity for equestrian usage if desired.





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Positioned within a Plot of
Approximately 2.5 Acres





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains electric, mains water and oil fired heating. The drainage is connected to a septic tank, which is located in the grounds of the neighbouring farm but is private to Grange Cottage.

Rights of Access/Shared Access: The neighbouring farm has a right of access over Grange Cottage's driveway, which is used a few times a year.

Covenants/Easements/Wayleaves and Flood Risk: None and the flood risk is low.

Conservation Area: Yes.

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.



Grange Cottage

Barlow Grange Lane, Barlow, Dronfield,
Derbyshire S18 7AB

Offers in the Region of £995,000