



Brookfield House

2 Church Street, Eckington



Blenheim
Park Estates



An Exceptional Five Bedroomed Family
Residence in a Popular Location





Welcome to Brookfield House

Sitting within a sizeable corner plot of approximately 0.7 of an acre, Brookfield House is an exceptional five bedroomed residence that is filled with character throughout its 3667 square feet.



The heart of the home is the stunning dining kitchen, which boasts high-quality bespoke cabinetry, a four-oven Aga and a range of integrated appliances. Brookfield House is an ideal property for family living, with four beautiful reception rooms, including a delightful orangery, a grand dining room and a stylish lounge featuring a fireplace. Additionally, there are functional spaces such as a superb utility room and an office.

Brookfield House offers a fantastic layout that can be used flexibly to the new owners’ requirements due to having three staircases. One of the staircases rises to a main landing and another to a secondary landing that leads to the second bedroom/dressing room, making it ideal for adaptation to suit guests or dependant relatives. There is also a spacious double bedroom suite that can be accessed by a further staircase that is separate from the rest of the well-proportioned bedrooms on the first floor.

This beautiful home is surrounded by an abundance of space externally. Positioned behind a stone wall and wrought iron gates, an extensive block paved in-and-out driveway allows parking for several vehicles, along with an integral double garage. To the rear of the home, there is a wonderful stone flagged seating terrace that provides ample space for comfortable seating and connects to the orangery for a seamless indoor-outdoor transition. Beyond the terrace is a substantial lawned garden that is neatly manicured and adorned by a variety of mature planting, a summerhouse and a greenhouse.

The property is within walking distance of Eckington town centre, where there are a host of amenities, including shops, supermarkets, eateries, a post office, a library and a leisure centre. There is also a well-rated country pub and restaurant nearby, The Mossbrook Inn, serving quality meals and a range of drinks. The property is also close to countryside, Renishaw Hall and its gardens, Renishaw Park golf course and Rother Valley Country Park. The M1 motorway network can be easily reached for journeys to major cities.



Boasting an Abundance of Space and Character Features, This Beautiful Home is Ideal for Growing Family

The property briefly comprises of on the ground floor: Entrance hall, under-stairs storage cupboard, dining kitchen, boiler cupboard, dining room, inner hallway, under-stairs cloaks cupboard, snug, lounge, orangery, WC, utility room, integral double garage and office.

On the first floor: Landing, principal bedroom, jack-and-jill en-suite shower room, bedroom 2/dressing room, secondary landing, bedroom 4, bedroom 3 and family bathroom. Accessed separately is the annexe bedroom with an en-suite shower room and balcony.

Ground Floor

An oak entrance door with double glazed panels opens to the:

Entrance Hall

A welcoming entrance hall with an oak double glazed roof lantern, side facing UPVC double glazed sash window, exposed timber beams, recessed lighting, central heating radiator, stone flagged flooring and limestone tiled flooring. An oak door with glazed panels opens to the dining kitchen. A timber door also opens to the under-stairs storage cupboard.

Under-Stairs Storage Cupboard

Having a wall mounted light point, fitted shelving and limestone tiled flooring.

Dining Kitchen

23’10 x 19’4 (7.27m x 5.89m)
A beautiful dining kitchen with front and side facing UPVC double glazed sash windows, three feature stained glass panels and Velux roof windows. Also having recessed lighting, a pendant light point, built-in ceiling speakers, a central heating radiator, a telephone point, a TV/aerial point and limestone tiled flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands and an inset Franke 1.5 bowl stainless steel sink with a brushed chrome mixer tap and an Insinkerator waste disposal unit. An island provides additional storage and has a matching granite work surface and an inset Franke 1.0 bowl stainless steel sink with a brushed chrome mixer tap. A separate oak butler’s pantry cupboard has shelving and drawers. The main appliance in the kitchen is the Aga, which incorporates two hot plates and four ovens. There is also a range of integrated appliances such as a Neff induction hob, a Neff fan assisted oven, a Neff microwave, a Miele dishwasher and a Neff American style fridge/freezer. A timber door opens to the boiler cupboard. Double oak doors with glazed panels open to the dining room and an oak door also opens to the inner hallway. Access can be gained via two hatches to a loft space.

Boiler Cupboard

Having a flush light point, fitted shelving and housing the Worcester boiler.

Dining Room

19’3 x 13’5 (5.88m x 4.10m)
A grand dining room with exposed timber beams, a pendant light point, wall mounted light points, a central heating radiator, deep skirtings and herringbone flooring. There is a built-in glazed display cabinet with glass shelving, a recessed light point and a cupboard beneath. The focal point of the room is the stone fireplace with a mantel surround and hearth. An oak door opens to the inner hallway.

Inner Hallway

Having a rear facing timber glazed internal panel, exposed timber beams, pendant light point, wall mounted light points, central heating radiators and herringbone flooring. Oak doors open to the snug and lounge. Oak doors with obscured glazed panels also open to the orangery, WC and utility room. Another door opens to the under-stairs cloaks cupboard. A timber door with double glazed panels and a matching panel above opens to the right side of the property.

Under-Stairs Cloaks Cupboard

Having a strip light point, cloaks hanging, a fitted bench and herringbone flooring.

Snug

14’1 x 12’11 (4.29m x 3.94m)
Filled with a wealth of character, the snug has side facing UPVC double glazed sash windows, exposed timber beams, recessed lighting, wall mounted illuminated panels and a recessed illuminated shelf. Also having a central heating radiator, deep skirtings, herringbone flooring and a fitted desk to one corner. The focal point of the room is the fireplace with a wooden mantel, a brick surround and a stone hearth.

Lounge

17’1 x 14’10 (5.20m x 4.51m)
A wonderful reception room with side facing UPVC double glazed sash windows, coved ceiling, pendant light point, picture rail and wall mounted light points. Also having central heating radiators, TV/aerial points, telephone point, deep skirtings and herringbone flooring. The focal point of the room is the coal effect gas fire with a cast iron mantel, a surround and a granite hearth. To one side of the fireplace is a fitted glazed display cabinet with glass shelving and cupboards/drawers beneath. Double hardwood doors with glazed panels and matching side panels open to the orangery.

Orangery

22’1 x 12’9 (6.72m x 3.88m)
A bright and airy room with lovely views of the gardens. Having a UPVC double glazed roof lantern, rear and side facing hardwood double glazed windows, recessed lighting and a pendant light point. Also having built-in ceiling speakers, central heating radiators, deep skirtings and herringbone flooring. An oak door with obscured glazed panels opens to the inner hallway. Double hardwood doors with double glazed panels also open to the rear seating terrace.



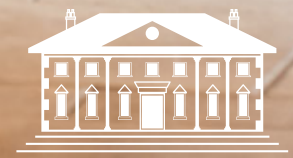
Dining Kitchen 23'10 x 19'4 (7.27m x 5.89m)

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A Country-Style Dining
Kitchen of High-Quality







Dining Room

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Snug

14'1 x 12'11 (4.29m x 3.94m)

Filled with a wealth of character, the snug has side facing UPVC double glazed sash windows, exposed timber beams, recessed lighting, wall mounted illuminated panels and a recessed illuminated shelf. Also having a central heating radiator, deep skirtings, herringbone flooring and a fitted desk to one corner. The focal point of the room is the fireplace with a wooden mantel, a brick surround and a stone hearth.





Lounge

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A wonderful reception room with side facing UPVC double glazed sash windows, coved ceiling, pendant light point, picture rail and wall mounted light points. Also having central heating radiators, TV/aerial points, telephone point, deep skirtings and herringbone flooring. The focal point of the room is the coal effect gas fire with a cast iron mantel, a surround and a granite hearth. To one side of the fireplace is a fitted glazed display cabinet with glass shelving and cupboards/drawers beneath. Double hardwood doors with glazed panels and matching side panels open to the orangery.

An Elegant Lounge,
Perfect for Relaxation



Orangery

22'1 x 12'9 (6.72m x 3.88m)

A bright and airy room with lovely views of the gardens. Having a UPVC double glazed roof lantern, rear and side facing hardwood double glazed windows, recessed lighting and a pendant light point. Also having built-in ceiling speakers, central heating radiators, deep skirtings and herringbone flooring. An oak door with obscured glazed panels opens to the inner hallway. Double hardwood doors with double glazed panels also open to the rear seating terrace.



A Delightful Orangery
Overlooking the Gardens





Utility Room

Having rear facing UPVC double glazed windows, recessed lighting, central heating radiator, deep skirtings and limestone tiled flooring. The range of fitted base/wall and drawer units, incorporates granite work surfaces, an oak work surface, limestone tiled splash backs and a 2.0 bowl Belfast sink with a brushed chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer. Oak doors open to the integral double garage, office and to a staircase that rises to the annexe bedroom suite. A UPVC door with double glazed panels also opens to the rear of the property. Access can be gained to a loft space via a ceiling hatch.



Inner Hallway

Having a rear facing timber glazed internal panel, exposed timber beams, pendant light point, wall mounted light points, central heating radiators and herringbone flooring. Oak doors open to the snug and lounge. Oak doors with obscured glazed panels also open to the orangery, WC and utility room. Another door opens to the under-stairs cloaks cupboard. A timber door with double glazed panels and a matching panel above opens to the right side of the property.



Brookfield House



Positioned within Walking Distance to Eckington Town Centre and for Easy Access to the M1 Motorway

WC

Having a rear facing UPVC double glazed obscured window, wall mounted light point, central heating radiator and limestone tiled flooring. There is a suite in white, which comprises of a low-level WC and a Heritage wash hand basin with Bramham traditional chrome taps and a tiled work surface to one side.

Utility Room

Having rear facing UPVC double glazed windows, recessed lighting, central heating radiator, deep skirtings and limestone tiled flooring. The range of fitted base/wall and drawer units, incorporates granite work surfaces, an oak work surface, limestone tiled splash backs and a 2.0 bowl Belfast sink with a brushed chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer. Oak doors open to the integral double garage, office and to a staircase that rises to the annexe bedroom suite. A UPVC door with double glazed panels also opens to the rear of the property. Access can be gained to a loft space via a ceiling hatch.

Integral Double Garage

25'5 x 17'1 (7.75m x 5.20m)

Having an electric up-and-over door, light and power. There is a fitted work surface with an inset 1.0 bowl stainless steel sink with traditional chrome taps and the garage houses the Ideal boiler. Also, a range of fitted furniture incorporating shelving. A timber door opens to the front of the property.

Office

13'3 x 8'4 (4.04m x 2.54m)

A useful space for studying or working from home. Having a rear facing UPVC double glazed window, flush light points, wall mounted light points, central heating radiator, telephone point, deep skirtings and herringbone flooring. To one wall, is a range of fitted office furniture, incorporating a glazed display cabinet, shelving, drawers and two desks. There is also a matching cabinet to the opposite wall.

From the utility room, an oak door opens to a staircase with a timber hand rail and balustrading, which rises to the:

First Floor

Annexe Bedroom

20'0 x 19'0 (6.10m x 5.78m)

A generously proportioned bedroom ideal for guests or dependant relatives. Having Velux roof windows with fitted blinds, pendant light point, recessed lighting, central heating radiators, telephone point and TV/aerial points. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the annexe en-suite shower room. Double UPVC doors with double glazed panels open to a balcony. A staircase leads down to the utility room.

Balcony

9'10 x 3'11 (3.00m x 1.20m)

Enclosed by wrought iron railings and overlooking the garden.

Annexe En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, flush light point, extractor fan, central heating radiator and a chrome heated towel rail. A suite in white comprises of a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a shower enclosure with a fitted Instinct shower, an additional hand shower facility and a glazed screen/door.

From the inner hallway, a staircase with an oak hand rail, balustrading and carpet stair rods rises to the:

First Floor

Landing

Having a rear facing UPVC double glazed sash window, exposed timber beams and a pendant light point. Oak doors open to the principal bedroom, bedroom 4, bedroom 3 and family bathroom.

Principal Bedroom

17'2 x 15'1 (5.22m x 4.60m)

An elegant principal bedroom with rear and side facing UPVC double glazed sash windows (one with a window seat), coved ceiling, pendant light point, wall mounted light points, central heating radiators with decorative covers and TV/aerial cabling. There is a range of fitted furniture, incorporating short/long hanging and shelving. To one corner, double timber doors open to a walk-in wardrobe with long hanging and shelving. A pine door opens to the jack-and-jill en-suite shower room.

Jack-and-Jill En-Suite Shower Room

Shared between the principal bedroom and bedroom 2/dressing room, the jack-and-jill en-suite has a front facing UPVC double glazed obscured window, recessed lighting and an extractor fan. Also having partially panelled walls, a central heating radiator, a shaver point and tiled flooring. The suite in white comprises of a low-level WC and a wash hand basin with a Burlington chrome mixer tap. To one corner, is a shower enclosure with a fitted Burlington rain head shower, an additional hand shower facility and a glazed screen/door. Pine doors open to the principal bedroom and bedroom 2/dressing room.

Bedroom 2/Dressing Room

13'8 x 12'11 (4.17m x 3.93m)

Currently used as a dressing room but could be utilised as a second double bedroom. Having a side facing UPVC double glazed sash window, a double glazed roof window, exposed timber beams, a pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving, a matching island with an oak surface and drawers and a vanity table with drawers. A pine door opens to a secondary landing.



Principal Bedroom
17'2 x 15'1 (5.22m x 4.60m)

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Jack-and-Jill En-Suite Shower Room

Shared between the principal bedroom and bedroom 2/dressing room, the jack-and-jill en-suite has a front facing UPVC double glazed obscured window, recessed lighting and an extractor fan. Also having partially panelled walls, a central heating radiator, a shaver point and tiled flooring. The suite in white comprises of a low-level WC and a wash hand basin with a Burlington chrome mixer tap. To one corner, is a shower enclosure with a fitted Burlington rain head shower, an additional hand shower facility and a glazed screen/door. Pine doors open to the principal bedroom and bedroom 2/dressing room.



Bedroom 3
13'7 x 11'5 (4.13m x 3.48m)

A spacious double bedroom with a front facing UPVC double glazed sash window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the cast iron fireplace. There is a range of fitted furniture to one wall, incorporating short hanging, shelving and drawers. Access can be gained to a loft space.



Family Bathroom

A traditionally styled bathroom that is well-appointed. Having a front facing UPVC double glazed obscured window, recessed lighting, wall mounted light points, central heating radiator, shaver point and tiled flooring. To one corner, is a built-in storage cupboard with shelving. There is a suite in white, which comprises of a high cistern WC and a vanity unit, incorporating an inset wash hand basin with a Burlington chrome mixer tap and storage beneath. To one wall, is a panelled bath with a fitted rain head shower, an additional Burlington hand shower facility and a folding glazed screen.



Annexe Bedroom

20'0 x 19'0 (6.10m x 5.78m)

A generously proportioned bedroom ideal for guests or dependant relatives. Having Velux roof windows with fitted blinds, pendant light point, recessed lighting, central heating radiators, telephone point and TV/aerial points. There is a range of fitted furniture, incorporating long hanging, shelving and drawers. A timber door opens to the annexe en-suite shower room. Double UPVC doors with double glazed panels open to a balcony. A staircase leads down to the utility room.

Balcony

9'10 x 3'11 (3.00m x 1.20m)

Enclosed by wrought iron railings and overlooking the garden.



Brookfield House



Accompanying the Home are Extensive, Lawned Gardens and a Pleasant Seating Terrace

Secondary Landing

Having a front facing UPVC double glazed sash window, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating shelving and cupboards. A staircase leads down to the entrance hall.

From the main landing, an oak door opens to:

Bedroom 4

13'4 x 7'4 (4.06m x 2.23m)

Having a rear facing UPVC double glazed sash window, coved ceiling, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving.

Bedroom 3

13'7 x 11'5 (4.13m x 3.48m)

A spacious double bedroom with a front facing UPVC double glazed sash window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point. The focal point of the room is the cast iron fireplace. There is a range of fitted furniture to one wall, incorporating short hanging, shelving and drawers. Access can be gained to a loft space.

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Exterior and Gardens

From Church Street, two sets of wrought iron gates (one electrically operated) open to Brookfield House. To the front of the property, there is a substantial block paved driveway that provides parking for several vehicles and has a range of mature trees, shrubs, a water tap, an external power point and exterior lighting. Notable features are the stone well and ornate five-lantern lamppost. Access can be gained to the main entrance door, inner hallway and integral double garage. To the left of the driveway, stone steps rise to a patio and a block paved path leads to the rear of the property.

From the driveway, double wrought iron gates open to the right side of the property where a stone flagged path with exterior lighting continues to the rear seating terrace. A wonderful terrace that spans the width of the property and is bordered by stone walling, it has exterior lighting, a water pump, water tap and external power points. Access can be gained to the orangery and utility room. Two small gates open to the garden.

The garden is mainly laid to lawn with well-stocked, established borders containing trees and shrubs. Within the garden is a greenhouse and a stone flagged path leads from the terrace to a summerhouse, which is surrounded by mature trees and rockery borders incorporating flowers.

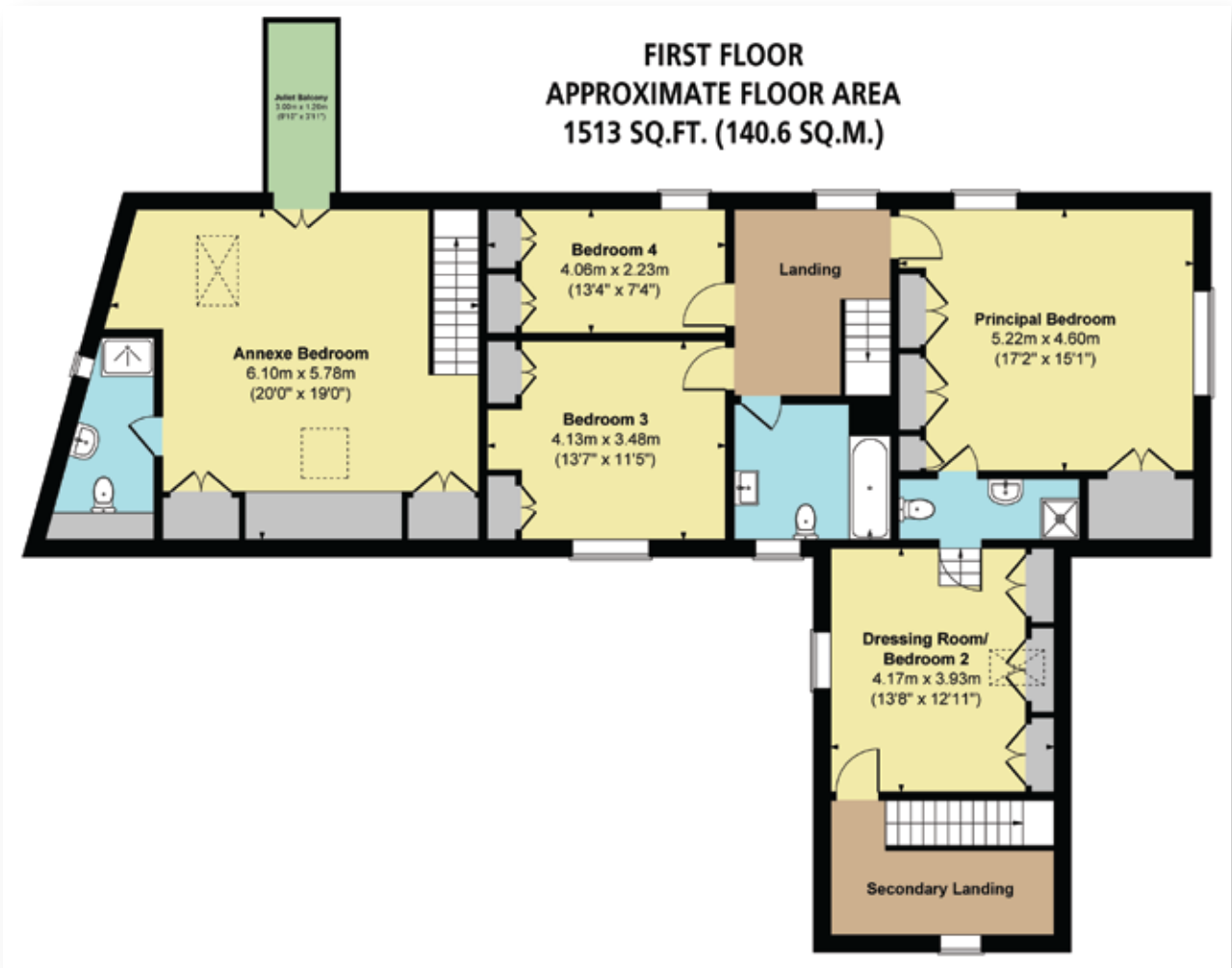
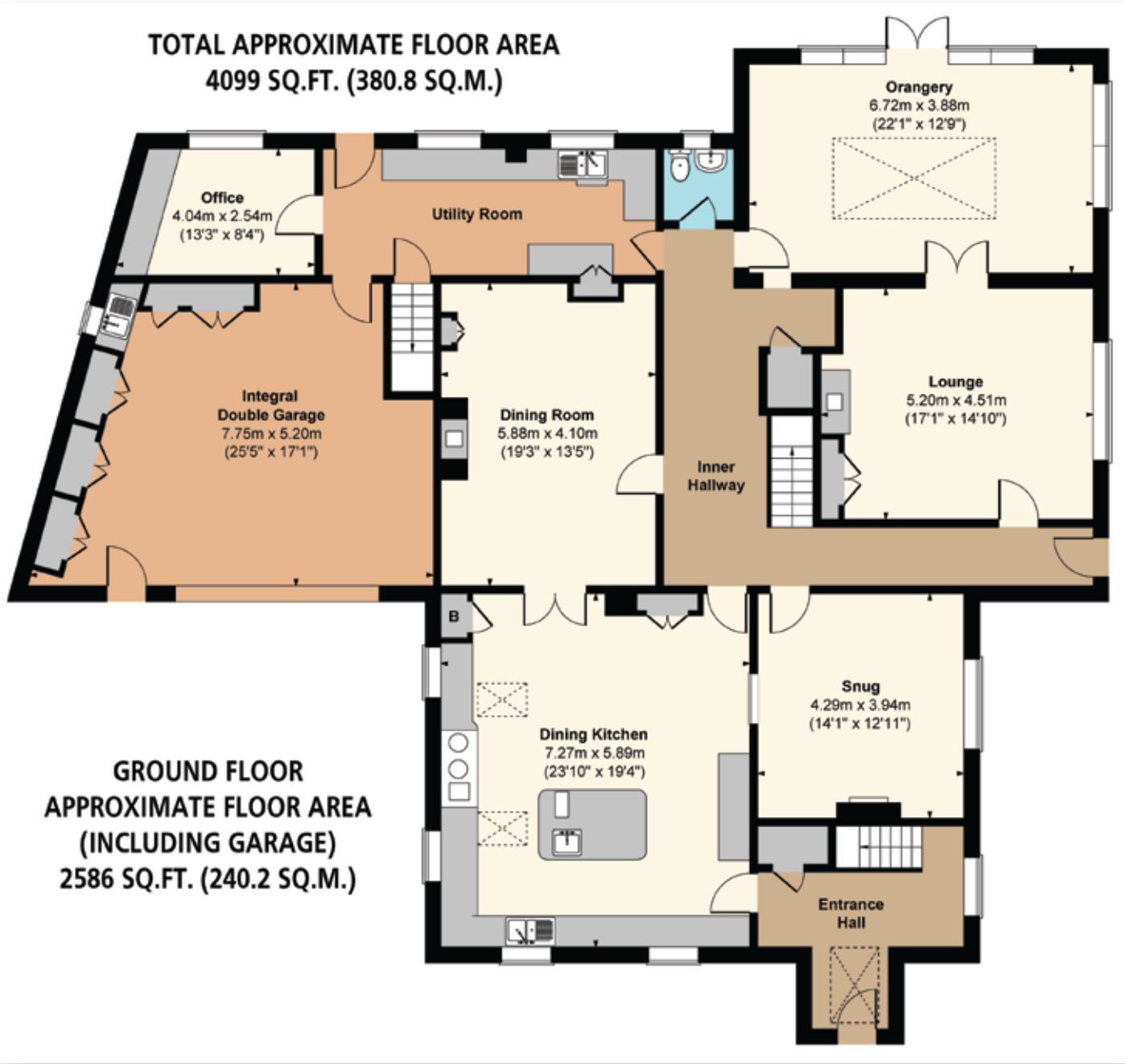
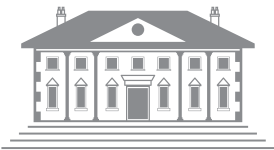
Greenhouse

A brick and UPVC greenhouse with a glazed roof, panels, light and an access door.

Summerhouse

Having double timber doors with glazed panels, glazed windows, light and power.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

*Image for Illustration Purposes Only

Exterior and Gardens
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Standing within a Sizeable Corner
Plot of Approximately 0.7 of an Acre





Exterior and Gardens Continued

From the driveway, double wrought iron gates open to the right side of the property where a stone flagged path with exterior lighting continues to the rear seating terrace. A wonderful terrace that spans the width of the property and is bordered by stone walling, it has exterior lighting, a water pump, water tap and external power points. Access can be gained to the orangery and utility room. Two small gates open to the garden.

The garden is mainly laid to lawn with well-stocked, established borders containing trees and shrubs. Within the garden is a greenhouse and a stone flagged path leads from the terrace to a summerhouse, which is surrounded by mature trees and rockery borders incorporating flowers.

Greenhouse

A brick and UPVC greenhouse with a glazed roof, panels, light and an access door.

Summerhouse

Having double timber doors with glazed panels, glazed windows, light and power.







Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains gas, mains electricity, mains water and mains drainage.
There is broadband to the property and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is low from rivers and the sea, and very low from surface water.

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.



Brookfield House

2 Church Street, Eckington,
Sheffield, Derbyshire S21 4BH

Offers in the Region of £995,000