



Dale View
Castle Hill, Holmesfield



Exterior and Gardens

Dale View sits proudly alongside Main Road behind dry stone walling. To the front, there is a substantial block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, external power points, gravelled borders with mature trees and ornamental shrubs. There is also a lawned garden with a mature tree and a shrub/flower border. Access can be gained to the integral six-car garage and main entrance door.

To the left side, a timber pedestrian gate opens from the driveway to a porcelain flagged path with exterior lighting, an external power point and a water tap. Access can be gained to the utility room. To the right side, there is a gravelled path with exterior lighting. Both sides of the property lead to the rear.

A Magnificent Four Bedroomed Family
Home, Standing in an Envious Position





Welcome to Dale View

Standing in an enviable position in a sought-after village location, Dale View is an exceptional four bedroomed detached residence that has been crafted to exacting standards and incorporates a six-car integral garage. Rolling countryside provides the perfect backdrop to this contemporary home, offering truly breathtaking views and an idyllic setting.



Dale View was constructed in 2022 with an eye for modern, functional accommodation, which has resulted in an exquisite home for family living. The property is highly energy efficient and features triple glazing and a mechanical ventilation with heat recovery (MHVR) system, which distributes fresh, filtered air throughout the living spaces.

Upon entering the home, the feeling of quality and considered design is obvious, with glazed doors leading your eye straight towards the beautiful scenery beyond. The heart of the home is undoubtedly the open plan dining kitchen and adjacent lounge, providing bright, stylish spaces to cook, dine and relax. Integrated within the dining kitchen are a range of Miele appliances, a Bora induction hob and a large island that incorporates a dining bench. Also set on the ground floor is a spacious sitting room and a shower room.

Purpose-built to accommodate six vehicles, the integral garage has the benefit of heating, electric roller shutter doors, and provides an exceptional amount of space for a variety of uses, such as an at-home gym or office. There is also potential to repurpose the garage into additional living space or leisure facilities, if desired.

A walnut staircase with steel balustrading rises to the first floor, where a sizeable landing contains a study area and connects to each of the bedrooms and well-appointed family bathroom. All of the bedrooms are generously proportioned and include a luxurious master bedroom suite, two further suites and a superb double bedroom.

Dale View sits impressively by the roadside with an attractive facade and boasts extensive off-road parking within a block paved driveway. The rear of the home is a sanctuary for unwinding. A seating terrace spans the width of the house and presents a splendid vantage point of the uninterrupted views. Beneath the terrace is a lovely lawned garden and another patio.

The property is situated in the village of Holmesfield with public houses reachable in a walking distance and access to scenic countryside walks from the doorstep, as well as the Peak District being just a short distance away. Close by and within short driving distance is Dronfield, which offers additional amenities such as shops, supermarkets, restaurants and cafes. Dronfield train station also allows rail journeys to Manchester, Nottingham, Leeds and London.



Finished to a High Specification in 2022, Dale View is an Extraordinary Residence in a Tranquil Setting

The property briefly comprises of on the ground floor: Entrance hall, sitting room, inner hall, integral six-car garage, shower room, dining kitchen, utility room and lounge.

On the first floor: Landing/study, master bedroom, master dressing room, master en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, family bathroom, storage cupboard, bedroom 3, bedroom 3 walk-in wardrobe, bedroom 3 en-suite shower room and bedroom 4.

Ground Floor

A heavy timber door with triple glazed side panels opens to the:

Entrance Hall

An inviting entrance hall with a coved ceiling, flush light points and tiled flooring with under floor heating. A door opens to the sitting room. Double oak doors with glazed panels and matching side panels open to the dining kitchen. An opening gives access to an inner hall.

Sitting Room

14'9 x 11'4 (4.50m x 3.46m)

A good-sized reception room with a front facing aluminium/pine triple glazed window, coved ceiling, pendant light points, MHVR vent, TV/aerial/data point and under floor heating.

Inner Hall

Having a coved ceiling, recessed lighting and tiled flooring with under floor heating. To one wall, there is a range of fitted furniture, incorporating short/long hanging and shelving. A door opens to the integral six-car garage and a further door leads to a shower room.

Integral Six-Car Garage

40'5 x 19'7 (12.33m x 5.98m)

Having two roller shutter doors, side facing aluminium/pine triple glazed obscured panels, recessed lighting, central heating radiators, power and a TV/aerial/data point. To one corner, there is a fitted cupboard housing the boiler.

Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, heated towel rail and an illuminated vanity mirror. There is a suite in white, which comprises of a Vitra low-level WC and a wash hand basin with a Hansgrohe mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

From the entrance hall, double oak doors with glazed panels and matching side panels open to the:

Dining Kitchen

28'0 x 17'6 (8.54m x 5.33m)

A stunning dining kitchen that is flooded with natural light and has been finished to an exceptional standard. Having a triple glazed roof window, coved ceiling, recessed lighting, pendant light points, MHVR vent, TV/aerial/data point and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces. The centrepiece of the kitchen is the island, which provides additional storage and has a matching work surface and two inset 1.0 bowl sinks with a Quooker boiling tap. Attached to the island is an upholstered dining bench. Appliances include a Bora induction hob with a downdraft extractor fan, two Miele fan assisted ovens, one being a steam oven, two deep Miele warming drawers, a Miele dishwasher and a full-height 760mm wide Miele fridge. Double sliding aluminium/pine doors with triple glazed panels and matching side panels open to the rear seating terrace. A door opens to the utility room and a wide opening gives access to the lounge.

Utility Room

Having a side facing aluminium/pine triple glazed obscured panel, coved ceiling, recessed lighting, MHVR vent, wall mounted light point and tiled flooring with under floor heating. To one wall, there is a range of fitted base and wall units, incorporating a work surface and an inset 1.0 bowl Clearwater stainless steel sink with a Clearwater chrome mixer tap. There is an integrated full-height Neff fridge and a full-height Neff freezer. There is also provision for a washing machine and tumble dryer. An external timber door with a triple glazed obscured panel opens to the left side of the property.

Lounge

17'4 x 16'11 (5.28m x 5.16m)

A wonderful reception room with a rear facing aluminium/pine triple glazed panel, coved ceiling, pendant light points and under floor heating. To one wall, there is a feature media wall, incorporating decorative panelling, wall mounted light points, provision for a wall mounted television and an electric log effect fire.

From the entrance hall, a walnut staircase with a steel hand rail, balustrading and feature lighting rises to the:

First Floor

Landing/Study

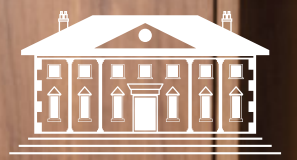
27'9 x 9'10 (8.46m x 3.00m)

A large landing that is well-appointed with fitted office furniture. Having a front facing aluminium/pine triple glazed panel, rear facing aluminium/pine triple glazed window, coved ceiling, feature pendant light points, recessed lighting and central heating radiators. The study area comprises a range of fitted furniture, including a desk and cupboards. Access can be gained to the loft space. Doors open to the master bedroom, bedroom 2, family bathroom, storage cupboard, bedroom 3 and bedroom 4.



Entrance Hall

An inviting entrance hall with a coved ceiling, flush light points and tiled flooring with under floor heating. A door opens to the sitting room. Double oak doors with glazed panels and matching side panels open to the dining kitchen. An opening gives access to an inner hall.



Dining Kitchen

28'0 x 17'6 (8.54m x 5.33m)

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A Stunning Dining Kitchen, Equipped
with Bora and Miele Appliances







Lounge

17'4 x 16'11 (5.28m x 5.16m)

A wonderful reception room with a rear facing aluminium/pine triple glazed panel, coved ceiling, pendant light points and under floor heating. To one wall, there is a feature media wall, incorporating decorative panelling, wall mounted light points, provision for a wall mounted television and an electric log effect fire.

A Beautiful Reception Room,
Filled with Natural Light





Utility Room

Having a side facing aluminium/pine triple glazed obscured panel, coved ceiling, recessed lighting, MHVR vent, wall mounted light point and tiled flooring with under floor heating. To one wall, there is a range of fitted base and wall units, incorporating a work surface and an inset 1.0 bowl Clearwater stainless steel sink with a Clearwater chrome mixer tap. There is an integrated full-height Neff fridge and a full-height Neff freezer. There is also provision for a washing machine and tumble dryer. An external timber door with a triple glazed obscured panel opens to the left side of the property.



Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, heated towel rail and an illuminated vanity mirror. There is a suite in white, which comprises of a Vitra low-level WC and a wash hand basin with a Hansgrohe mixer tap and storage beneath. To one corner, there is a walk-in shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.



Dale View

Carefully Considered Design in Every Aspect of the Home Makes this Truly Exquisite

Master Bedroom

23’4 x 14’9 (7.10m x 4.50m)
A beautiful master bedroom suite that is exceptionally spacious. Having a rear facing aluminium/pine triple glazed window with a large panel, coved ceiling and a pendant light point. Also having a MHVR vent, wall mounted light points, central heating radiator and a TV/aerial/data point. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. A wide opening gives access to the master dressing room.

Master Dressing Room

Having a coved ceiling and recessed lighting. There is a range of fitted furniture, incorporating long hanging and shelving. A door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, heated towel rail, illuminated vanity mirror and two toothbrush charger points. There is a suite in white, which comprises of a Vitra low-level WC and a wall mounted Dansani vanity unit with two large storage drawers beneath, two wash hand basins and two Hansgrohe chrome mixer taps. To one wall, there is a walk-in shower enclosure with a fitted Hansgrohe shower and hand shower facility, a recessed tiled shelf with automatic lighting and a glazed screen.

Bedroom 2

19’8 x 12’2 (5.99m x 3.70m)
A generously proportioned double bedroom with rear facing aluminium/pine triple glazed window, rear facing aluminium/pine triple glazed panel and a coved ceiling. Also having pendant light points, a MHVR vent, wall mounted light points, central heating radiators and a TV/aerial/data point. A door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, heated towel rail, illuminated vanity mirror, automatic feature lighting and a toothbrush charger point. There is a suite in white, which comprises of a Vitra low-level WC and a wall mounted Duravit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Hansgrohe shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

Family Bathroom

A modern family bathroom that is fully tiled and has a Velux roof window with remote opening facility, recessed lighting, MHVR vent, chrome heated towel rail, illuminated vanity mirror and two toothbrush charger points. There is a suite in white, which comprises of a Vitra low-level WC and a wall mounted Duravit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Duravit panelled bath with a Hansgrohe chrome mixer tap and a pencil shower

attachment, a recessed tiled shelf above with automatic recessed lighting. To one corner, there is an Acquabella shower enclosure with a fitted Hansgrohe shower, a recessed tiled shelf with automatic lighting and a glazed screen/door.

Storage Cupboard

Housing the hot water cylinder.

Bedroom 3

13’11 x 13’9 (4.23m x 4.20m)
An impressive double bedroom with a front facing aluminium/pine triple glazed apex panel, pendant light point, MHVR vent, wall mounted light points, central heating radiator and a TV/aerial/data point. An opening gives access to the bedroom 3 walk-in wardrobe and a door opens to the bedroom 3 en-suite shower room. The walk-in wardrobe has wall mounted light points and ample space for storage.

Bedroom 3 En-Suite Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, chrome heated towel rail, illuminated vanity mirror and a toothbrush charger point. There is a suite in white, which comprises of a Vitra low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Hansgrohe shower, an additional hand shower facility, a recessed tiled shelf with automatic lighting and a glazed screen.

Bedroom 4

14’9 x 9’3 (4.50m x 2.82m)
Another double bedroom with a front facing aluminium/pine triple glazed window, coved ceiling, pendant light point, MHVR vent, wall mounted light points, central heating radiator and a TV/aerial/data point.

Exterior and Gardens

Dale View sits proudly alongside Main Road behind dry stone walling. To the front, there is a substantial block paved driveway that provides parking for several vehicles. The driveway has exterior lighting, external power points, gravelled borders with mature trees and ornamental shrubs. There is also a lawned garden with a mature tree and a shrub/flower border. Access can be gained to the integral six-car garage and main entrance door. To the left side, a timber pedestrian gate opens from the driveway to a porcelain flagged path with exterior lighting, an external power point and a water tap. Access can be gained to the utility room. To the right side, there is a gravelled path with exterior lighting. Both sides of the property lead to the rear. To the rear, there is a pleasant porcelain flagged seating terrace that spans the width of the property and makes the most of the property’s south-facing aspect. The terrace has exterior lighting, an external power point and is enclosed by stainless steel balustrading. Access can be gained to the dining kitchen. Two separate sets of steps lead down to the garden, which is mainly laid to lawn and has mature planted borders. To one corner of the garden there is a stone flagged patio with a raised stone planter and providing a wonderful vantage point over the rolling countryside.

Master Bedroom

23'4 x 14'9 (7.10m x 4.50m)

A beautiful master bedroom suite that is exceptionally spacious. Having a rear facing aluminium/pine triple glazed window with a large panel, coved ceiling and a pendant light point. Also having a MHVR vent, wall mounted light points, central heating radiator and a TV/aerial/data point. There is a range of fitted furniture, incorporating short/long hanging, shelving, drawers and a vanity table. A wide opening gives access to the master dressing room.



A Luxurious Master Bedroom,
Enjoying Far-Reaching Views





Master Dressing Room

Having a coved ceiling and recessed lighting. There is a range of fitted furniture, incorporating long hanging and shelving. A door opens to the master en-suite shower room.



Bedroom 2

19'8 x 12'2 (5.99m x 3.70m)

A generously proportioned double bedroom with rear facing aluminium/pine triple glazed window, rear facing aluminium/pine triple glazed panel and a coved ceiling. Also having pendant light points, a MHVR vent, wall mounted light points, central heating radiators and a TV/aerial/data point. A door opens to the bedroom 2 en-suite shower room.



Master En-Suite Shower Room

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Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, heated towel rail, illuminated vanity mirror, automatic feature lighting and a toothbrush charger point. There is a suite in white, which comprises of a Vitra low-level WC and a wall mounted Duravit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Hansgrohe shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.

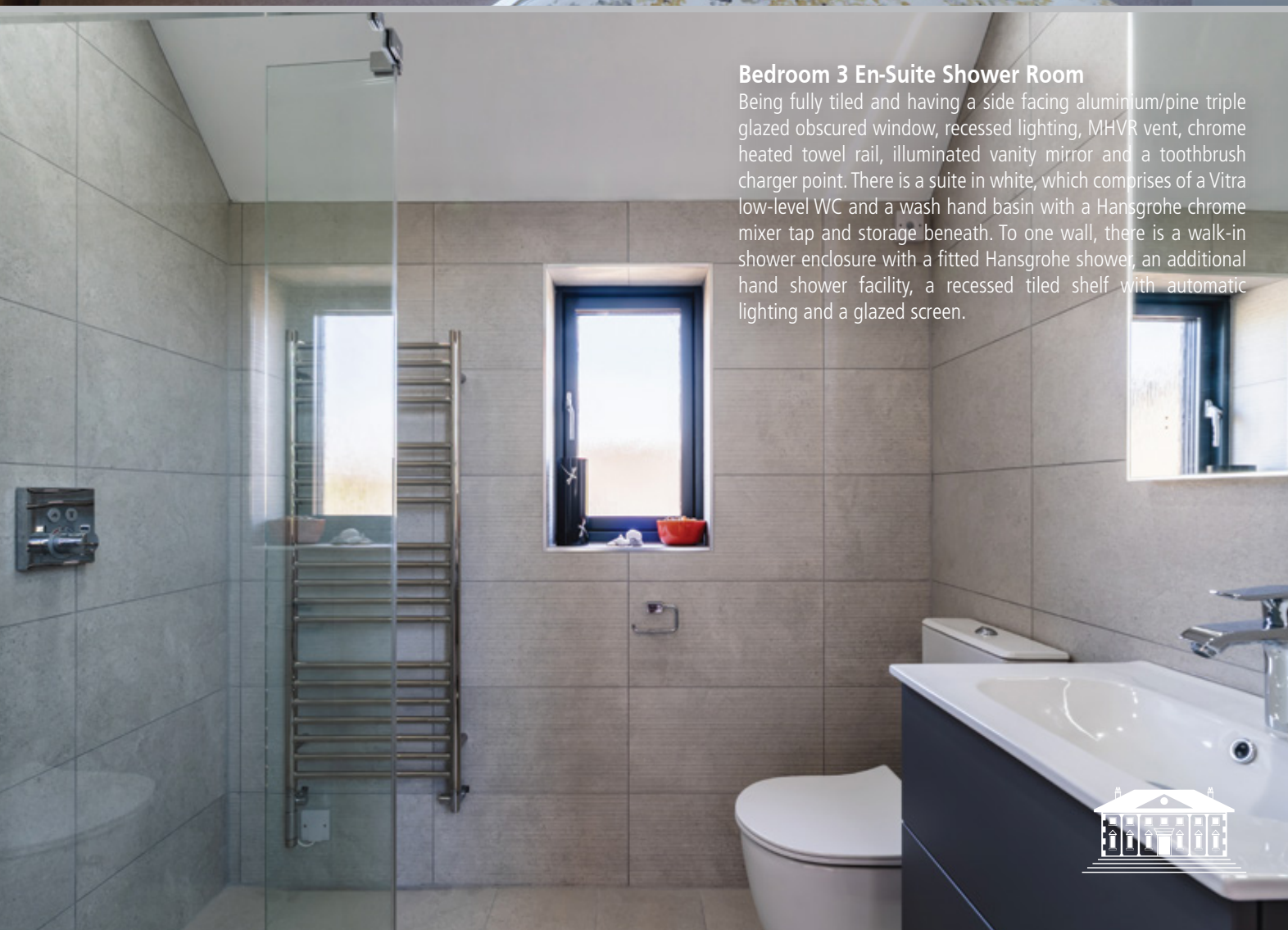


Bedroom 3
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Family Bathroom
A modern family bathroom that is fully tiled and has a Velux roof window with remote opening facility, recessed lighting, MHVR vent, chrome heated towel rail, illuminated vanity mirror and two toothbrush charger points. There is a suite in white, which comprises of a Vitra low-level WC and a wall mounted Duravit wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Duravit panelled bath with a Hansgrohe chrome mixer tap and a pencil shower attachment, a recessed tiled shelf above with automatic recessed lighting. To one corner, there is an Acquabella shower enclosure with a fitted Hansgrohe shower, a recessed tiled shelf with automatic lighting and a glazed screen/door.



Bedroom 3 En-Suite Shower Room

Being fully tiled and having a side facing aluminium/pine triple glazed obscured window, recessed lighting, MHVR vent, chrome heated towel rail, illuminated vanity mirror and a toothbrush charger point. There is a suite in white, which comprises of a Vitra low-level WC and a wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted Hansgrohe shower, an additional hand shower facility, a recessed tiled shelf with automatic lighting and a glazed screen.



Family Bathroom

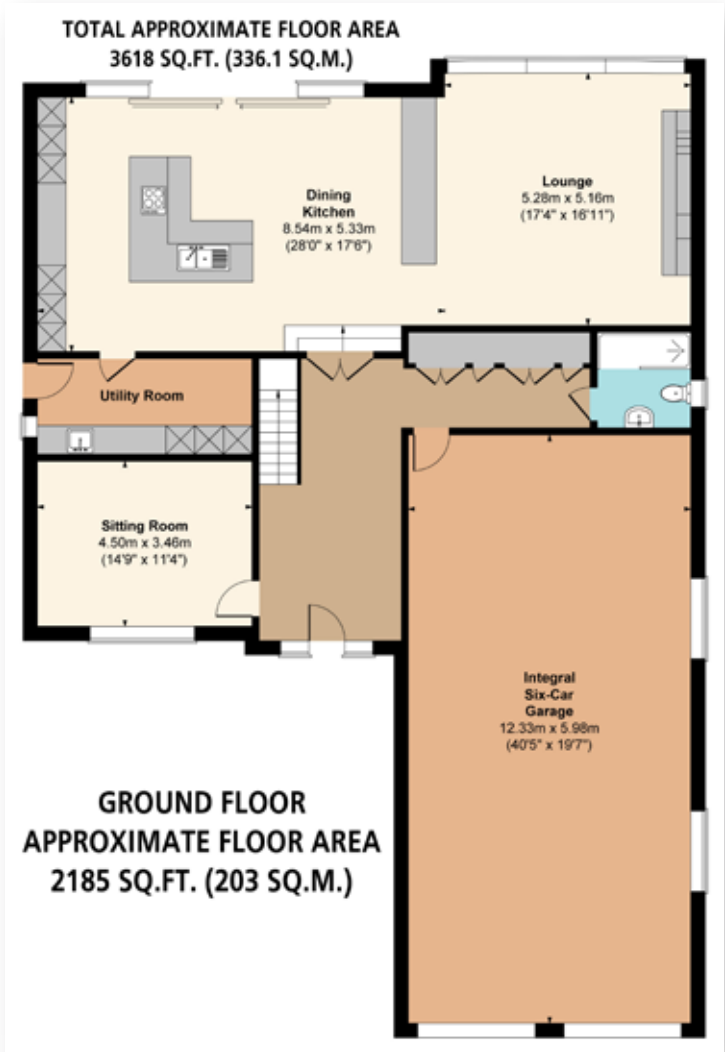




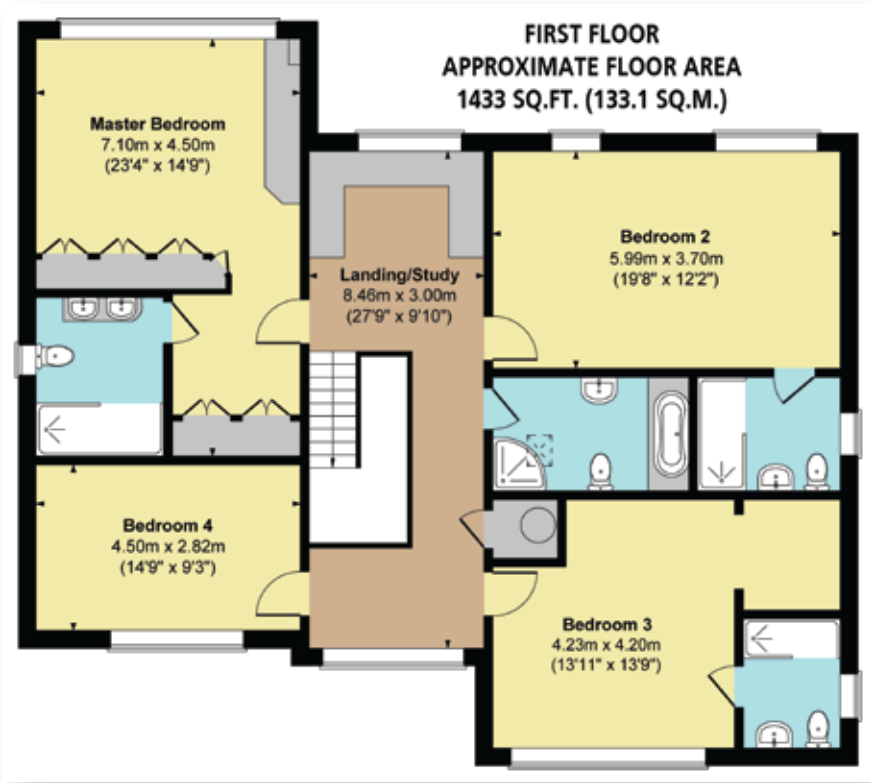
Landing/Study

27'9 x 9'10 (8.46m x 3.00m)

A large landing that is well-appointed with fitted office furniture. Having a front facing aluminium/pine triple glazed panel, rear facing aluminium/pine triple glazed window, coved ceiling, feature pendant light points, recessed lighting and central heating radiators. The study area comprises a range of fitted furniture, including a desk and cupboards. Access can be gained to the loft space. Doors open to the master bedroom, bedroom 2, family bathroom, storage cupboard, bedroom 3 and bedroom 4.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Exterior and Gardens Continued

To the rear, there is a pleasant porcelain flagged seating terrace that spans the width of the property and makes the most of the property's south-facing aspect. The terrace has exterior lighting, an external power point and is enclosed by stainless steel balustrading. Access can be gained to the dining kitchen. Two separate sets of steps lead down to the garden, which is mainly laid to lawn and has mature planted borders. To one corner of the garden there is a stone flagged patio with a raised stone planter and providing a wonderful vantage point over the rolling countryside.

The South-Facing Garden is the Perfect
Vantage Point of the Rolling Countryside









Boasting an Impressive,
Modern Exterior



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electricity, mains water and mains drainage.
The broadband is ADSL and the mobile signal quality is variable.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and 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.



Dale View

Castle Hill, Holmesfield,
Dronfield, Derbyshire S18 7WQ

Price £1,495,000