



# Whitegates

Dobbin Lane, Barlow

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**Blenheim**  
Park Estates





A Wonderful Four Bedroomed  
Country Residence...







Whitegates

## Welcome to Whitegates

A wonderful four bedroomed detached country home with a one bedroomed detached cottage, far reaching views and double garaging. Situated in a beautiful semi-rural location with approximately 3 acres of gardens and grounds, which surround the property from an adjacent brook to Dobbin Lane.

Whitegates has the benefit of a Karl Benz dining kitchen with quality appliances, a spacious lounge, master bedroom suite, three additional double bedrooms - one having an en-suite, low maintenance garden and detached double garaging.

The property has been finished to a high specification to include under floor heating throughout, USB sockets, feature stair lighting, a Wi-Fi enabled illuminated bathroom mirror and a Videx intercom system.

There is potential to create additional living space due to a granted planning application (ref: 22/01235/FLH North East Derbyshire) for a front porch and a single storey side extension. There is also the opportunity to purchase a further 10 acres of land adjacent to Whitegates by separate negotiation.

Located in a fabulous position on the edge of the North Derbyshire village of Barlow and close to Holmesfield. Benefitting from local amenities and within the catchment area for Barlow Primary School. Situated approximately five miles the North West of Chesterfield, some seven miles to the South of Sheffield and approximately two miles from the smaller town of Dronfield.

### The property briefly comprises on the ground floor:

Entrance hall, dining kitchen, utility room, lounge, storage cupboard and a WC.

**On the first floor:** Landing, master bedroom, master bedroom en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4, family bathroom and a storage cupboard.

### Ground Floor

A composite timber effect entrance door with a double glazed panel opens to the:

### Entrance Hall

Providing a warm welcome and having recessed lighting, Videx intercom system and engineered timber flooring with under floor heating.

### Storage Cupboard

A useful under stairs storage cupboard, which houses the World Heat unvented hot water cylinder.

### Dining Kitchen

20'6 x 15'1 (6.3m x 4.6m)

A superb dining kitchen with a contemporary Karl Benz kitchen with fabulously appointed integrated appliances.

The dining kitchen incorporates a rear facing double glazed window, recessed lighting, pendant light points, TV/aerial point, data point and engineered timber flooring with under floor heating. Double doors with double glazed panels open to the front of the property. There's a range of fitted base/wall and drawer units with matching Silestone work surfaces, upstands and an inset 1810 2.0 bowl sink with a

chrome Quooker instant hot water mixer tap. Also having a central island with matching Silestone work surfaces, pop-up power point and providing breakfast seating for several chairs. Appliances include two Miele fan assisted ovens, a Bora four-ring induction hob with an integrated extractor fan, integrated waste drawer, integrated AEG dishwasher and an integrated AEG full height fridge and freezer. An oak door opens to the:

### Utility Room

A practical and well-equipped utility room with recessed lighting, extractor fan, Schneider electric fuse box and engineered timber flooring with under floor heating. There's a range of fitted base and wall units with a matching work surface, upstands and an inset 1810 1.0 bowl sink with a mixer tap. Appliances include an AEG automatic washing machine and an AEG tumble dryer. A composite door with double glazed panels opens to the rear of the property.

From the entrance hall, an oak door with glazed panels opens to the:

### Lounge

23'5 x 15'5 (7.2m x 4.7m)

A spacious reception room overlooking the garden, with recessed lighting, feature lighting, fitted storage cupboards, TV/aerial point, data point and engineered timber flooring with under floor heating. The focal point of the room is the feature wall with a Stovax log burner and having the provision for a wall mounted television. Double doors with double glazed panels open to the front of the property and bi-fold doors with double glazed panels open to the side of the property.





**Dining Kitchen**  
**20'6 x 15'1 (6.3m x 4.6m)**

A superb dining kitchen with a contemporary Karl Benz kitchen with fabulously appointed integrated appliances.

The dining kitchen incorporates a rear facing double glazed window, recessed lighting, pendant light points, TV/aerial point, data point and engineered timber flooring with under floor heating. Double doors with double glazed panels open to the front of the property. There's a range of fitted base/wall and drawer units with matching Silestone work surfaces, upstands and an inset 1810 2.0 bowl sink with a chrome Quooker instant hot water mixer tap. Also having a central island with matching Silestone work surfaces, pop-up power point and providing breakfast seating for several chairs. Appliances include two Miele fan assisted ovens, a Bora four-ring induction hob with an integrated extractor fan, integrated waste drawer, integrated AEG dishwasher and an integrated AEG full height fridge and freezer.

A Modern Italian Style Kitchen  
with High Spec Appliances





## Lounge

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A Light & Spacious  
Reception Room





## WC

Having a rear facing obscured double glazed window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath.



## Utility Room

A practical and well-equipped utility room with recessed lighting, extractor fan, Schneider electric fuse box and engineered timber flooring with under floor heating. There's a range of fitted base and wall units with a matching work surface, upstands and an inset 1810 1.0 bowl sink with a mixer tap. Appliances include an AEG automatic washing machine and an AEG tumble dryer. A composite door with double glazed panels opens to the rear of the property.







## A Contemporary Family Home with Approximately 3 Acres of Gardens and Grounds

### WC

Having a rear facing obscured double glazed window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, a staircase with an oak hand rail, glazed balustrading and feature lighting rises to the:

### First Floor

#### Landing

Having front and rear facing obscured glazed panels, recessed lighting, pendant light point and under floor heating. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and a storage cupboard.

#### Master Bedroom

15'5 x 13'2 (4.7m x 4.0m)

A fabulous master bedroom with front and side facing double glazed windows, recessed lighting, pendant light point, TV/aerial point, data point and under floor heating. Also having a fitted timber vanity desk and fitted furniture incorporating long hanging and shelving with automatic lighting.

#### Master Bedroom En-Suite

The en-suite is fully tiled and has two Velux roof windows, spotlighting, extractor fan, powder coated aluminium heated towel rail and under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC, his and hers wash hand basins with chrome mixer taps, storage beneath and an illuminated Wi-Fi enabled mirror. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

#### Bedroom 2

15'5 x 10'2 (4.7m x 3.1m)

Another double bedroom with a side facing double glazed window, two

electrically operated Velux roof windows, recessed lighting, TV/aerial point, data point and under floor heating. To one wall, there's a range of fitted furniture incorporating long hanging and shelving.

#### Bedroom 2 En-Suite

A modern, fully tiled en-suite shower room with Velux roof windows, a wall mounted light point, recessed lighting, extractor fan and a powder coated aluminium heated towel rail. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated mirror. There's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

#### Bedroom 3

15'1 x 9'10 (4.6m x 3.0m)

A good-sized bedroom with a front facing double glazed window, recessed lighting, TV/aerial point, data point, under floor heating and fitted furniture incorporating long hanging and shelving.

#### Bedroom 4

13'6 x 10'2 (4.1m x 3.1m)

Having a rear facing double glazed window, recessed lighting, TV/aerial point, data point and under floor heating. To one wall, there's a range of fitted furniture incorporating long hanging, shelving and automatic lighting.

#### Family Bathroom

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, powder coated aluminium heated towel rail and under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated mirror. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, additional hand shower facility and a glazed screen.

#### Storage Cupboard

A useful storage cupboard with a flush light point.



**Master Bedroom**  
**15'5 x 13'2 (4.7m x 4.0m)**

A fabulous master bedroom with front and side facing double glazed windows, recessed lighting, pendant light point, TV/aerial point, data point and under floor heating. Also having a fitted timber vanity desk and fitted furniture incorporating long hanging and shelving with automatic lighting.







**Master Bedroom En-Suite**

The en-suite is fully tiled and has two Velux roof windows, spotlighting, extractor fan, powder coated aluminium heated towel rail and under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC, his and hers wash hand basins with chrome mixer taps, storage beneath and an illuminated Wi-Fi enabled mirror. To one corner, there's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



**Bedroom 2**  
**15'5 x 10'2 (4.7m x 3.1m)**

Another double bedroom with a side facing double glazed window, two electrically operated Velux roof windows, recessed lighting, TV/aerial point, data point and under floor heating. To one wall, there's a range of fitted furniture incorporating long hanging and shelving.



**Bedroom 2 En-Suite**

A modern, fully tiled en-suite shower room with Velux roof windows, a wall mounted light point, recessed lighting, extractor fan and a powder coated aluminium heated towel rail. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap, storage beneath and an illuminated mirror. There's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



**Family Bathroom**

Being fully tiled and having a Velux roof window, recessed lighting, extractor fan, powder coated aluminium heated towel rail and under floor heating. There's a suite in white by Duravit, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated mirror. Also having a panelled bath with a chrome mixer tap, fitted rain head shower, additional hand shower facility and a glazed screen.





**Bedroom 3**  
**15'1 x 9'10 (4.6m x 3.0m)**

A good-sized bedroom with a front facing double glazed window, recessed lighting, TV/aerial point, data point, under floor heating and fitted furniture incorporating long hanging and shelving.



**Bedroom 4**  
**13'6 x 10'2 (4.1m x 3.1m)**

Having a rear facing double glazed window, recessed lighting, TV/aerial point, data point and under floor heating. To one wall, there's a range of fitted furniture incorporating long hanging, shelving and automatic lighting.



*Whitegates*



## Having the Benefit of a Detached One Bedroomed Cottage, Ideal for a Dependant Relative or Holiday Let

### Exterior and Gardens

The approximate 3 acre plot that Whitegates sits within runs from an adjacent brook to Dobbin Lane and benefits from a separate wide gate for ease of access. Whitegates is set well back from Dobbin Lane and is accessed by a remote controlled, cantilever sliding gate, which opens to a large gravelled driveway with exterior lighting, planted shrub borders and providing ample parking for several vehicles. Access can be gained to the main entrance door, dining kitchen, lounge, double garage and Whitegates Cottage. To the left side of the driveway and to the left of the main entrance gate, there is a large lawned area that borders the boundary on Dobbin Lane. From Dobbin Lane, a metal gate provides access to the land and a timber pedestrian gate opens to the main driveway.

### Double Garage

23' x 18'8 (7.0m x 5.7m)

Having electric up-and-over doors, strip lighting, power sockets and a personal entrance door. Access can also be gained to a useful fully boarded loft space, which is currently used as an office and has Velux roof windows and plug sockets.

To one side of the property, there's a tarmacked area providing further parking and having raised planted shrub borders, external water tap, external power points and an LG air source heat pump.

To the rear of the property, there's a stone flagged path with exterior lighting and access can be gained to the utility room. A timber pedestrian gate opens to the other side of the property.

To the other side of the property, there's a garden being mainly laid to lawn with exterior lighting and planted borders. Also having a large stone flagged seating terrace with exterior lighting, external power points and a water tap. A step leads down to a gravelled seating area. Access can be gained to the lounge and a full height timber gate opens to the front of the property.

From the gravelled driveway, access can be gained to Whitegates Cottage.

### Whitegates Cottage

A fabulous one bedroomed detached cottage, ideal for a dependant relative or as use as a holiday let. The cottage comprises of an open plan living space with a lounge and kitchen by Karl Benz, utility and a double bedroom with an en-suite shower room. The services for Whitegates Cottage are independently connected by sub meters to the main house and the planning permission allows for the cottage to be a separate hereditament to Whitegates.

A timber effect composite door with a double glazed panel opens to the:

### Kitchen

15'1 x 10'5 (4.6m x 3.2m)

With rear and side facing double glazed windows, an electrically operated Velux roof window, pendant light point, Videx intercom system and engineered timber flooring with under floor heating. There's a range of fitted base and wall units by Karl Benz with matching work surfaces, upstands and an inset 1.5 bowl sink with a mixer tap. Appliances are by CDA and include a four-ring induction hob, electric fan assisted oven, integrated microwave/grill, integrated dishwasher and an integrated fridge/freezer.

### Lounge

15'10 x 15'1 (4.8m x 4.6m)

Having front facing double glazed windows, recessed lighting, TV/aerial points, data point and engineered timber flooring with under floor heating. Access can be gained to a utility.

### Utility

Having a light point and a CDA washer/dryer.

From the lounge, a staircase with glazed balustrading and a timber hand rail rises to the:

### Master Bedroom

15'11 x 15'1 (4.8m x 4.6m)

Having three Velux roof windows, recessed lighting, TV/aerial points, data point and a central heating radiator. To one corner, there's a range of fitted furniture. A composite door with double glazed obscured panels opens to the exterior.

### Master Bedroom En-Suite

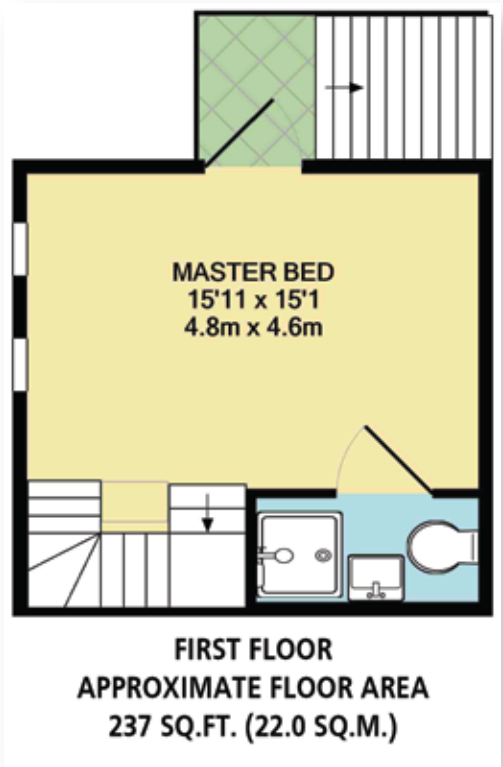
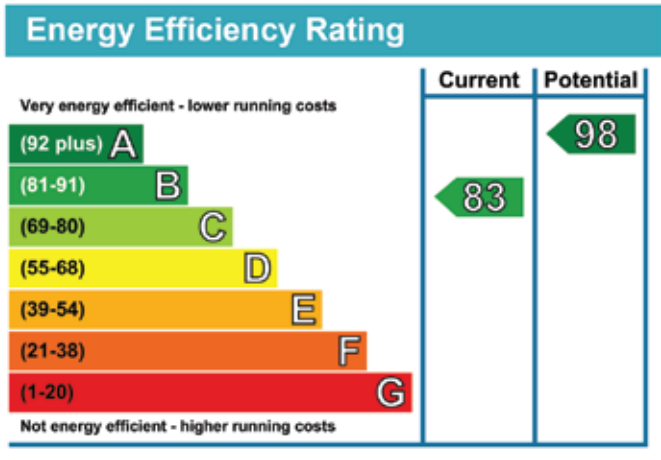
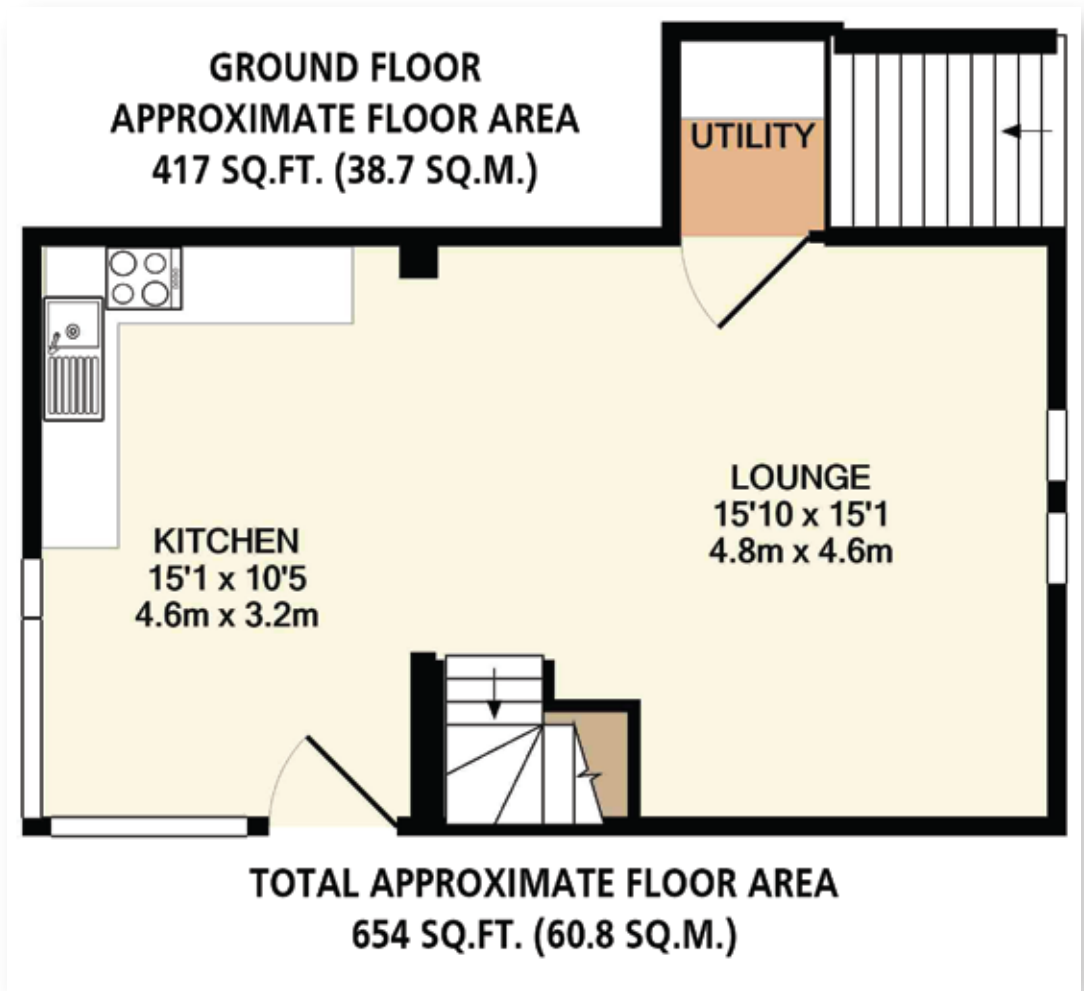
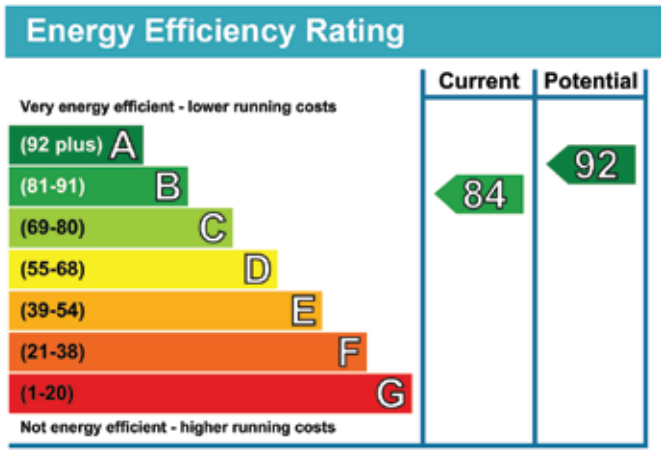
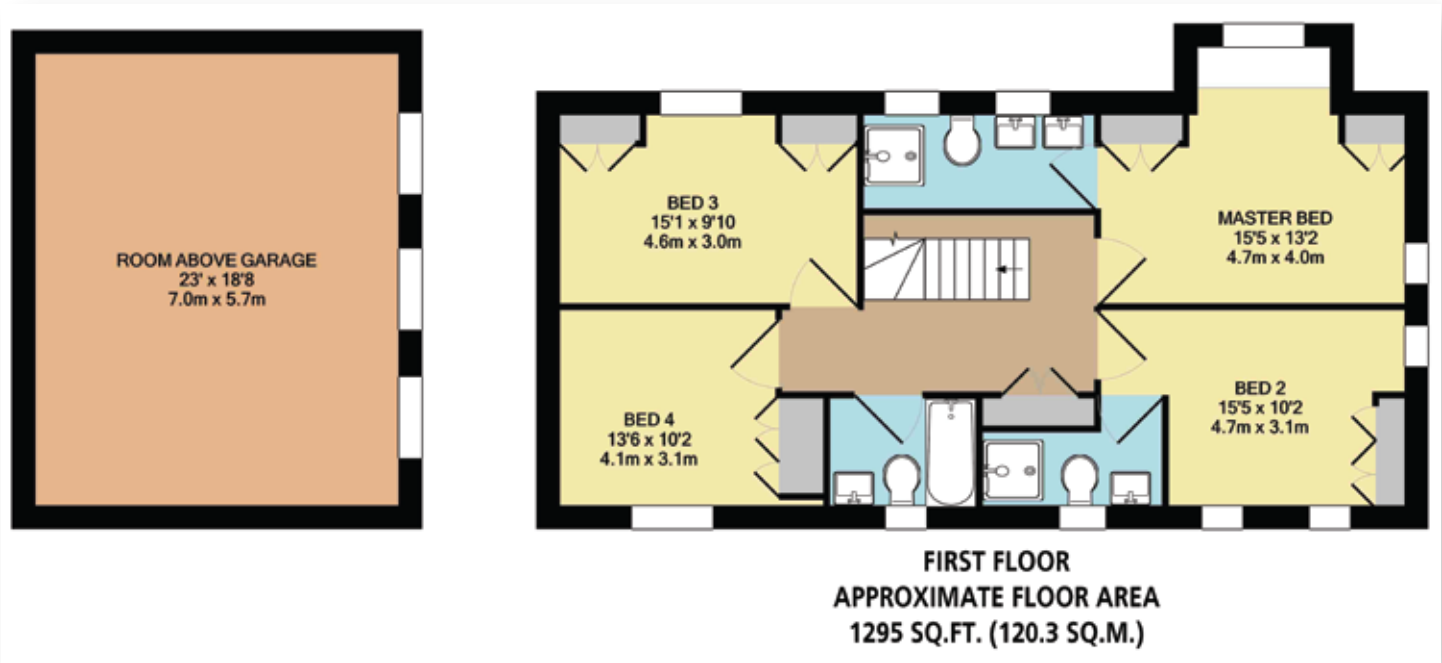
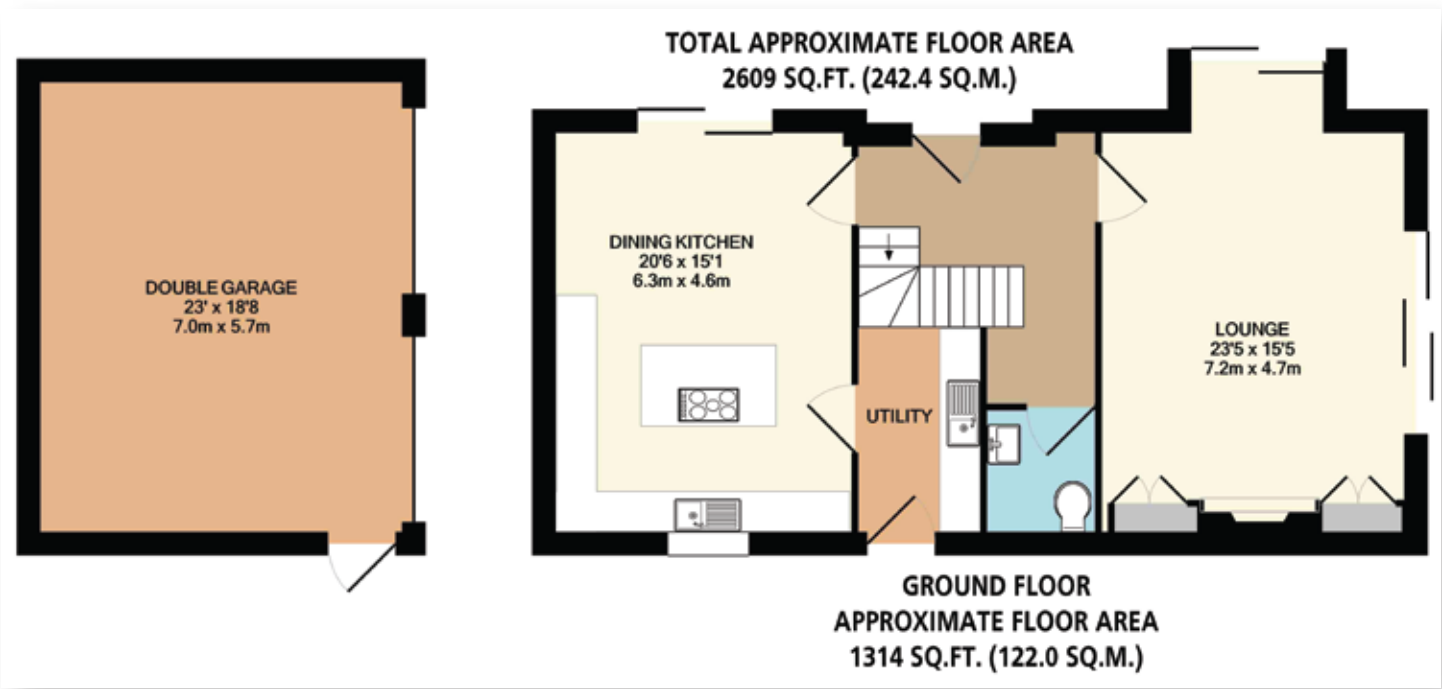
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### Exterior and Gardens

From the main driveway, to one side of Whitegates Cottage, a timber gate opens to the rear. There's a garden being mainly laid to lawn with exterior lighting, LG air source heat pump and a stone flagged seating terrace. Access can be gained to the kitchen.

To the other side of the property, a stone staircase rises to provide access to a composite door opening to the master bedroom.







**Exterior and Gardens**

To the rear of the property, there’s a stone flagged path with exterior lighting and access can be gained to the utility room. A timber pedestrian gate opens to the other side of the property.

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A Superb Low Maintenance  
Landscaped Garden





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### Whitegates Cottage

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### Master Bedroom

15'11 x 15'1 (4.8m x 4.6m)

Having three Velux roof windows, recessed lighting, TV/aerial points, data point and a central heating radiator. To one corner, there's a range of fitted furniture. A composite door with double glazed obscured panels opens to the exterior.



### Lounge

15'10 x 15'1 (4.8m x 4.6m)

Having front facing double glazed windows, recessed lighting, TV/aerial points, data point and engineered timber flooring with under floor heating. Access can be gained to a utility.

### Kitchen

15'1 x 10'5 (4.6m x 3.2m)

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### Master Bedroom En-Suite

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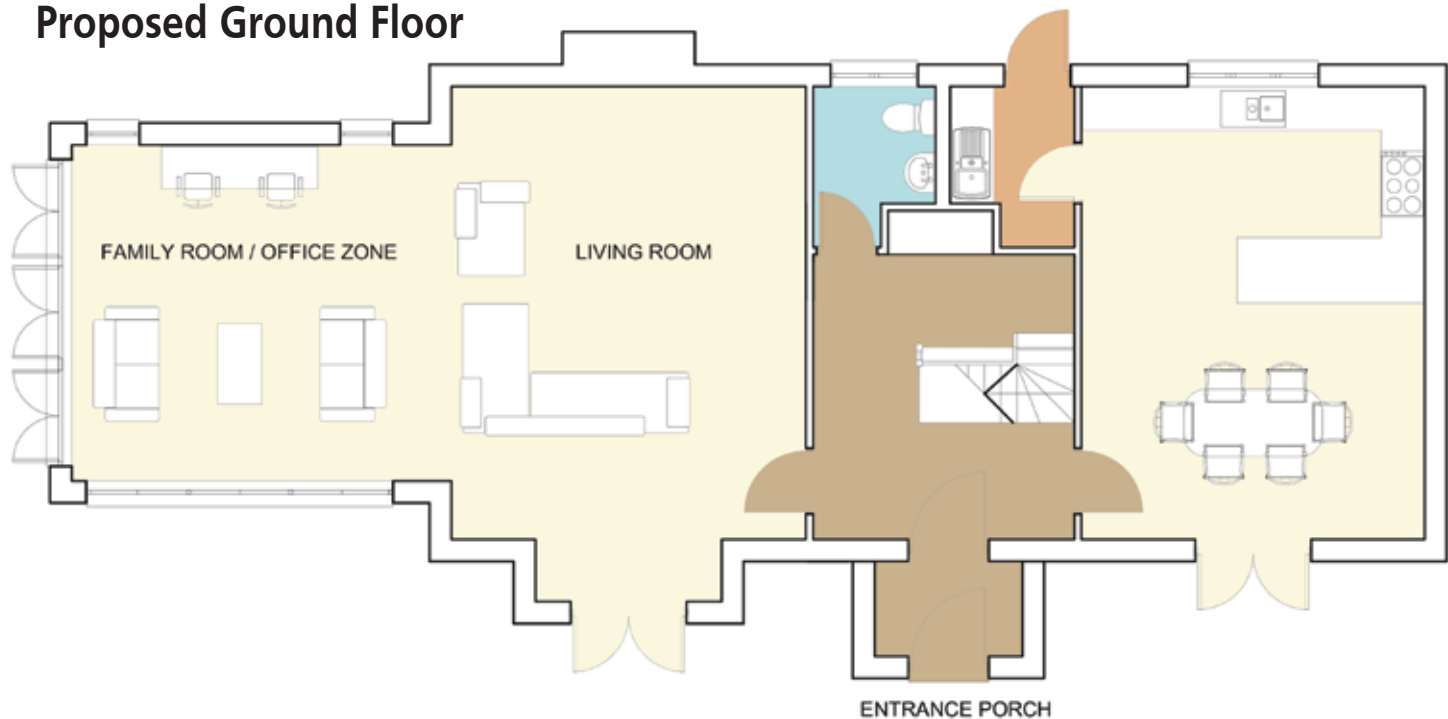
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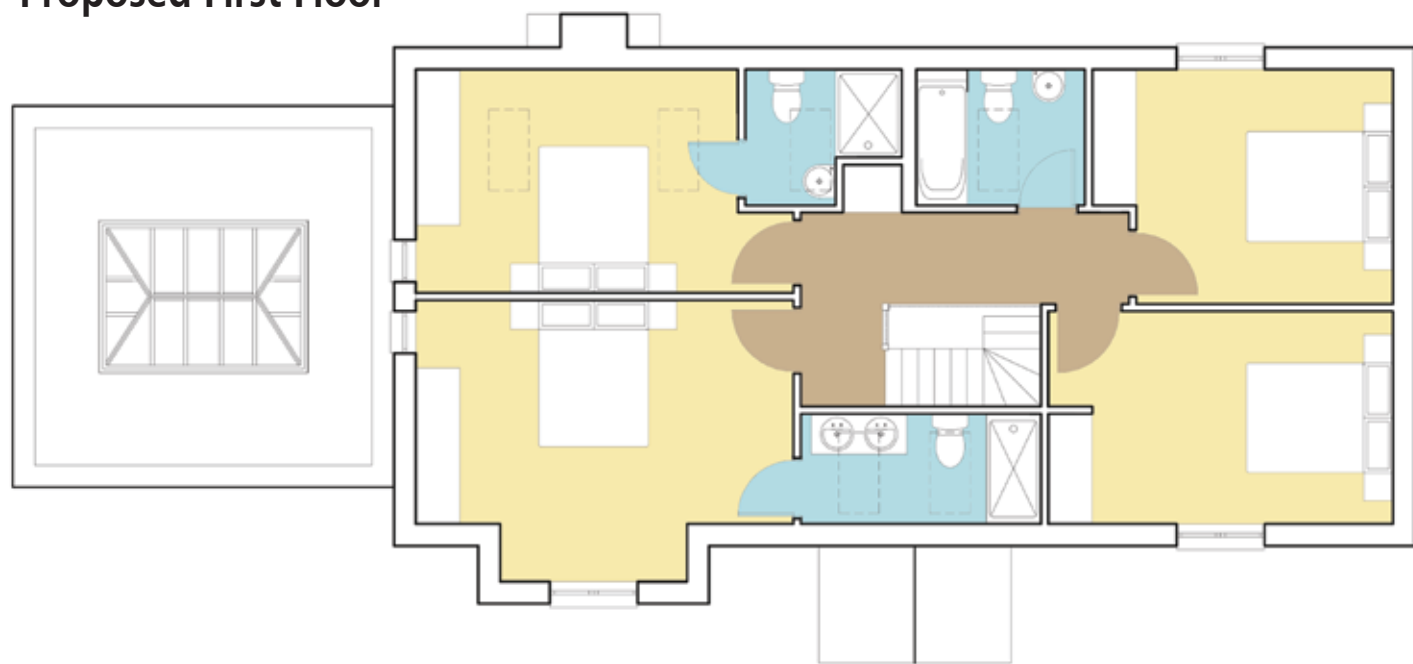
**Approved Planning Permission (Ref 22/01235/FLH)**  
Application for a single storey side extension and front porch

**Proposed Ground Floor**



**Proposed South Elevation**

**Proposed First Floor**



**Proposed West Elevation**



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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:** House - F Cottage - A

**Services:** There is an air source heat pump, shared septic tank with a neighbouring property, mains electric and mains water. The mobile signal quality is variable.

**Rights of Access/Shared Access:** None.

**Flood Risk:** 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.



Whitegates

Dobbin Lane, Barlow,

Dronfield, Derbyshire S18 7SU

**Offers in the Region of £1,250,000**