



Rock Bank
Wilkin Hill, Barlow



A Beautiful Detached
Family Residence





Rock Bank

Welcome to Rock Bank

Welcome to Rock Bank, a fabulous three/four bedroomed detached home sitting proudly within a sizeable plot in a semi-rural location. Offering excellent living spaces throughout, this property is suitable for a variety of purchasers.

Located on the ground floor are two fabulous reception rooms including a light-filled lounge with bi-folding doors to the rear and a formal living room. There is a well-appointed dining kitchen with integrated appliances, which is spacious and perfect for hosting. Additionally, there is a stunning master bedroom, a third bedroom and a shower room. The second floor provides two double bedrooms, one with a dressing room and an en-suite.

Externally, Rock Bank benefits from having a stunning front garden, a seating terrace to the rear and a useful outbuilding with a double garage and a games room upstairs. The building was constructed within building regulations and therefore, with planning permission, could be utilised as an annexe.

The property is situated with good access to local amenities, well-regarded schooling and wonderful country walks from the doorstep. Also being within close proximity to Holmesfield, Chesterfield, Sheffield, Dronfield, the Chatsworth Estate and a stone's throw away from the Peak District National Park.

The property briefly comprises on the ground floor: Entrance vestibule, entrance hallway, dining kitchen, lounge, inner hallway, family shower room, living room, master bedroom, master dressing room/bedroom 4 and shower room.

On the first floor: Landing, storage cupboard, bedroom 3, bedroom 2, bedroom 2 dressing room and bedroom 2 en-suite shower room.

Outbuildings: Double garage with a first floor games room.

Ground Floor

A composite door with double glazed panels opens to the:

Entrance Vestibule

With side facing UPVC double glazed panels, recessed lighting, exposed stone walling and timber flooring. A UPVC timber effect door with a double glazed panel opens to the entrance hallway.

Entrance Hallway

With a side facing UPVC double glazed panel, recessed lighting, deep skirtings and herringbone timber flooring with under floor heating. Timber doors open to the dining kitchen and inner hallway.

Dining Kitchen

24'1 x 13'1 (7.34m x 3.98m)

A fantastic dining kitchen with side facing UPVC double glazed windows, a front facing UPVC double glazed window, recessed lighting, deep skirtings and herringbone timber flooring with under floor heating. There are a range of fitted base/wall and drawer units, incorporating a work surface, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring induction hob, extractor hood, two Bosch oven/grills, Hoover dishwasher

and there is the provision for a full-height fridge/freezer. An opening gives access to the lounge.

Lounge

17'1 x 13'6 (5.20m x 4.11m)

A light-filled lounge with an aluminium double glazed roof lantern, recessed lighting, central heating radiators, TV/aerial point, deep skirtings and tiled flooring with under floor heating. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

From the entrance hallway, a timber door opens to the:

Inner Hallway

Having recessed lighting, central heating radiator and timber flooring. Timber doors open to the family shower room, living room, master bedroom and master dressing room/bedroom 3.

Family Shower Room

A modern shower room that is fully tiled with recessed lighting, extractor fan, inset shelving and a chrome heated towel rail. There is a suite in white comprising a low-level WC and two wash hand basins with chrome mixer taps, storage beneath and a vanity mirror above. To one corner, there is a walk-in shower with a rain head shower, an additional hand shower facility, glazed shelving and a glazed screen.

Living Room

25'9 x 19'1 (7.84m x 5.82m)

A fabulous living room with side facing UPVC double glazed windows and front and side facing UPVC double glazed panels. Also having recessed lighting, pendant light points, central heating radiators, TV/aerial point, deep skirtings and timber flooring. The focal point of the room is the decorative fireplace with a glazed surround. UPVC double doors with double glazed panels open to the left side of the property.



Lounge
17'1 x 13'6 (5.20m x 4.11m)

A light-filled lounge with an aluminium double glazed roof lantern, recessed lighting, central heating radiators, TV/aerial point, deep skirtings and tiled flooring with under floor heating. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

A Delightful Lounge,
with Bi-Folding Doors



Dining Kitchen

24'1" x 13'1" (7.34m x 3.98m)

A fantastic dining kitchen with side facing UPVC double glazed windows, a front facing UPVC double glazed window, recessed lighting, deep skirtings and herringbone timber flooring with under floor heating. There are a range of fitted base/wall and drawer units, incorporating a work surface, tiled splash backs and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring induction hob, extractor hood, two Bosch oven/grills, Hoover dishwasher and there is the provision for a full-height fridge/freezer. An opening gives access to the lounge.

An Outstanding
Dining Kitchen





Living Room
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Master Bedroom

20'8 x 11'9 (6.30m x 3.57m)

A large master bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting, pendant light point, central heating radiator and deep skirtings. A double timber door with double glazed panels opens to the master dressing room/ bedroom 4 and a UPVC double door with double glazed panels and matching side panels opens to the front of the property.





Rock Bank

Wonderfully Spacious Throughout, Boasting Outstanding Living Spaces and Scenic Countryside Views

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Master Dressing Room/Bedroom 4

18'11 x 11'9 (5.77m x 3.58m)

Currently used as a dressing room to the master bedroom but could be utilised as a fourth bedroom. Having an aluminium glazed roof lantern, coved ceiling, recessed lighting, central heating radiator and deep skirtings. A timber door opens to the shower room.

Shower Room

With an aluminium double glazed roof lantern, recessed lighting, heated towel rail and herringbone timber flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a gold mixer tap, storage beneath and an illuminated vanity mirror above. There is a separate shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen. From the inner hallway, a staircase with a timber handrail rises to the:

First Floor

Landing

With a side facing UPVC double glazed window, recessed lighting and a central heating radiator. Timber doors open to a storage cupboard, bedroom 3, and the bedroom 2 suite.

Storage Cupboard

Housing the boiler and having light and power.

Bedroom 3

15'11 x 10'8 (4.85m x 3.26m)

Another double bedroom with a front facing UPVC double glazed window, recessed lighting and a central heating radiator.

Bedroom 2 Suite

A sizeable bedroom split into three parts. Timber doors open to the bedroom 2 en-suite, bedroom 2 dressing room and an opening gives access to bedroom 2.

Bedroom 2 En-Suite

With a rear facing UPVC double glazed window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a black mixer tap. There is a freestanding bath with a black mixer tap.

Bedroom 2 Dressing Room

Having strip lighting and ample space for storage.

Bedroom 2

20'8 x 16'5 (6.29m x 5.00m)

A double bedroom with rear and front facing UPVC double glazed windows, recessed lighting and a central heating radiator.

Exterior and Gardens

From Wilkin Hill, an opening gives access to a large driveway which belongs to Rock Bank. The driveway is flanked by stone walling and mature plants. The driveway continues past the right side of the property where there is exterior lighting and a water tap. Stone steps rise to the main entrance door.

To the front, there is exterior lighting and a large stone flagged patio which has steps that lead down to a garden. Access can be gained to the living room and master bedroom. The garden is mainly laid to lawn with mature plants and trees, and overlooks nearby countryside.

A stone flagged path leads down the left side of the property with a wrought iron gate opening to the rear. There is a stone flagged patio with light, external power and an astro turf area. Access can be gained to the lounge.

From the rear, the driveway continues from the right side of the property and opens up to parking for six vehicles. Two up-and over doors open to the double garage. A UPVC composite door opens to the outbuilding entrance.

Outbuilding Entrance

With light. A timber door opens to the double garage and a staircase with a timber handrail rises to the games room.

Double Garage

A sizeable garage split into two parts.

Garage

20'3 x 11'4 (6.17m x 3.45m)

With an up-and-over door, light and power. Timber doors open to the WC and the gym.

WC

With light, a low level WC and a pedestal wash hand basin with traditional chrome taps.

Gym

20'3 x 13'0 (6.17m x 3.95m)

With a rear facing UPVC double glazed window, two up-and-over doors, light and power.

First Floor

Games Room

27'5 x 20'2 (8.36m x 6.14m)

With Velux roof windows, front and rear facing UPVC double glazed windows, strip lighting, central heating radiators and timber flooring.



Master Dressing Room/Bedroom 4

18'11 x 11'9 (5.77m x 3.58m)

Currently used as a dressing room to the master bedroom but could be utilised as a fourth bedroom. Having an aluminium glazed roof lantern, coved ceiling, recessed lighting, central heating radiator and deep skirtings. A timber door opens to the shower room.



Shower Room

With an aluminium double glazed roof lantern, recessed lighting, heated towel rail and herringbone timber flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a gold mixer tap, storage beneath and an illuminated vanity mirror above. There is a separate shower enclosure with a rain head shower, an additional hand shower facility and a glazed screen.



Bedroom 2
20'8 x 16'5 (6.29m x 5.00m)

A double bedroom with rear and front facing UPVC double glazed windows, recessed lighting and a central heating radiator.



Family Shower Room

A modern shower room that is fully tiled with recessed lighting, extractor fan, inset shelving and a chrome heated towel rail. There is a suite in white comprising a low-level WC and two wash hand basins with chrome mixer taps, storage beneath and a vanity mirror above. To one corner, there is a walk-in shower with a rain head shower, an additional hand shower facility, glazed shelving and a glazed screen.



Bedroom 2 En-Suite

With a rear facing UPVC double glazed window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a black mixer tap. There is a freestanding bath with a black mixer tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Games Room

27'5 x 20'2 (8.36m x 6.14m)

With Velux roof windows, front and rear facing UPVC double glazed windows, strip lighting, central heating radiators and timber flooring.



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 electric, mains water and mains drainage. The mobile signal quality is good and the broadband is ADSL.

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.



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Wilkin Hill, Barlow, Dronfield S18 7TE

Offers in the Region of £915,000