

Beresford House
Beresford Hall Estate, Hulme End



An Outstanding Four Bedroomed
Detached Country Residence...





Welcome to Beresford House

An exquisite countryside sanctuary awaits at Beresford House. Set within the historic site of the former Beresford Hall, this is a truly remarkable opportunity to acquire an Estate, which encompasses approximately 23 acres, a four bedroomed main house, a one bedroomed tower, multiple outbuildings and woodland.



Standing at the end of a mile long private drive, accentuated by listed stone pillars, Beresford House certainly provides an impressive welcome. Thanks to its elevated position above the River Dove, this outstanding residence boasts a unique and breathtaking setting. Panoramic views can be enjoyed throughout the Estate, whether you are atop the tower or relaxing within the formal gardens of the main house.

Beresford House is believed to have been constructed in 1852 with later 20th century additions. In more recent times, the house has been sympathetically restored by the current owner to create a grand family residence retaining inherent character. The accommodation offered by Beresford House is extremely liveable and is set across two floors. The entrance hall showcases a double-height ceiling with a galleried landing above and provides a warm welcome to the home. On the ground floor, there are two wonderful reception rooms with working fireplaces and a country-style dining kitchen featuring a two oven Aga. The first floor contains a spacious master bedroom suite, three additional bedrooms and a large family bathroom. Also on the first floor is a fully glazed, powder coated aluminium sun room by Apropos. From the sun room and viewpoint terrace above the formal garden that is connected by double doors, exceptional vistas and the tranquil surroundings can be relished.

The primary garden of Beresford House is positioned to the front of the dwelling and has been expertly landscaped with symmetry in mind. Divided into quarters by gravelled paths, centred around a stone garden vase, the formal garden is a beautiful accompaniment to the home and benefits from a south-easterly orientation. A stone staircase also leads down to an established, ornamental garden containing a small pond, immaculate lawns and a tree-lined path. Below the garden, there is a 4 acre field. To the rear of the property, there is a driveway with a detached double garage that leads to a rear courtyard. Within the courtyard, there is a pleasant, covered seating terrace, which is perfect for outdoor dining with family and friends.



A Truly Unique Opportunity to Acquire a Country Estate in a Stunning Location, which Extends to Approximately 23 Acres

From the private drive, the journey to the Tower is rather magnificent. Lined by tall trees and taking in a yew walk and narrative statue, a track leads you to the Grade II listed Tower and its gardens. Sitting above the gorge of the River Dove, the Tower House and its surroundings are a sight to behold. The Tower exudes character and spans five floors, including a rooftop terrace overlooking spectacular views and the gorge below.

Dotted around the substantial grounds of the Estate are various outbuildings. To the North of the site is a historically significant, Grade II* listed Fishing Temple. Although the Fishing Temple is not included within the sale of the Estate, the land surrounding it borders the River Dove and a private path adjoins part of the river, presenting a beautiful escape to appreciate nature. The other sizeable outbuildings include a tractor shed, versatile studio, garden store and an agricultural building houses an indoor swimming pool that is in need of refurbishment.

Beresford House is beautifully placed within a rural location in the Peak District. The closest village is Hartington, which has amenities that include a farm shop, village shop, cheese shop and two public houses. Ashbourne, Buxton and Leek can be reached by car in under 30 minutes and offer a further range of conveniences. Other Peak District towns such as Bakewell and Matlock are also easily accessible.

The History of Beresford Hall



Battling poverty, Cotton was resigned to selling the Hall in order to pay his debts in 1681. His death followed shortly after in 1687.

By 1815, Beresford Hall had fallen into a state of disrepair and was demolished around 1856 by Mr Beresford-Hope who had intended to rebuild it, but alas, never did. The ruins of the Hall remained on site into the 20th century and Beresford Cottages, now Beresford House, were combined into one residence in 1905. One of the previous occupants, F.W. Green, laid out a yew walk and statuary. A statue still remains at the end of the yew walk, which is believed to have been used in the Second World War for shooting practice, evident by the statue's bullet holes and headless figure.

Present Day at Beresford Hall Estate

Beresford House now offers living spaces that have been reinstated by the current owner to a standard that exemplifies grandeur, artistic flair and is sensitive to the historic nature of the home. There is potential for the Hall to be rebuilt in its historical or modern form on its original site under the National Planning Policy Framework 2021, Paragraph 84 (e). The current owner has begun these investigations and the results of which will be made available to the new owners.

The new design has to be of exceptional quality, in that it: – is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and – would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Built in local stone in Tudor times, Beresford Hall was inherited by Lady Olive Stanhope (granddaughter of Edward Beresford) in 1623. Married to Charles Cotton, they had a son, also named Charles, who was an author and poet.

Charles Junior developed a friendship with Izaak Walton, a well-known and keen fisherman. Of course, with Charles owning the river, this was a long-standing friendship. Charles constructed the Fishing Temple for Izaak Walton in 1674 (but dated over the door 1676) and from this, a book named "The Compleat Angler" was written. The Fishing Temple still stands today within the grounds of Beresford Hall Estate; however, it is owned by a third party and is not included in the eventual sale of the Estate.

The Tower within the grounds was also built by Charles Cotton, thought to have been constructed using stones from an ancient fort on the Keep site of the original castle. The Tower was restored from ruin in 1902.



Beresford House

Beresford House Sits at the End of a Mile Long Driveway that is Accentuated by Listed Stone Pillars, Providing an Impressive Welcome

Beresford House

The property briefly comprises of on the ground floor: Entrance hall, sitting room, under-stairs storage cupboard, rear hall, dining kitchen, pantry and lounge/dining room.

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

Outbuildings: Double garage with two store rooms, tool shed, gardeners WC, boiler room and store room. Within the grounds, there is a: garden store, agricultural building, tractor shed and studio.

Arriving at Beresford Hall Estate

From Mill Lane, listed gate piers with wrought iron gates open to a private drive owned by Beresford House. The mile long private drive with four cattle grids leads to the main entrance to Beresford House and also forks off to provide access to the studio and fishing temple.

From the private drive, two stone pillars with a metal gate opens to a grassed track that leads to a studio.

Studio

428 sq.ft. (39.8 sq.m.)

A versatile outbuilding, currently used as an artist's studio and is fully insulated. The internal footprint incorporates a large open space and three separate rooms. There are two separate double access doors, two windows and exterior lighting.

The grass track leads to a timber gate, which opens to a continuation of the track and eventually leads to a green space with the River Dove meandering by. There is also a stone-built Fishing Temple, which is not included in the sale. A path leads along the riverside, presenting a beautiful escape within private nature. At the end of the path is a handmade door, which opens to the Beresford Dale public footpath, owned by Beresford House, leading to Beresford Lane.

Back to the private drive, two stone pillars and a cattle grid provide access to Beresford House.

Beresford House

Ground Floor

Providing a formal entrance and perhaps historically the main entrance to the home, a hardwood door with a double glazed panel opens to the:

Entrance Hall

Extending a warm welcome to the home and featuring a double-height ceiling with a galleried landing above. Having wall mounted light points, central heating radiators and tiled flooring with under floor heating. A wide opening leads to the sitting room. A pine door with obscured glazed panels opens to an under-stairs storage cupboard and a further pine door opens to the lounge/dining room. A timber door with glazed panels opens to the rear hall.

Sitting Room

18'10 x 10'9 (5.75m x 3.28m)

A bright reception room with front and side facing UPVC double glazed windows, two of which have fitted shutters. Also having a coved ceiling, wall mounted light points, central heating radiators, telephone point, TV/aerial point and tiled flooring with under floor heating. The focal point of the room is the log burner that is set beneath a timber mantel and within a brick surround.

Under-Stairs Storage Cupboard

Having a flush light point and tiled flooring.

Rear Hall

Having a pendant light point, central heating radiator and tiled flooring with under floor heating. A pine door with a glazed panel opens to the dining kitchen. A heavy timber door with a double glazed side panel opens to the rear of the property, an entrance more commonly used for everyday life.

Dining Kitchen

15'10 x 14'4 (4.83m x 4.36m)

A country-style dining kitchen with rear facing timber double glazed windows and a side facing UPVC double glazed window. Also having exposed timber beams, flush light points, central heating radiator, telephone point, TV/aerial point and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching marble work surfaces, upstands, under-counter lighting, Miele dishwasher and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. The main appliance is the oil-fired Aga that has two hot plates, two ovens and a decorative tiled splash back above. Pine doors open to the pantry and to a staircase rising to the inner landing on the first floor. Double pine doors also open to the lounge/dining room.

Pantry

12'2 x 9'0 (3.71m x 2.74m)

Having a rear facing double glazed window with a cat flap, pendant light point, stone and marble slab tables and tiled flooring. There is space/provision for an automatic washing machine and a freestanding full-height fridge/freezer.



Entrance Hall

Extending a warm welcome to the home and featuring a double-height ceiling with a galleried landing above. Having wall mounted light points, central heating radiators and tiled flooring with under floor heating. A wide opening leads to the sitting room. A pine door with obscured glazed panels opens to an under-stairs storage cupboard and a further pine door opens to the lounge/dining room. A timber door with glazed panels opens to the rear hall.



An Inviting Entrance Hall
Featuring a Beautiful Staircase



Sitting Room
18'10 x 10'9 (5.75m x 3.28m)

A bright reception room with front and side facing UPVC double glazed windows, two of which have fitted shutters. Also having a coved ceiling, wall mounted light points, central heating radiators, telephone point, TV/aerial point and tiled flooring with under floor heating. The focal point of the room is the log burner that is set beneath a timber mantel and within a brick surround.





Dining Kitchen

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A Traditional Dining Kitchen,
Filled with Character



Lounge/Dining Room
21'9 x 13'8 (6.64m x 4.16m)

A generously-sized reception room with space for both relaxing and dining. Having front facing UPVC double glazed windows, exposed timber beams and wall mounted light points. Also having central heating radiators with decorative covers, telephone point and TV/aerial points. The focal point of the room is the cast iron fireplace with a timber mantel and slate hearth. To either side of the fireplace are book shelves, one of which is also a concealed door that opens to the entrance hall.



A Generously-Sized
Lounge/Dining Room





Beresford House

Beresford House is Believed to Have Been Constructed in 1852 and has More Recently Been Sympathetically Restored by the Current Owner

Lounge/Dining Room

21'9 x 13'8 (6.64m x 4.16m)

A generously-sized reception room with space for both relaxing and dining. Having front facing UPVC double glazed windows, exposed timber beams and wall mounted light points. Also having central heating radiators with decorative covers, telephone point and TV/aerial points. The focal point of the room is the cast iron fireplace with a timber mantel and slate hearth. To either side of the fireplace are book shelves, one of which is also a concealed door that opens to the entrance hall.

From the entrance hall, a staircase with a pine hand rail, balustrading and carpet rods rises to the:

First Floor

Galleried Landing

A front facing UPVC double glazed panel serves as a picture window, perfectly framing the far-reaching views. Also having a coved ceiling, pendant light point with a decorative ceiling rose, recessed lighting, wall mounted light points, dado rail and a central heating radiator. Pine doors open to bedroom 2 and the master bedroom. An opening gives access to the inner landing.

Bedroom 2

18'11 x 11'7 (5.77m x 3.54m)

A sizeable double bedroom with front and side facing UPVC double glazed windows, exposed timber beams, pendant light points, central heating radiators, TV/aerial point and a telephone point. The focal point of the room is the fireplace which features a decorative timber mantel, brick surround and marble hearth. Access can be gained to a loft space.

Master Bedroom

15'9 x 14'7 (4.80m x 4.45m)

A spacious master bedroom with rear and side facing UPVC double glazed windows, pendant light point, central heating radiator, telephone point and a TV/aerial point. The centrepiece of the room is the fireplace with a timber mantel, decorative plaster cast surround and a marble hearth. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and one of the cupboards houses the hot water cylinder. A timber door with obscured glazed panels opens to the master en-suite.

Master En-Suite

A well-appointed en-suite shower room with a rear facing timber double glazed window, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. There is a Laufen suite in white, which comprises of a low-level WC, a bidet with a chrome mixer tap and a pedestal wash hand basin with a chrome mixer tap. To

one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door. A timber door opens to the inner landing. Access can also be gained to a loft space.

Inner Landing

Having recessed lighting, central heating radiator and access can be gained to a loft space. High, obscured glazed panels adjoin bedrooms 3 and 4. Pine doors open to bedroom 3, bedroom 4, family bathroom and master en-suite. A pine door with glazed panels opens to the sun room. A staircase with a timber hand rail leads down to a timber door, which opens to the dining kitchen.

Bedroom 3

15'9 x 14'7 (3.30m x 2.65m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating long hanging and shelving.

Bedroom 4

10'8 x 8'8 (3.25m x 2.65m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator, telephone point and a TV/aerial point. There is a range of fitted furniture, incorporating long hanging and shelving.

Sun Room

14'5 x 12'4 (4.39m x 3.76m)

A stunning vantage point for the extensive countryside views. The sun room is constructed from powder coated aluminium and was installed by Apropos. The roof is double glazed with integrated windows and the double glazed walls face the front, side and rear. Also having exposed stone walling, a central heating radiator, glazed shelving, TV/aerial point, telephone point and tiled flooring. The focal point of the room is the fireplace with a sandstone mantel and a stone surround/hearth. Double aluminium doors with double glazed panels opens to the viewpoint terrace.

Family Bathroom

A luxury family bathroom that incorporates a side facing UPVC double glazed window with a marble sill, recessed lighting, central heating radiator, shaver point and tiled flooring. There is a suite, which comprises of a low-level WC and two Laufen pedestal wash hand basins with chrome mixer taps, marble splash backs, glazed shelves and illuminated vanity mirrors above. Between the two basins, there is a freestanding Victoria + Albert roll top bath with a chrome mixer tap and a hand shower facility. There is also a range of fitted furniture, incorporating shelving. To one corner, there is a separate shower enclosure with a rain head shower and a glazed screen/door. Access can be gained to a loft space.





Master Bedroom
15'9 x 14'7 (4.80m x 4.45m)

A spacious master bedroom with rear and side facing UPVC double glazed windows, pendant light point, central heating radiator, telephone point and a TV/aerial point. The centrepiece of the room is the fireplace with a timber mantel, decorative plaster cast surround and a marble hearth. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and one of the cupboards houses the hot water cylinder. A timber door with obscured glazed panels opens to the master en-suite.



Bedroom 2
18'11 x 11'7 (5.77m x 3.54m)

A sizeable double bedroom with front and side facing UPVC double glazed windows, exposed timber beams, pendant light points, central heating radiators, TV/aerial point and a telephone point. The focal point of the room is the fireplace which features a decorative timber mantel, brick surround and marble hearth. Access can be gained to a loft space.



Master En-Suite

A well-appointed en-suite shower room with a rear facing timber double glazed window, recessed lighting, partially tiled walls, central heating radiator, chrome heated towel rail and tiled flooring. There is a Laufen suite in white, which comprises of a low-level WC, a bidet with a chrome mixer tap and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted shower and a glazed screen/door. A timber door opens to the inner landing. Access can also be gained to a loft space.



Bedroom 3
15'9 x 14'7 (3.30m x 2.65m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. There is a range of fitted furniture, incorporating long hanging and shelving.



Sun Room

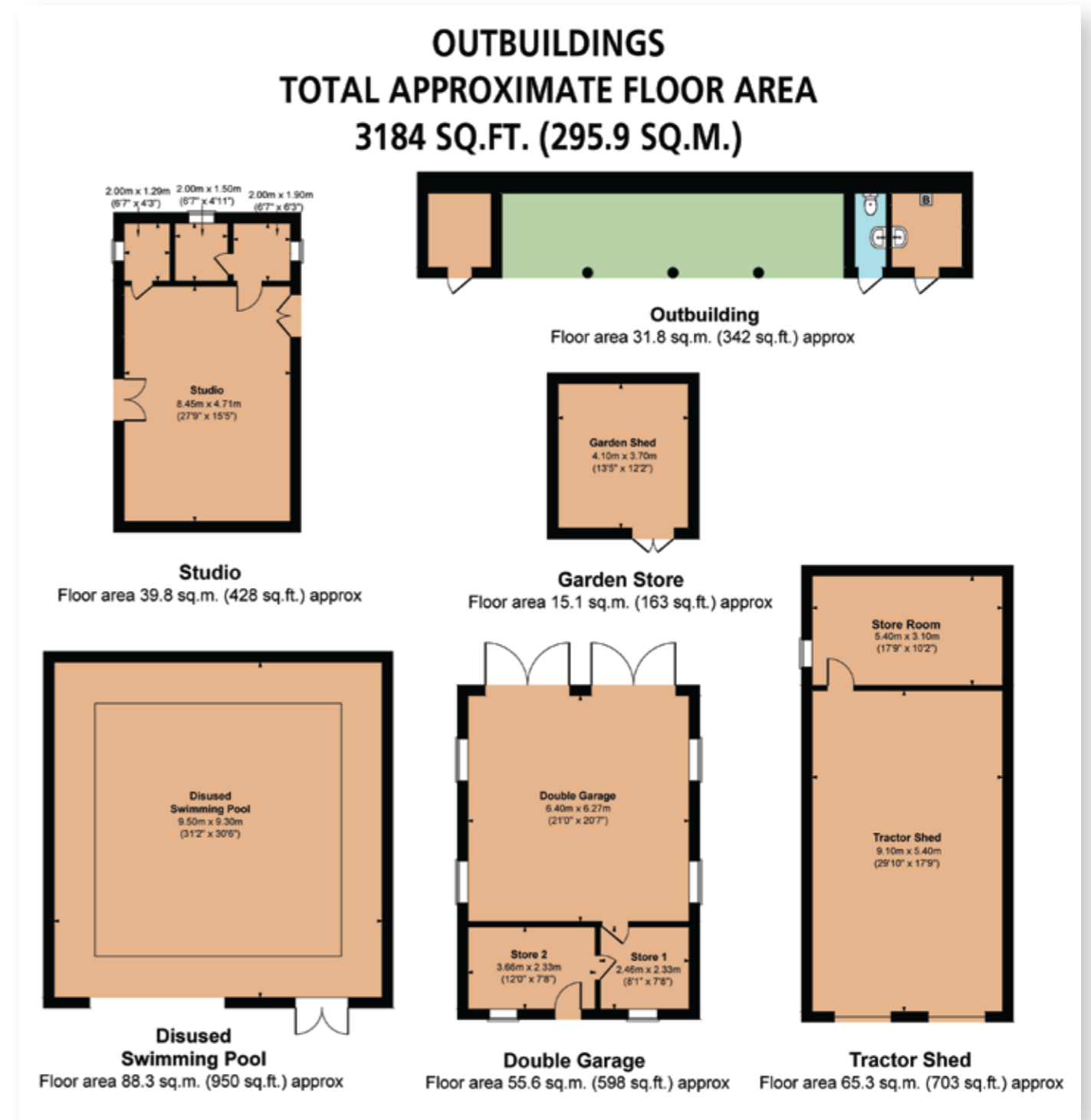
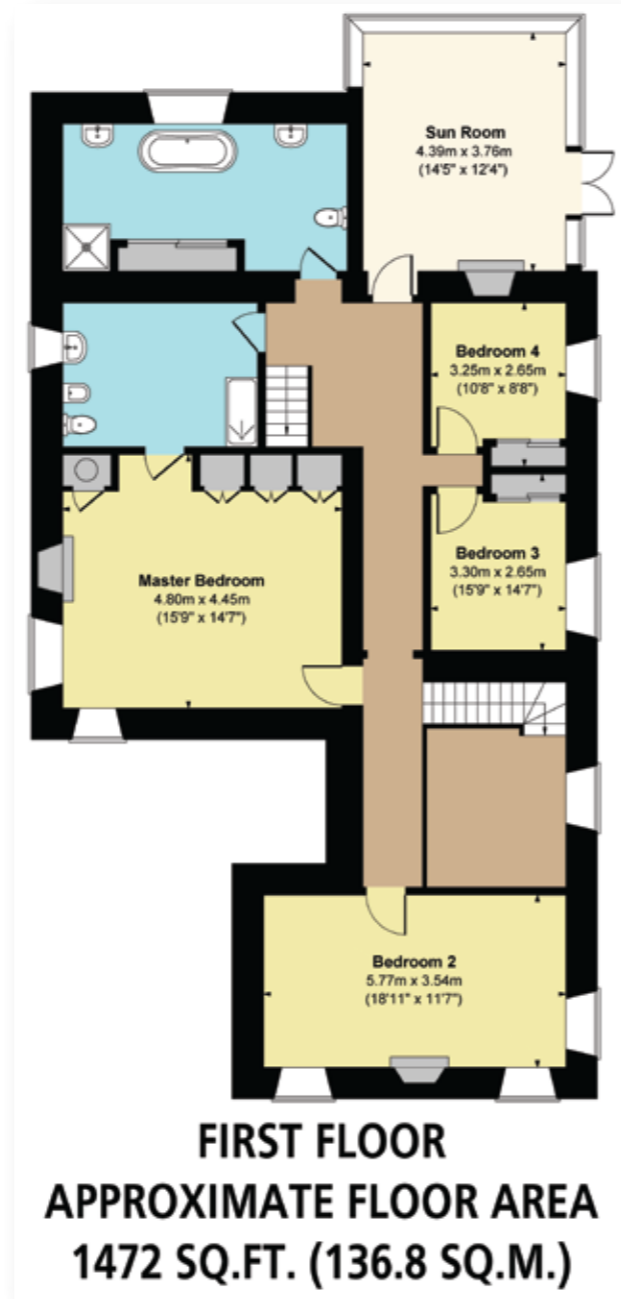
14'5 x 12'4 (4.39m x 3.76m)

A stunning vantage point for the extensive countryside views. The sun room is constructed from powder coated aluminium and was installed by Apropos. The roof is double glazed with integrated windows and the double glazed walls face the front, side and rear. Also having exposed stone walling, a central heating radiator, glazed shelving, TV/aerial point, telephone point and tiled flooring. The focal point of the room is the fireplace with a sandstone mantel and a stone surround/hearth. Double aluminium doors with double glazed panels opens to the viewpoint terrace.

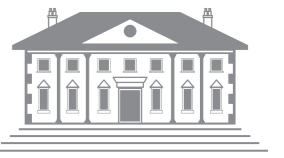


A Versatile Sun Room,
Enjoying Far-Reaching Views





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



The Beautiful Grounds of Beresford House Comprise of Neatly Manicured Lawns with Established Planting and an Ornamental Garden



Beresford House - Exterior and Gardens

From the private drive, two stone pillars provide the main entrance to the property.

The driveway splits off into two. The left side gives access to a secondary entrance from Beresford Lane and the right side continues to the house. A gravelled track also leads away from the house, providing access to the tractor store and Tower.

Secondary Driveway

The secondary driveway is flanked by mature hedging and runs down the side of Beresford House. Access can be gained through stone pillars to the formal garden at the front of the property. Opposite the pillars, there is also a sheltered patio area. Continuing down the driveway, there is an agricultural building that contains an indoor swimming pool; however, it requires refurbishment. To the front of the agricultural building, there is a lawned area that is bordered by mature hedging. The driveway eventually leads to a sliding gate, which is set between stone pillars and opens to Beresford Lane, creating a secondary entrance to the home.

Main Driveway

The right side of the driveway leads to the house and is bordered to one side by a lawn, which incorporates mature trees and a garden store. Within the driveway, there is a detached double garage with a gravelled parking area in front.

Garden Store

13'5 x 12'2 (4.10m x 3.70m)

Accessed by double timber doors, the garden store has light and power.

Double Garage

21'0 x 20'7 (6.40m x 6.27m)

Having two sets of double timber doors, side facing timber glazed sash windows, light and power. A timber door opens to store 1.

Store 1

8'1 x 7'8 (2.46m x 2.33m)

With a rear facing timber sash window, light and power. A timber door opens to store 2.

Store 2

12'0 x 7'8 (3.66m x 2.33m)

With a rear facing timber sash window and light. A timber entrance door opens to rear courtyard.

Continuing down one side of the double garage, the driveway leads to a courtyard. The courtyard is gravelled and provides parking for several vehicles and access to a tool shed. To the left side of the courtyard, there is a roofed timber structure which has a lovely stone flagged seating terrace that is perfect for dining and relaxing with family and friends. Towards the top of the courtyard, there is a stone flagged patio with exterior lighting and a water tap. Access can be gained to the gardeners WC, boiler room, store room and main entrance door.

Tool Shed

Having a timber entrance door and a glazed panel.

Gardeners WC

Having a timber access door, flush light point and tiled flooring. There is a suite in white, which comprises of a Dudley low-level WC and a wall mounted wash hand basin with traditional chrome taps.

Boiler Room

Having a timber access door, light, power and tiled flooring. There is an Armitage Shanks Belfast sink with traditional hot and cold chrome taps and work surfaces to either side. The room also houses the recently installed Worcester boiler serving the main house.

Store Room

Having a timber access door, glazed panel, light, stone slab table, power and tiled flooring.

From the courtyard, steps rise to a large lawned area that has mature trees, mature shrubs and hedge borders. To one corner, the oil tank serving the house is located. Within the hedge, an archway leads to the secondary driveway.

From the gravelled parking area in front of the double garage, a timber gate set between two stone pillars opens to a gravelled path. The path has lawn to one side with mature trees and to the other side there is a range of planting. A gap within a stone wall leads back to the courtyard. The path continues and wraps around to the front of the property.

To the front, there is a formal garden that is split into quarters. The garden is set around a circular gravelled centre-point with a stone garden vase. Gravelled paths lead off into four directions, one of which

is to the formal entrance door. Between two mature shrubs, stone steps rise to a continuation of the path, which connects to the secondary driveway and stone steps rise to the viewpoint terrace.

Viewpoint Terrace

A stone flagged seating terrace that takes in the beautiful views and connects with the sun room through double glazed doors.

Another opening between two mature shrubs provides access to an additional lawned area with mature trees and a rose bush. This area links to the agricultural building and a path leads to the ornamental garden.

The ornamental garden is positioned to the left side of the property with a south-west facing orientation. Paths run alongside lawns, all bordered by box hedging and carefully planted trees lining the path. The centrepiece of the garden is the pond that is set within a raised stone square. Along a stone wall, there is a raised planted border containing a range of flowers. Stone steps rise back to the formal front garden and side access path. An opening in a hedge lead to a timber pergola which provides access to a manicured garden that is enclosed by mature hedging. Another timber pergola leads to the lawn beside the main driveway.



Exterior and Gardens

To the front, there is a formal garden that is split into quarters. The garden is set around a circular gravelled centre-point with a stone garden vase. Gravelled paths lead off into four directions, one of which is to the formal entrance door. Between two mature shrubs, stone steps rise to a continuation of the path, which connects to the secondary driveway and stone steps rise to the viewpoint terrace.

Viewpoint Terrace

A stone flagged seating terrace that takes in the beautiful views and connects with the sun room through double glazed doors.



Exterior and Gardens

Continuing down one side of the double garage, the driveway leads to a courtyard. The courtyard is gravelled and provides parking for several vehicles and access to a tool shed. To the left side of the courtyard, there is a roofed timber structure which has a lovely stone flagged seating terrace that is perfect for dining and relaxing with family and friends. Towards the top of the courtyard, there is a stone flagged patio with exterior lighting and a water tap. Access can be gained to the gardeners WC, boiler room, store room and main entrance door.



A Rear Courtyard Offers a
Double Garage & Extensive Parking



Exterior and Gardens

The ornamental garden is positioned to the left side of the property with a south-west facing orientation. Paths run alongside lawns, all bordered by box hedging and carefully planted trees lining the path.

The centrepiece of the garden is the pond that is set within a raised stone square. Along a stone wall, there is a raised planted border containing a range of flowers. Stone steps rise back to the formal front garden and side access path. An opening in a hedge lead to a timber pergola which provides access to a manicured garden that is enclosed by mature hedging. Another timber pergola leads to the lawn beside the main driveway.



Exterior and Gardens

Splitting off from the main driveway, a gravelled track takes you on the journey to the Tower.

The gravelled track continues and is flanked by towering trees. To one side of the track, there is a yew tree walk, which leads into vast woodland. Along the track, there is a stone statue, which was used for shooting practice in the Second World War.



To the left side of the Tower, there is a stone flagged patio with a stone slab bench. Stone steps lead down to a stone flagged path, which provides access to the lower ground floor bathroom.

Accessible from the driveway and front terrace via stone steps, is the right side of the Tower. A stone flagged terrace stands in an elevated position, allowing a fantastic vantage point. Half-circle stone steps lead down to a gravelled path, edged by stone, that wraps around a pond. Surrounding the path is a garden that is mainly laid to lawn with mature trees, shrubs and being enclosed by stone walling. From the terrace and garden, stone steps rise to the rear of the Tower where there is a small lawned area with mature shrubs and housing the oil tank.





The Tower

A Grade II Listed Tower, Sitting in a Unique Position Above the Gorge of the River Dove

Splitting off from the main driveway, a gravelled track takes you on the journey to the Tower. Almost immediately, there is a timber gate, which opens to a hard standing that is surrounded by wild greenery and contains a tractor shed. On one of the enclosing stone walls of this area, there is a natural water pump.

Tractor Shed

703 sq.ft. (65.3 sq.m.)

Having double timber doors and a separate store to the back of the shed with a window.

The gravelled track continues and is flanked by towering trees. To one side of the track, there is a yew tree walk, which leads into vast woodland. Along the track, there is a stone statue, which was used for shooting practice in the Second World War.

Upon arrival at the Tower, there is an expanse of lawn that has three mature trees and a rearing horse statue set on a stone plinth. The garden is partially bordered by stone walling. The lawn leads to a gravel driveway that leads the eye to the Tower.

The Tower

Ground Floor

A heavy oak door with a brass door knocker opens to the:

Kitchen/Living Room

19'2 x 15'3 (5.84m x 4.66m)

A wonderful room that is filled with character. Having front, side and rear facing aluminium glazed leaded windows that are set within stone mullions. One of the windows has a fitted seat. Also having exposed timber beams, flush light points, wall mounted light points, exposed stone walling, central heating radiator, telephone point and oak flooring. There is a range of fitted base units and a wall unit, incorporating a timber work surface, an inset 1.0 bowl Armitage Shanks sink with a gold mixer tap, Miele dishwasher and an under-counter fridge. The focal point of the room is the log burner with a timber mantel and a stone surround/hearth.

From the kitchen/living room, a stone staircase with a rope handrail leads down to the:

Lower Ground Floor

Bathroom

A traditional bathroom, featuring a stone barrel ceiling with arches and side facing aluminium glazed leaded windows that are set within stone mullions. Also having wall mounted light points, heated towel rail, central heating radiator and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating an inset wash hand basin with traditional chrome taps. Beneath one of the windows, there is a freestanding roll top bath with a chrome mixer tap and a hand shower facility. There are two recessed cupboards and double timber doors also open to a boiler

cupboard that houses the Worcester boiler. A heavy oak door opens to one side of the Tower.

From the kitchen/living room, a staircase with a timber hand rail and balustrading rises to the:

First Floor

Lounge

19'2 x 15'3 (5.84m x 4.66m)

A cosy retreat, perfect for unwinding. Having front, side and rear facing aluminium glazed leaded windows and side facing aluminium leaded glazed panels, all set within stone mullions and two of the windows have fitted seats. Also having exposed timber beams, flush light points, wall mounted light points, exposed stone walling, central heating radiators, TV/aerial point, telephone point and timber flooring. The focal point of the room is the open fireplace with a timber mantel and a stone surround/hearth.

The staircase continues to the:

Second Floor

Bedroom

19'2 x 15'3 (5.84m x 4.66m)

A generously sized double bedroom with front and rear facing aluminium glazed leaded windows that are set within stone mullions. Beneath the front facing window, there is a WC that is integrated within a window seat. There are also two aluminium glazed circular panels set within stone and two further metal glazed circular panels with a glazed roof panel above. Also having exposed timber beams, flush light points, exposed stone walling, central heating radiators, TV/aerial point, telephone point and timber flooring. To one side of the WC, there is a vanity unit, which incorporates an inset wash hand basin with traditional chrome taps. The focal point of the room is the open fireplace with a timber mantel and a stone surround/hearth.

From the bedroom, a pine staircase with a wrought iron hand rail and balustrading rises to the:

Third Floor

Landing

Having wall mounted light points and a hardwood door with a double-glazed panel opens to the rooftop terrace. Above the staircase there is a plant cupboard.

Rooftop Terrace

28'8 x 9'10 (8.75m x 3.00m)

Boasting spectacular 360° views of the surrounding land, gorge rock face and countryside beyond. Enclosed by stone walling and metal handrails, the stone flagged terrace presents a beautiful outdoor space that is truly astonishing. The terrace has exterior lighting and double timber doors opening to a store.



Exterior and Gardens

Upon arrival at the Tower, there is an expanse of lawn that has three mature trees and a rearing horse statue set on a stone plinth. The garden is partially bordered by stone walling. The lawn leads to a gravel driveway that leads the eye to the Tower.

To the front of the Tower, a gravelled driveway provides parking for several vehicles and stone steps flanked by two stone pillars rise to the front of the Tower. To the front, there is a stone flagged terrace that has six inset memorial stones dating as far back as 1876. There is also a stone bench and the terrace is bordered by a mixture of stone walling. Access can be gained to the main entrance door with an ornate lantern above and a wrought iron gate also opens to the right side of the property.





Kitchen/Living Room
19'2 x 15'3 (5.84m x 4.66m)

A wonderful room that is filled with character. Having front, side and rear facing aluminium glazed leaded windows that are set within stone mullions. One of the windows has a fitted seat. Also having exposed timber beams, flush light points, wall mounted light points, exposed stone walling, central heating radiator, telephone point and oak flooring. There is a range of fitted base units and a wall unit, incorporating a timber work surface, an inset 1.0 bowl Armitage Shanks sink with a gold mixer tap, Miele dishwasher and an under-counter fridge. The focal point of the room is the log burner with a timber mantel and a stone surround/hearth.



Bathroom

A traditional bathroom, featuring a stone barrel ceiling with arches and side facing aluminium glazed leaded windows that are set within stone mullions. Also having wall mounted light points, heated towel rail, central heating radiator and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating an inset wash hand basin with traditional chrome taps. Beneath one of the windows, there is a freestanding roll top bath with a chrome mixer tap and a hand shower facility. There are two recessed cupboards and double timber doors also open to a boiler cupboard that houses the Worcester boiler. A heavy oak door opens to one side of the Tower.



Kitchen/Living Room



Lounge
19'2 x 15'3 (5.84m x 4.66m)

A cosy retreat, perfect for unwinding. Having front, side and rear facing aluminum glazed leaded windows and side facing aluminum leaded glazed panels, all set within stone mullions and two of the windows have fitted seats. Also having exposed timber beams, flush light points, wall mounted light points, exposed stone walling, central heating radiators, TV/aerial point, telephone point and timber flooring. The focal point of the room is the open fireplace with a timber mantel and a stone surround/hearth.



Bedroom

19'2 x 15'3 (5.84m x 4.66m)

A generously sized double bedroom with front and rear facing aluminium glazed leaded windows that are set within stone mullions. Beneath the front facing window, there is a WC that is integrated within a window seat. There are also two aluminium glazed circular panels set within stone and two further metal glazed circular panels with a glazed roof panel above. Also having exposed timber beams, flush light points, exposed stone walling, central heating radiators, TV/aerial point, telephone point and timber flooring.

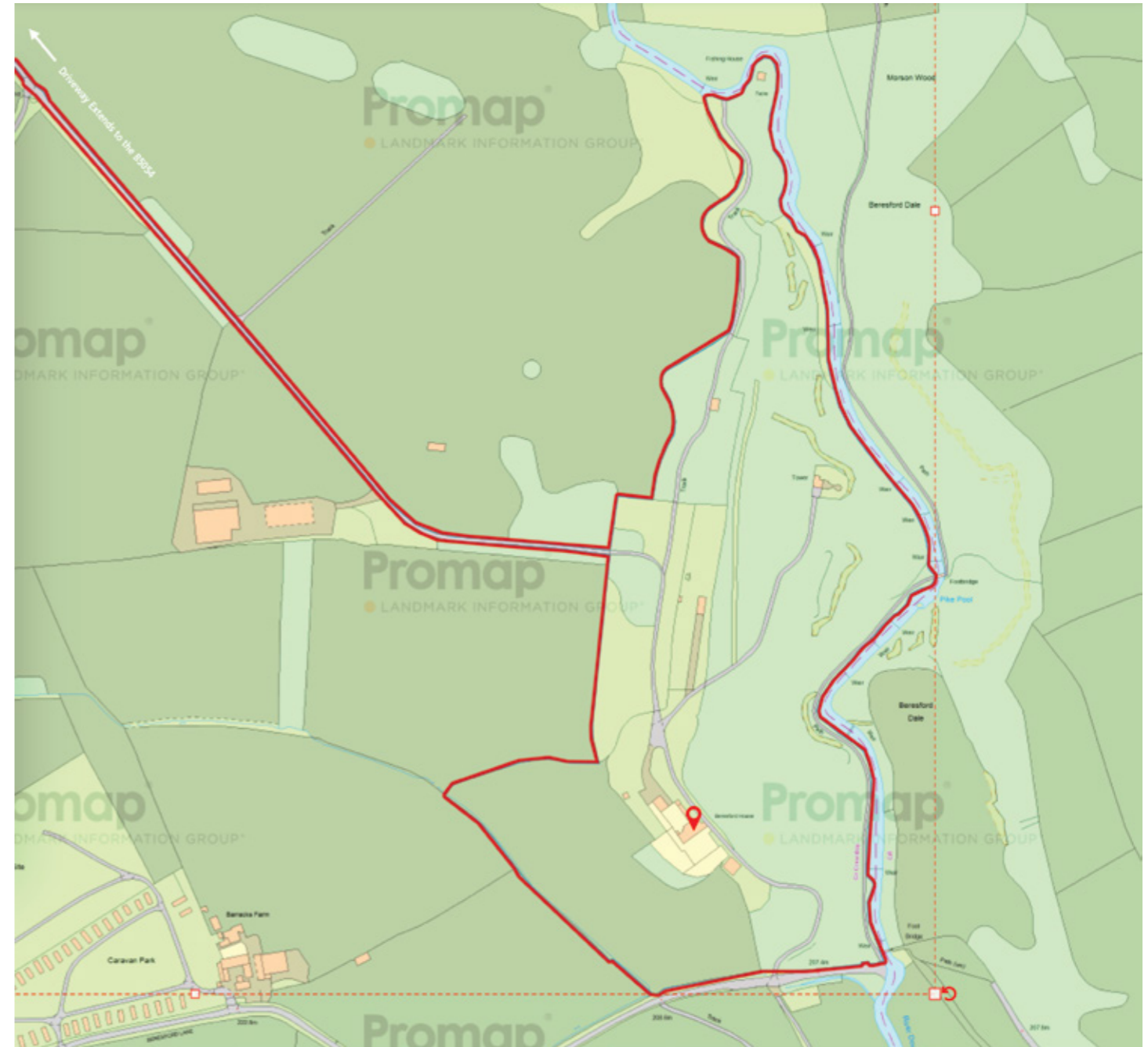
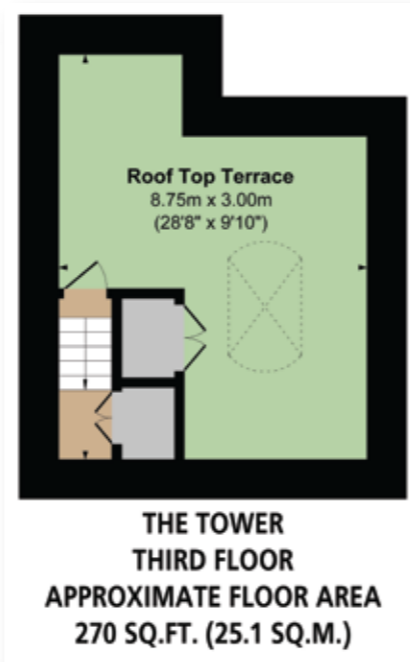
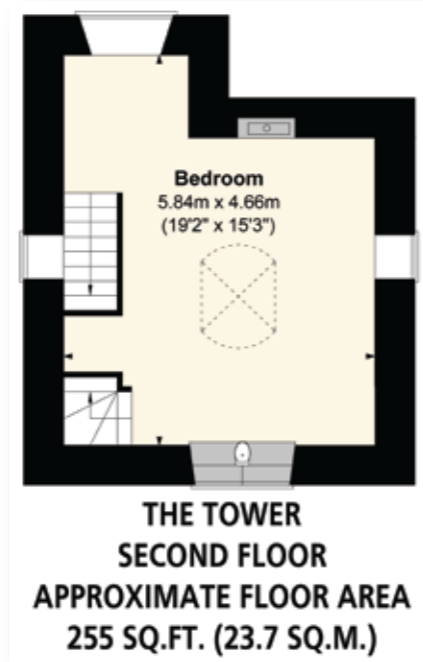
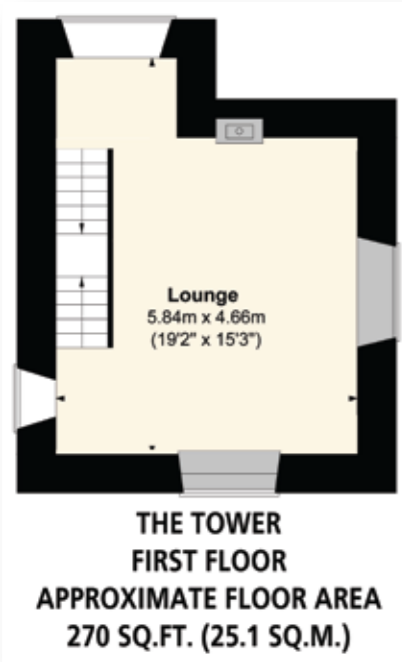
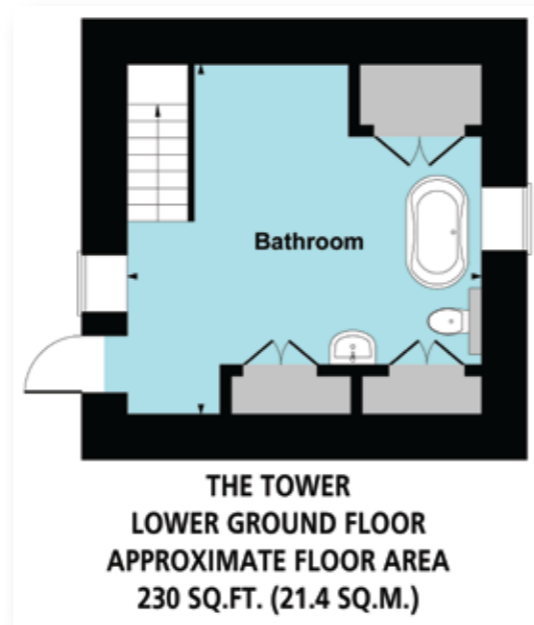
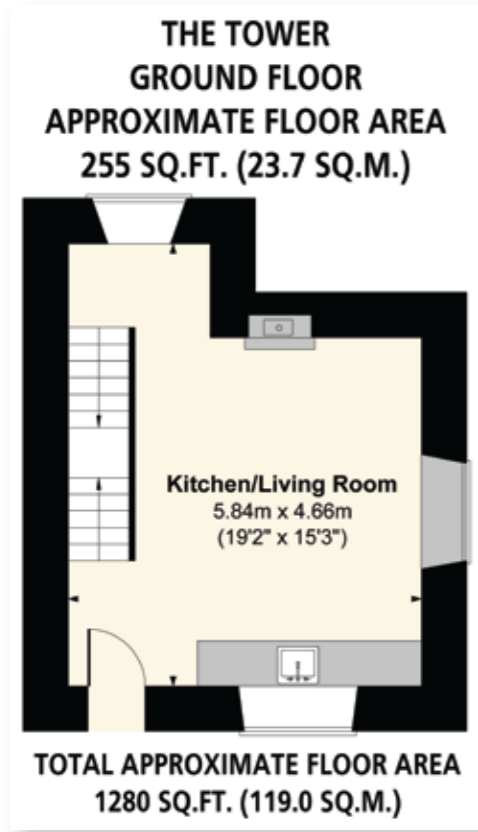
To one side of the WC, there is a vanity unit, which incorporates an inset wash hand basin with traditional chrome taps. The focal point of the room is the open fireplace with a timber mantel and a stone surround/hearth.



View from The Tower

Spectacular, Panoramic Views
of the Surrounding Countryside





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	



The Tower

The Tower has Its Own Grounds, Incorporating a Large Lawn, Terraces and a Garden

Exterior and Gardens – The Tower

To the front of the Tower, a gravelled driveway provides parking for several vehicles and stone steps flanked by two stone pillars rise to the front of the Tower. To the front, there is a stone flagged terrace that has six inset memorial stones dating as far back as 1876. There is also a stone bench and the terrace is bordered by a mixture of stone walling. Access can be gained to the main entrance door with an ornate lantern above and a wrought iron gate also opens to the right side of the property.

To the left side of the Tower, there is a stone flagged patio with a stone

slab bench. Stone steps lead down to a stone flagged path, which provides access to the lower ground floor bathroom.

Accessible from the driveway and front terrace via stone steps, is the right side of the Tower. A stone flagged terrace stands in an elevated position, allowing a fantastic vantage point. Half-circle stone steps lead down to a gravelled path, edged by stone, that wraps around a pond. Surrounding the path is a garden that is mainly laid to lawn with mature trees, shrubs and being enclosed by stone walling. From the terrace and garden, stone steps rise to the rear of the Tower where there is a small lawned area with mature shrubs and housing the oil tank.



Exterior and Gardens

The grass track leads to a timber gate, which opens to a continuation of the track and eventually leads to a green space with the River Dove meandering by. There is also a stone-built Fishing Temple, which is not included in the sale. A path leads along the riverside, presenting a beautiful escape within private nature. At the end of the path is a handmade door, which opens to the Beresford Dale public footpath, owned by Beresford House, leading to Beresford Lane.



Fishing Temple Not Included



From Mill Lane, listed gate piers with wrought iron gates open to a private drive owned by Beresford House. The 3/4 of a mile long private drive with four cattle grids leads to the main entrance to Beresford House and also forks off to provide access to the studio and fishing temple.



Adjacent to the River Dove,
Offering Peaceful Riverside Walks



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: The property is connected to mains electric. There are two separate oil tanks, which serve the house and tower. There is a natural water supply and the drainage is connected to septic tanks. There is a newly fitted 12-person septic tank for the house and another septic tank for the tower. There is ADSL broadband at the property with full high-speed cabling currently being installed in the village and surrounding areas. The mobile signal quality is good.

Rights of Access/Shared Access: Beresford House owns the private access road from the B5054 and the neighbouring farmer has right of access at all times for farming use only. The third party owner of the Fishing Temple has right of access at all times for fishing purposes along the river only. Within the land, there is a public footpath that runs alongside part of the River Dove and up to a footbridge.

Covenants/Easements/Wayleaves/Flood Risk: There are no covenants or easements. There are wayleaves due to electric and telephone cables going across the land. The flood risk is very low.

Other Information: Part of the woodland and cliff is a Site of Special Scientific Interest (SSSI). For directions, use SK17 0HJ.

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.



Beresford House

Beresford Hall Estate, Hulme End, Buxton SK17 0HQ

Offers in Excess of £1,995,000