



Gatehouse Farm  
Gatehouse Lane, Hathersage

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**Blenheim**  
Park Estates





An Outstanding Five Bedroomed Country  
Residence in the Peak District...







Gatehouse Farm

## Welcome to Gatehouse Farm

A rare opportunity to acquire a home with superb tranquility, space and location. Situated within the majestic Hope Valley landscape, close to Hathersage and Sheffield, this outstanding five bedroomed detached residence occupies a substantial plot that extends to approximately 9.5 acres. Boasting wonderful gardens and two grazing fields, Gatehouse Farm will suit a purchaser searching for a serene setting with immediate beautiful countryside to explore and stunning far-reaching views.

Believed to date back to the 1700s, this family home has been extensively renovated by the current owners, whilst preserving the inherent character of the farmhouse. Presenting fabulous spaces for contemporary living are the dining room, breakfast kitchen and garden room, all of which effortlessly link together in an open plan layout. The character-filled dining room showcases an open cast-iron fireplace featuring a reclaimed oak mantel and opens onto the front patio. The well-appointed kitchen with an Aga, separate oven/hob marble work surface, island and integrated appliances. The breakfast kitchen flows through to the garden room, which provides a pleasant retreat with an abundance of natural light overlooking the easy-to-maintain garden thanks to the floor-to-ceiling glazing.

Also on the ground floor is an exceptionally spacious double-aspect lounge connecting to a useful modern office/second lounge with bi-folding doors to the garden and a ground-floor bedroom suite with separate external access, an en-suite and a mezzanine level. Four generously sized bedrooms span the first floor, one of which has an en-suite shower room, and a luxurious family bathroom boasts a roll-top bath.

Gatehouse Farm boasts wonderful outdoor spaces, including a pleasant south-facing stone seating terrace to the front and a landscaped formal garden to the rear with established planted borders and an additional, elevated patio. The formal garden provides access to a large expanse of green space that is surrounded by mature trees providing privacy and shelter. The extended garden provides a great opportunity for use as a ménage, stables, holiday accommodation, leisure buildings or even glamping (subject to planning). Included within the 9.5 acres of land are two fields that are suitable for grazing, small holding or equestrian use with access from the garden and a second gated access from Coggers Lane.

Peacefully positioned just outside the village of Hathersage, Gatehouse Farm is well situated for enjoying the outdoors in the scenic Peak District and is within walking distance of Stanage Edge and Ladybower Reservoir. Hathersage village offers superb amenities, including shops, restaurants, public houses, cafes and an open-air, heated swimming pool and excellent primary school. The house is conveniently located just 20 minutes from the historic market town of Bakewell and nearby Chatsworth House. For city conveniences, Sheffield is located just 15 mins drive away and Manchester and Leeds are commutable. Hathersage is well served by buses and a train station with routes to Sheffield and Manchester, and Manchester Airport is under an hours drive away.

**The property briefly comprises on the ground floor:** Entrance vestibule, WC, entrance hall, dining room, bedroom 5, bedroom 5 en-suite, breakfast kitchen, utility room, garden room, lounge and office/second lounge.

**On the first floor:** Bedroom 5 mezzanine, landing, master bedroom, master bedroom en-suite, bedroom 2, storage cupboard, family bathroom, bedroom 3 and bedroom 4.

**Outbuildings:** Detached garage and garden store.

### Ground Floor

A hardwood door with double glazed panels opens to the:

### Entrance Vestibule

A light-filled entrance with a bronze double glazed window with a sandstone sill, pendant light point, partially panelled walls, a recessed shelf and stone flagged flooring with under floor heating. An oak door opens to a WC and a wide opening gives access to the entrance hall.



### Entrance Vestibule

A light-filled entrance with a bronze double glazed window with a sandstone sill, pendant light point, partially panelled walls, a recessed shelf and stone flagged flooring with under floor heating. An oak door opens to a WC and a wide opening gives access to the entrance hall.







**Dining Room**  
15'1 x 14'6 (4.59m x 4.42m)

A wonderful dining room offering ample space for everyday dining and entertaining. Having a front facing hardwood double glazed window, exposed timber beams, pendant light point, wall mounted light points, central heating radiator and herringbone oak flooring. The focal point of the room is the open, cast iron fireplace with a reclaimed oak mantel featuring Roman numeral carvings, a cast iron canopy, stone surround and a decorative hearth. An oak door opens to bedroom 5 and a wide opening gives access to the breakfast kitchen. A hardwood door with a double glazed panel also opens to the patio at the front of the property.

A Wonderful Dining Room  
Perfect for Entertaining







### Breakfast Kitchen

16'11 x 11'6 (5.15m x 3.50m)

A well-appointed breakfast kitchen featuring a rear facing hardwood double glazed window, full-height hardwood triple glazed panel and a triple glazed roof light. There is also a pendant light point, recessed lighting and limestone tiled flooring with under floor heating. There is a range of bespoke solid wood fitted base/wall and drawer units, incorporating an integrated pantry cupboard, matching marble work surfaces, upstands and a 2.0 bowl Belfast sink with a chrome mixer tap. A central island provides additional storage, casual seating and incorporates a matching marble work surface, a white Smeg multi-zone induction hob and a Belling fan assisted oven and separate grill.



The focal point of the kitchen, as in any country home, is the Aga range cooker with two hot plates, two ovens and an extractor fan above. The other integrated appliances include a Bosch dishwasher, full-height fridge and a full-height freezer. Wide openings give access to the dining room and garden room. An oak door also opens to the utility room.







**Garden Room**  
10'6 x 9'0 (3.20m x 2.75m)

A pleasant space for relaxing and enjoying the views of the gardens through floor-to-ceiling aluminium triple glazed panels. There is also a large quadruple glazed roof light, recessed lighting, exposed stone walling and limestone tiled flooring with under floor heating, and a natural flame fire and power points. Bi-folding aluminium doors with triple glazed panels open to the rear garden. Openings give access to the breakfast kitchen and entrance hall.



**Entrance Hall**

Connecting the primary areas of the home and providing a warm welcome. Having exposed oak beams, pendant light points, recessed light point, two partially panelled walls, central heating radiator and herringbone oak flooring. There is a range of fitted furniture, incorporating cupboards, shelving, cloaks hanging and drawers. Oak doors open to the dining room and lounge. An opening also gives access to the garden room.







**Lounge**  
33'9 x 14'4 (10.28m x 4.36m)

An exceptionally spacious reception room that provides space for two seating areas. Having front and rear facing hardwood double glazed windows, exposed timber beams and stone walling, pendant light points, central heating radiators and herringbone oak flooring. Double timber doors with double glazed panels open to the office/second lounge.



The focal point of the room is the Stovax log burner with a sandstone mantel/surround and a stone hearth. Double timber doors with double glazed panels open to the office/second lounge.







**Office/Second Lounge**

11'5 x 11'3 (3.47m x 3.42m)

An ideal work-from-home triple aspect room with vaulted ceiling overlooking the gardens and beyond. Having a front facing hardwood double glazed window and full-height aluminium triple glazed panels and bi-folding aluminium doors with triple glazed panels both wrap around two sides of the room. There is a feature pendant light point, recessed lighting and engineered oak flooring with under floor heating and power points. To one wall, there is a range of fitted furniture, incorporating cupboards, shelving and drawers. The bi-folding doors open to the rear of the property.

A Light-Filled Office with  
Views of the Gardens





### Bedroom 5 15'3 x 9'6 (4.64m x 2.90m)

A versatile bedroom that has its own private access, making it ideal for a dependant relative. Having a front facing hardwood double glazed panel and a vaulted ceiling with exposed timber beams. Also having a ceiling mounted infrared heater, pendant light point, two partially panelled walls and engineered oak flooring with under floor heating. An oak door opens to the bedroom 5 en-suite. An oak stable-style door with double glazed panels opens to the front of the property. A staircase with a steel hand rail rises to the mezzanine.



### Bedroom 5 En-Suite

A stylish en-suite shower room with a side facing UPVC double glazed window, Velux sky light, extractor fan, recessed lighting, exposed stone, illuminated vanity mirror and tiled flooring with under floor heating. There is a suite, which comprises a low-level WC and a vanity unit, incorporating a marble work surface, storage and a granite wash hand basin with a chrome mixer tap. To one corner, there is a shower enclosure with fully tiled walls, a fitted Mira rain head shower, an additional hand shower facility and a curtain rail. Oak doors open to bedroom 5 and the utility room.



Gatehouse Farm

## Extensively Renovated by the Current Owners, Whilst Preserving the Inherent Character of the 1700s Farmhouse

### WC

Having a bronze double glazed window with a sandstone sill, pendant light point, extractor fan, partially panelled walls and stone flagged flooring with under floor heating. There is a suite, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

### Entrance Hall

Connecting the primary areas of the home and providing a warm welcome. Having exposed oak beams, pendant light points, recessed light point, two partially panelled walls, central heating radiator and herringbone oak flooring. There is a range of fitted furniture, incorporating cupboards, shelving, cloaks hanging and drawers. Oak doors open to the dining room and lounge. An opening also gives access to the garden room.

### Dining Room

15'1 x 14'6 (4.59m x 4.42m)

A wonderful dining room offering ample space for everyday dining and entertaining. Having a front facing hardwood double glazed window, exposed timber beams, pendant light point, wall mounted light points, central heating radiator and herringbone oak flooring. The focal point of the room is the open, cast-iron fireplace with a reclaimed oak mantel featuring Roman numeral carvings, a cast-iron canopy, stone surround and a decorative hearth. An oak door opens to bedroom 5 and a wide opening gives access to the breakfast kitchen. A hardwood door with a double glazed panel also opens to the patio at the front of the property.

### Bedroom 5

15'3 x 9'6 (4.64m x 2.90m)

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### Bedroom 5 Mezzanine

9'6 x 6'7 (2.90m x 2.00m)

A useful mezzanine that is enclosed by a glazed balustrade.

### Ground Floor Continued

### Bedroom 5 En-Suite

A stylish en-suite shower room with a side facing UPVC double glazed window, Velux sky light, extractor fan, recessed lighting, exposed

stone, illuminated vanity mirror and tiled flooring with under floor heating. There is a suite, which comprises a low-level WC and a vanity unit, incorporating a marble work surface, storage and a granite wash hand basin with a chrome mixer tap. To one corner, there is a shower enclosure with fully tiled walls, a fitted Mira rain head shower, an additional hand shower facility and a curtain rail. Oak doors open to bedroom 5 and the utility room.

From the dining room, a wide opening gives access to the:

### Breakfast Kitchen

16'11 x 11'6 (5.15m x 3.50m)

A well-appointed breakfast kitchen featuring a rear facing hardwood double glazed window, full-height hardwood triple glazed panel and a triple glazed roof light. There is also a pendant light point, recessed lighting and limestone tiled flooring with under floor heating. There is a range of bespoke solid wood fitted base/wall and drawer units, incorporating an integrated pantry cupboard, matching marble work surfaces, upstands and a 2.0 bowl Belfast sink with a chrome mixer tap. A central island provides additional storage, casual seating and incorporates a matching marble work surface, a white Smeg multi-zone induction hob and a Belling fan assisted oven and separate grill. The focal point of the kitchen, as in any country home, is the Aga range cooker with two hot plates, two ovens and an extractor fan above. The other integrated appliances include a Bosch dishwasher, full-height fridge and a full-height freezer. Wide openings give access to the dining room and garden room. An oak door also opens to the utility room.

### Utility Room

Having a rear facing hardwood double glazed window, skylight, extractor fan, recessed lighting, useful storage cupboard and limestone tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating a marble work surface, an upstand and a Belfast sink with a chrome mixer tap. There is also space/provision for an automatic washing machine. A hardwood door with double glazed panels opens to the rear of the property. Oak doors also open to the breakfast kitchen and bedroom 5.

### Garden Room

10'6 x 9'0 (3.20m x 2.75m)

A pleasant space for relaxing and enjoying the views of the gardens through floor-to-ceiling aluminium triple glazed panels. There is also a large quadruple glazed roof light, recessed lighting, exposed stone walling and limestone tiled flooring with under floor heating, and a natural flame fire and power points. Bi-folding aluminium doors with triple glazed panels open to the rear garden. Openings give access to the breakfast kitchen and entrance hall.





### Master Bedroom

15'4 x 11'9 (4.68m x 3.59m)

A spacious master bedroom with a front facing hardwood double glazed window, flush light point, central heating radiator and a decorative gritstone fireplace with a stone hearth. Oak doors open to the master en-suite.



### Bedroom 2

12'10 x 12'2 (3.90m x 3.70m)

A good-sized double bedroom with side facing hardwood double glazed windows to two sides of the room, pendant light point and a central heating radiator. This room has an interconnecting door to the master bedroom as well as access from the landing.



### Master En-Suite

An elegantly decorated and well-appointed en-suite shower room. Having a front facing hardwood double glazed window, an exposed timber beam, recessed lighting, extractor fan, chrome heated towel rail and engineered timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Mode chrome mixer tap and bespoke wooden storage beneath. Also having a shower enclosure with fully tiled walls, a hand shower facility and a curtain rail.



### Bedroom 3

12'3 x 9'10 (3.73m x 3.00m)

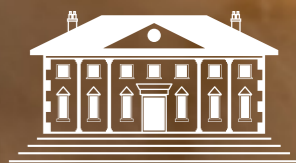
Another generously-sized bedroom with a front facing hardwood double glazed window that frames the far-reaching views, an exposed timber beam, a pendant light point and a central heating radiator.





### Family Bathroom

A luxurious family bathroom with a front facing hardwood double glazed window, recessed lighting, partially panelled walls, exposed stone, wall mounted light point, central heating radiator with a towel rail and Amtico flooring. Also having a built-in storage cabinet with shelving. There is a suite, which comprises of a low-level WC and a vanity unit, incorporating a marble work surface, a matching upstand and a solid marble sink with a chrome mixer tap. Beneath the window, there is a freestanding roll top bath with a Burlington chrome mixer tap and an additional hand shower facility. To one corner, there is a large shower enclosure with an extractor fan, a fitted Burlington rain head shower, an additional hand shower facility, an illuminated recessed shelf and a glazed screen/door.







Gatehouse Farm

## Situated within the Majestic Hope Valley Landscape, Offering a Serene Setting with Immediate Beautiful Countryside and Far-Reaching Views

From the entrance hall, an oak door opens to the:

### Lounge

33'9 x 14'4 (10.28m x 4.36m)

An exceptionally spacious reception room that provides space for two seating areas. Having front and rear facing hardwood double glazed windows, exposed timber beams and stone walling, pendant light points, central heating radiators and herringbone oak flooring. The focal point of the room is the Stovax log burner with a sandstone mantel/surround and a stone hearth. Double timber doors with double glazed panels open to the office/second lounge.

### Office/Second Lounge

11'5 x 11'3 (3.47m x 3.42m)

An ideal work-from-home triple aspect-setting with vaulted ceiling overlooking the gardens and beyond. Having a front facing hardwood double glazed window and full-height aluminium triple glazed panels and bi-folding aluminium doors with triple glazed panels both wrap around two sides of the room. There is a feature pendant light point, recessed lighting and engineered oak flooring with under floor heating and power points. To one wall, there is a range of fitted furniture, incorporating cupboards, shelving and drawers. The bi-folding doors open to the rear of the property.

From the entrance hall, a timber staircase with a hand-rail and wrought iron balustrade rises to the:

### First Floor

#### Landing

Having rear facing hardwood double glazed windows, deep hardwood sills and exposed timber beams, pendant light points and a central heating radiator. Oak doors open to the master bedroom, bedroom 2, storage cupboard, family bathroom, bedroom 3 and bedroom 4. Access can be gained to a loft space.

#### Master Bedroom

15'4 x 11'9 (4.68m x 3.59m)

A spacious master bedroom with a front facing hardwood double glazed window, flush light point, central heating radiator and a decorative gritstone fireplace with a stone hearth. An oak door opens to the master en-suite.

#### Master En-Suite

An elegantly decorated and well-appointed en-suite shower room. Having a front facing hardwood double glazed window, an exposed

timber beam, recessed lighting, extractor fan, chrome heated towel rail and engineered timber flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a Mode chrome mixer tap and bespoke wooden storage beneath. Also having a shower enclosure with fully tiled walls, a hand shower facility and a curtain rail.

#### Bedroom 2

12'10 x 12'2 (3.90m x 3.70m)

A good-sized double bedroom with side facing hardwood double glazed windows to two sides of the room, pendant light point and a central heating radiator. This room has an interconnecting door to the master bedroom as well as access from the landing.

#### Storage Cupboard

Having a pendant light point and housing the boiler and hot water cylinder.

#### Family Bathroom

A luxurious family bathroom with a front facing hardwood double glazed window, recessed lighting, partially panelled walls, exposed stone, wall mounted light point, central heating radiator with a towel rail and Amtico flooring. Also having a built-in storage cabinet with shelving. There is a suite, which comprises of a low-level WC and a vanity unit, incorporating a marble work surface, a matching upstand and a solid marble sink with a chrome mixer tap. Beneath the window, there is a freestanding roll top bath with a Burlington chrome mixer tap and an additional hand shower facility. To one corner, there is a large shower enclosure with an extractor fan, a fitted Burlington rain head shower, an additional hand shower facility, an illuminated recessed shelf and a glazed screen/door.

#### Bedroom 3

12'3 x 9'10 (3.73m x 3.00m)

Another generously-sized bedroom with a front facing hardwood double glazed window that frames the far-reaching views, an exposed timber beam, a pendant light point and a central heating radiator.

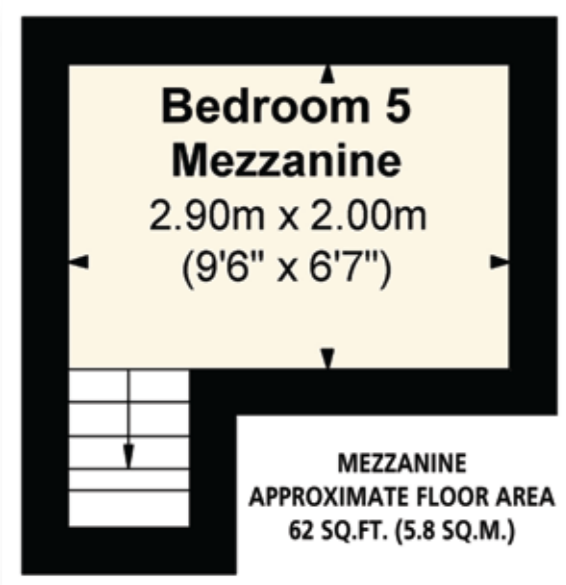
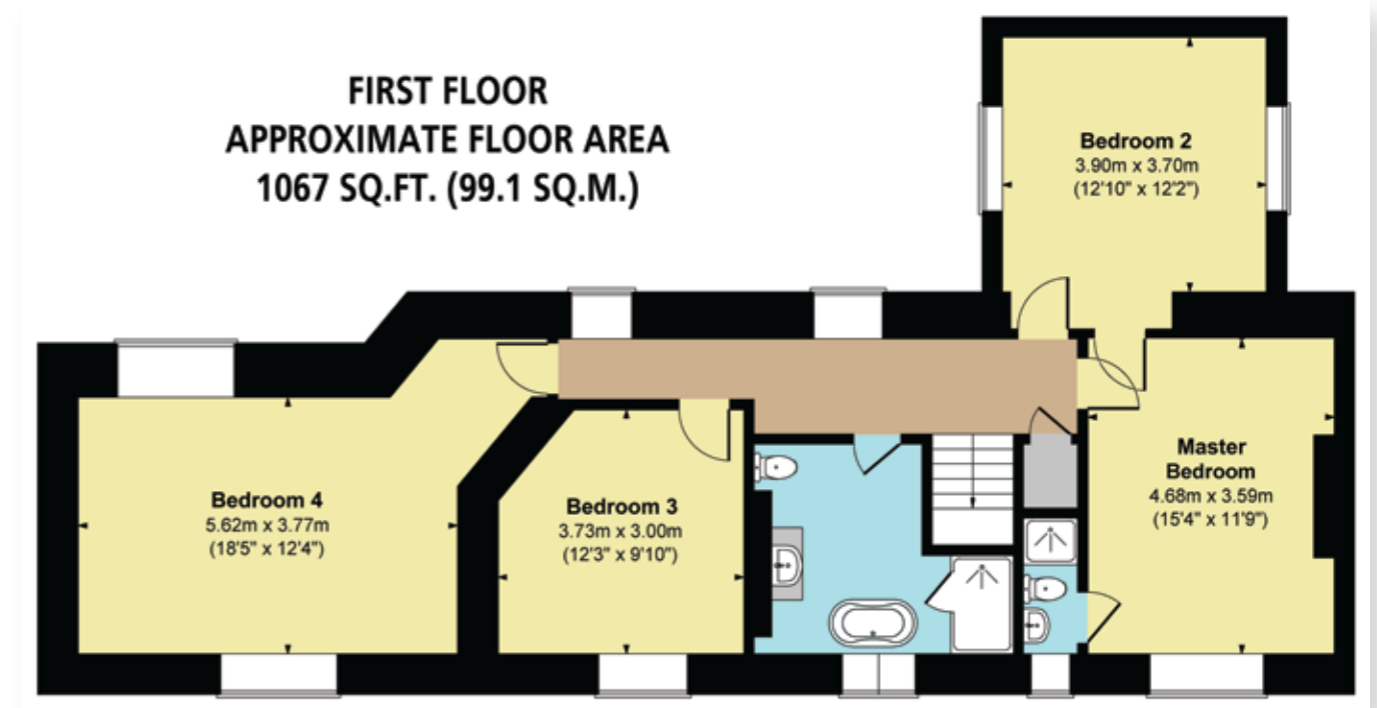
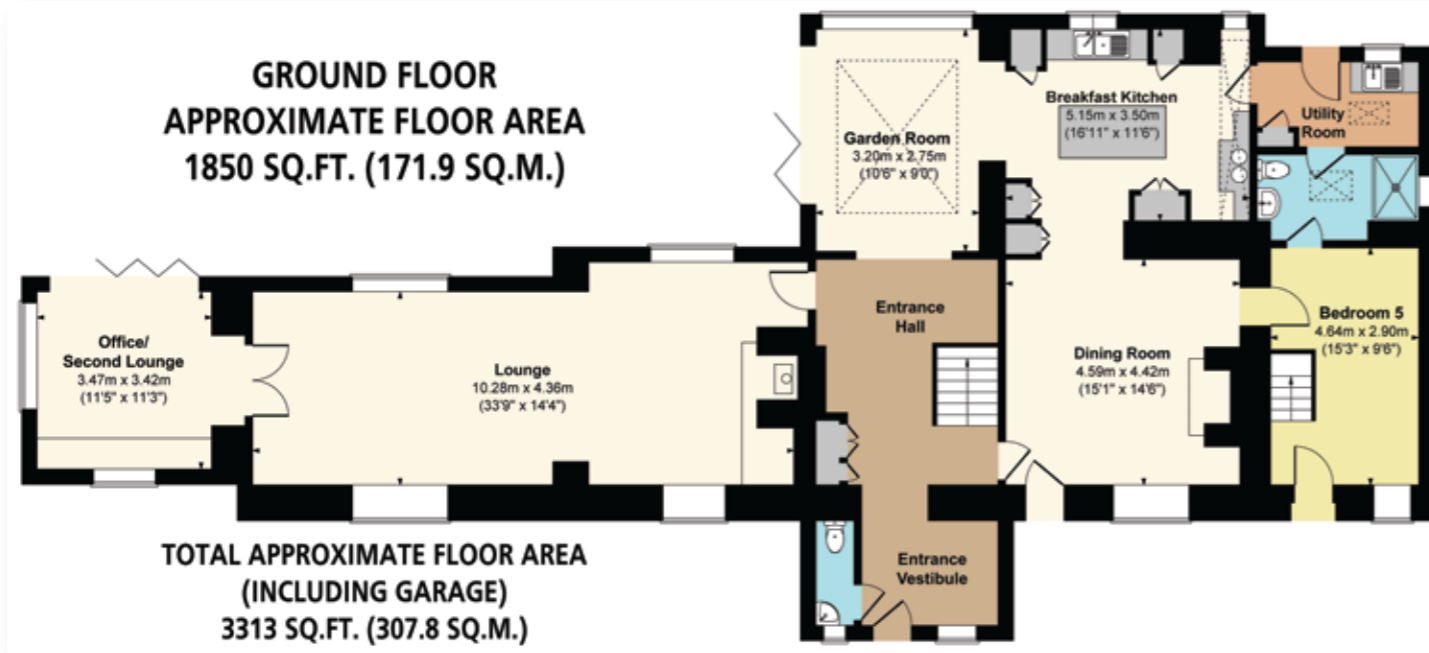
#### Bedroom 4

18'5 x 12'4 (5.62m x 3.77m)

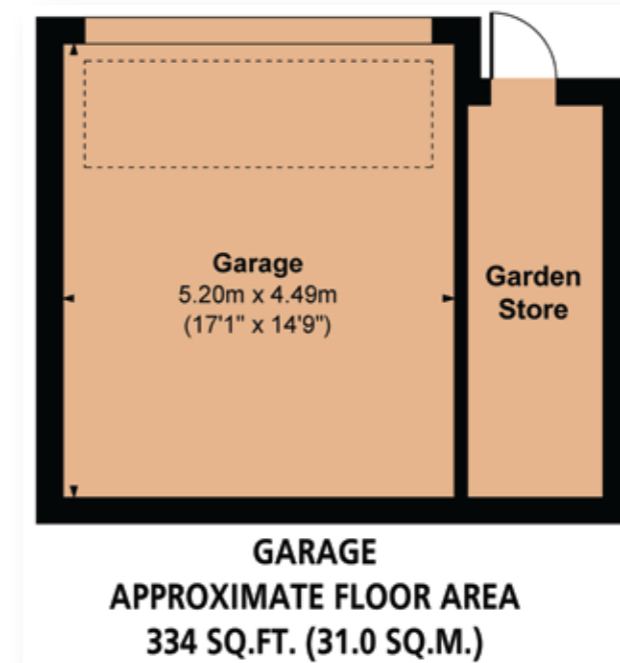
A large second bedroom with front and rear facing hardwood double glazed windows, an exposed timber beam, recessed lighting and central heating radiators. Access can also be gained to a loft space. This room has space and plumbing for an additional en-suite to be installed if desired.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Gatehouse Farm

## A Large Green Space Provides a Great Opportunity for Equestrian Use, Holiday Accommodation or Leisure Buildings (Subject to Planning)

### Exterior and Gardens

From Gatehouse Lane, a gravel driveway that Gatehouse Farm has a right of access over leads to a cattle grid with a timber gate and a separate pedestrian gate opening to Gatehouse Farm. To the front of the property, there is a large, gravelled driveway that provides parking for five vehicles. The driveway has exterior lighting and is bordered by established trees, shrubs and flowers. Access can be gained to the garage, garden store and seating terrace to the front elevation.

### Garage

17'1 x 14'9 (5.20m x 4.49m)

Large garage with an electric, remote controlled, roller shutter Hörmann door, light and power.

### Garden Store

Having light and a timber entrance door.

From the driveway, two sets of stone steps rise to a pleasant, stone flagged seating terrace with exterior lighting, an external power point and a water tap. The terrace is bordered by mature trees, shrubs and flowers, and provides access to the main entrance door and bedroom 5.

A gravel path continues from the terrace to a gravel patio with ornamental box hedging and seating area. Timber gates open to the continuation of the path where there is provision for a storage shed and the path wraps around to the rear with an external power point.

To the rear, a gravel path runs along the rear elevation with exterior lighting and access can be gained to the office and garden room. A stone flagged path also leads to a storage area with an external power point, exterior lighting and providing access to the utility room. The formal garden is mainly laid to lawn with ornamental box hedging, flowers and espalier fruit-trees. From the garden, stone steps and a separate grassed path lead up to a large elevated stone seating terrace ideal for entertaining.

A path leads from the seating terrace and continues to an extension of the garden that is mainly laid to lawn with mature trees, fruit trees and shrubs with lovely views over the property's fields. The area is bordered by post and rail fencing. The land leads adjacent to the rear elevation and extends to a large, grassed area that is densely populated by mature trees and has a gravelled patio area, that is set within timber sleepers and fire-pit area. Stone steps also lead back down to the main garden. A timber gate and a pedestrian gate open to the land, which belongs to Gatehouse Farm.

### Grazing Land

The grazing land is split into two fields, which are enclosed by stock fencing. A stream runs between the two fields and there is also a mains water pipe with a cap if water was required for livestock. The top field has access to Coggers Lane through a 5-bar gate and a gravelled track leads down to the field. The bottom field has a public footpath that is accessed from Hurstclough Lane/Gatehouse Lane and runs north to the top of the field.







### Exterior and Gardens Continued

To the rear, a gravel path runs along the rear elevation with exterior lighting and access can be gained to the office and garden room. A stone flagged path also leads to a storage area with an external power point, exterior lighting and providing access to the utility room. The formal garden is mainly laid to lawn with ornamental box hedging, flowers and espalier fruit-trees. From the garden, stone steps and a separate grassed path lead up to a large elevated stone seating terrace ideal for entertaining.







**Exterior and Gardens Continued**

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A gravel path continues from the terrace to a gravel patio with ornamental box hedging and seating area. Timber gates open to the continuation of the path where there is provision for a storage shed and the path wraps around to the rear with an external power point.







A Landscaped Rear Garden  
Enjoying Pleasant Seating Areas





### Exterior and Gardens Continued

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\*Image for Illustration Purposes Only

Standing within a Plot of Approximately  
9.5 Acres Including Grazing Land





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** F

**Services:** The heating is powered by mains electric and solar panels. The water is mains connected and the drainage is connected to a septic tank. There is no gas to the property but there is potential for the installation of a gas tank if required.

**Rights of Access/Shared Access:** From Gatehouse Lane, a gravel lane provides access to Gatehouse Farm. The neighbouring property, Gatehouse Farm Cottage has a right of access over Gatehouse Farm's private driveway.

**Covenants, Easements, Wayleaves and Flood Risk:** There are no covenants or wayleaves. There is a public footpath that is accessed from Hurstclough Lane/Gatehouse Lane and leads north through the bottom field. The flood risk is very low.

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.



## Gatehouse Farm

Gatehouse Lane, Hathersage,  
Hope Valley, Derbyshire S32 1BQ

**£1,495,000**