



Harper Lees  
Leadmill Bridge, Hathersage

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## Exterior and Gardens

From the driveway, timber gates open to a stone flagged path, which runs the width of the front of the property and incorporates a terrace. A stone step rises to a flagged patio with exterior lighting and a raised stone planter. From the path, which is flanked by mature planted borders, access can be gained to the office and stone steps rise to the seating terrace where access can be gained to the main entrance door and right side of the property. Also to the front is a beautiful garden that is mainly laid to lawn with established trees and shrubs. The garden wraps around and elevates to the right side of the property.

To the right side of the property, a stone flagged path with exterior lighting leads to the utility room entrance door. Stone steps rise to a stone flagged area that has a central raised timber planter and additional planters to each side. The path leads round to the rear, with exterior lighting and providing access to the covered courtyard.

A Characterful Five Bedroomed  
Stone-Built Family Residence







# Welcome to Harper Lees

A very rare opportunity to acquire a Derbyshire Longhouse, who’s original name dates back to the 13th Century and is offered to the market for only the third time in its history. Where serenity and period charm can be found in abundance, this wonderful five bedroomed detached residence sits adjacent to the River Derwent and showcases breathtaking views.



Harper Lees stands within a plot of approximately 34 acres and is approached by a long driveway which follows the river. The grounds provide a tranquil escape, encompassing outstanding established gardens, a stone flagged terrace spanning the width of the home and plenty of scope for keen gardeners to grow fruits and vegetables. There are also vast amounts of storage, including a covered courtyard, a workshop, two single garages and two storage rooms. The grazing land includes over half a mile of river frontage and is sectioned by stone walling into various fields.

Extending a warm welcome to the home is the dining hall, which features an impressive double-height ceiling with a galleried landing and a large glazed arched window that perfectly frames the stunning scenery. Across the ground floor is a lovely lounge, dining room and a country-style kitchen with a two-oven Aga. To the left side of the property’s layout, part of the living space could be utilised separately as a one bedroomed annexe with a sitting room and shower room, if desired. The galleried landing on the first floor connects to the bathroom, WC and four of the bedrooms, one of which has a dressing room.

This country residence is well situated for everything that the Peak District has to offer. Lovely trails through local woodland and along the River Derwent can be enjoyed from the doorstep, whilst popular locations such as Chatsworth House, Bakewell, Bamford and Baslow can be reached within a short drive. Hathersage village offers superb amenities, including shops, restaurants, public houses, cafes and an open-air, heated swimming pool and excellent primary school. The village is well served by buses and a train station with routes to Sheffield and Manchester, and Manchester Airport is under an hour’s drive away.



# Nestled within a Substantial Plot of Gardens and Grazing Land, Harper Lees is a Beautiful Country Retreat in the Sought-After Location of Hathersage

**The property briefly comprises of on the ground floor:** Dining hall, lounge, hall, WC, office, dining room, kitchen, utility room, pantry, inner hallway, WC, cloakroom, covered courtyard, workshop, storage room 1, storage room 2, single garage 1 and single garage 2.

**On the first floor:** Galleried landing, bedroom 2, storage cupboard, landing, shower room, bedroom 5/annexe bedroom, inner landing, bedroom 4, bedroom 3, master bedroom, master dressing room, bathroom, WC and linen cupboard.

## Ground Floor

A heavy timber door opens to the:

### Dining Hall

21’3 x 16’5 (6.47m x 5.00m)

An impressive dining hall with a double-height ceiling and galleried landing above. Filling the room with natural light is the large timber glazed arched window, enjoying views across the garden and surrounding countryside. Also having a feature pendant light point, flush light point, wall mounted light points, central heating radiators and oak flooring. Double pine doors open to the lounge. A pine door also opens to the dining room and an opening leads to the inner hallway.

### Lounge

20’6 x 13’11 (6.24m x 4.23m)

A lovely reception room with a front facing timber double glazed bay window, coved ceiling, wall mounted light points, central heating radiators, telephone point and TV/aerial cabling. The focal point of the room is the Gazco fire that is set within a stone mantel, surround and hearth. A pine door opens to a further pine door that leads to a hall.

### Hall

This area of the home could be utilised as an annexe, or as one layout. Having a pendant light point and a central heating radiator. A pine door opens to a WC and a pine door with glazed panels opens to the office. A timber door also opens to a useful under-stairs storage cupboard.

### WC

Having a front facing timber double glazed window, pendant light point, heated towel rail and partially panelled walls. There is a suite in white, which comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. The Vaillant boiler is also housed here.

### Office

12’2 x 12’0 (3.72m x 3.65m)

Currently utilised as an office but could serve as an additional sitting room. Having front and side facing timber double glazed windows, exposed timber beams, pendant light point and a central heating radiator. A heavy timber door opens to the front of the property.

From the dining hall, a pine door opens to the:

### Dining Room

16’3 x 10’4 (4.95m x 3.15m)

A homely dining room with a feature cast iron fireplace that is set beneath a gritstone mantel and has a matching hearth. Having a front facing timber double glazed window, exposed timber beams, wall mounted light points, central heating radiator, fitted shelving and a TV/aerial point. A pine door opens to the kitchen.

### Kitchen

16’5 x 12’1 (5.00m x 3.68m)

A country-style kitchen with front and side facing timber double glazed windows, exposed timber beams, recessed lighting, central heating radiator and a telephone point. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, a butcher’s block, tiled upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The focal point of the kitchen is the gritstone mantel, which has a gas Aga beneath that incorporates a six-ring gas hob and two ovens. The integrated appliances include an under-counter Siemens fridge and a Beko dishwasher. A pine door opens to the utility room.

### Utility Room

Having rear facing timber double glazed windows, strip lighting and tiled flooring. There are fitted wall units and a work surface with a shelf beneath. To one side of the work surface is a Twyford Belfast sink with hot and cold taps. There is space/provision for a washing machine and tumble dryer. The utility room also houses the Ideal boiler. Timber doors open to the pantry and inner hallway. A timber door with a double glazed panel also opens to the right side of the property.

### Pantry

Having a rear facing timber double glazed panel, flush light point, fitted shelving and tiled flooring.

### Inner Hallway

Having a flush light point, central heating radiator and tiled flooring. Pine doors open to the WC and cloakroom. A timber door with glazed panels opens to the covered courtyard and an opening leads back to the dining hall.

### WC

Having a rear facing timber double glazed obscured window, strip lighting, central heating radiator and tiled flooring. The suite in white comprises a low-level WC and a Twyford wash hand basin with traditional chrome taps.

### Cloakroom

Having a rear facing timber double glazed window, flush light point, fitted shelving, cloaks hanging, central heating radiator and tiled flooring.



**Dining Hall**  
**21'3 x 16'5 (6.47m x 5.00m)**

An impressive dining hall with a double-height ceiling and galleried landing above. Filling the room with natural light is the large timber glazed arched window, enjoying views across the garden and surrounding countryside. Also having a feature pendant light point, flush light point, wall mounted light points, central heating radiators and oak flooring. Double pine doors open to the lounge. A pine door also opens to the dining room and an opening leads to the inner hallway.



An Impressive Dining Hall,  
Extending a Warm Welcome







**Lounge**  
20'6 x 13'11 (6.24m x 4.23m)

A lovely reception room with a front facing timber double glazed bay window, coved ceiling, wall mounted light points, central heating radiators, telephone point and TV/aerial cabling. The focal point of the room is the Gazco fire that is set within a stone mantel, surround and hearth. A pine door opens to a further pine door that leads to a hall.

A Lovely Reception Room  
with a Stone Fireplace







**Dining Room**  
16'3 x 10'4 (4.95m x 3.15m)

A homely dining room with a feature cast iron fireplace that is set beneath a gritstone mantel and has a matching hearth. Having a front facing timber double glazed window, exposed timber beams, wall mounted light points, central heating radiator, fitted shelving and a TV/aerial point. A pine door opens to the kitchen.







## Kitchen

16'5 x 12'1 (5.00m x 3.68m)

A country-style kitchen with front and side facing timber double glazed windows, exposed timber beams, recessed lighting, central heating radiator and a telephone point. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, a butcher's block, tiled upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. The focal point of the kitchen is the gritstone mantel, which has a gas Aga beneath that incorporates a six-ring gas hob and two ovens. The integrated appliances include an under-counter Siemens fridge and a Beko dishwasher. A pine door opens to the utility room.

A Superb Country-Style  
Kitchen with a Two Oven Aga







Harper Lees

## Harper Lees is Where Serenity and Period Charm can be Found in Abundance

### Covered Courtyard

28'7 x 28'1 (8.71m x 8.56m)

A large area for storage and ideal for anyone who enjoys gardening, wood-working or motoring. With light, power and stone flagged flooring. A timber door with glazed panels and matching side panels opens to the rear of the property. Timber doors open to the workshop and storage room 1. A wide opening gives access to storage room 2. A timber door with glazed panels also opens to the inner hallway.

### Workshop

15'0 x 8'3 (4.56m x 2.51m)

Having an internal glazed panel, light and power.

### Storage Room 1

Having light and fitted shelving.

### Storage Room 2

19'5 x 9'7 (5.91m x 2.92m)

Having light and doors opening to single garages 1 and 2. Double timber doors with glazed panels and a matching side door open to the left side of the property.

### Single Garage 1

20'3 x 12'1 (6.17m x 3.69m)

Having internal glazed panels, light, power and a water tap. Double timber doors with glazed panels and a matching side door open to the left side of the property. Access can be gained to a loft space.

### Single Garage 2

18'3 x 10'8 (5.56m x 3.25m)

Having light and a rear facing timber glazed window. Double timber doors with glazed panels and a matching side door open to the left side of the property.

From the dining hall, a staircase with an oak hand rail and balustrading rises to the:

### First Floor

#### Galleried Landing

A fabulous galleried landing with a vaulted ceiling, front facing timber double glazed window and rear facing timber double glazed panels with an oak window seat. Also having exposed timber beams, track lighting and a central heating radiator. A pine door opens to bedroom 2 and an opening gives access to the inner landing.

### Bedroom 2

15'11 x 14'4 (4.85m x 4.36m)

A wonderful double bedroom with front facing timber double glazed windows, rear facing timber double glazed panels with a window seat, pendant light point and central heating radiators. There is a range of fitted furniture with long hanging. Pine doors open to a storage cupboard and the landing. Access can be gained to a loft space.

### Storage Cupboard

Having fitted shelving.

### Landing

Having a rear facing timber double glazed panel, pendant light point and a central heating radiator. Timber doors open to the shower room and bedroom 5/annexe bedroom. Access can also be gained to a loft space.

### Shower Room

Having a front facing timber double glazed window, flush light point, heated towel rail and partially tiled walls. There is a suite in white, which comprises a low-level WC and a Shanks pedestal wash hand basin with traditional chrome taps. To one corner, is a walk-in shower enclosure with a fitted shower and a glazed screen.

### Bedroom 5/Annexe Bedroom

12'0 x 9'2 (3.66m x 2.80m)

Having front and rear facing timber double glazed windows, exposed timber beams, central heating radiator and a telephone point. There is a range of fitted shelving and a long hanging rail.

From the galleried landing, an opening leads to the:

### Inner Landing

With flush light points and doors opening to bedroom 4, bedroom 3, master bedroom, bathroom and WC. Double pine doors open to a linen cupboard. Access can also be gained to a loft space.

### Bedroom 4

8'6 x 7'7 (2.60m x 2.31m)

Having a rear facing timber double glazed window, pendant light point, central heating radiator and pine flooring. The focal point of the room is the decorative cast iron fireplace. Access can be gained to a loft space.

### Bedroom 3

12'2 x 10'3 (3.70m x 3.12m)

Having a front facing timber double glazed window, pendant light point, fitted shelving unit and a central heating radiator.

### Master Bedroom

16'3 x 12'2 (4.95m x 3.71m)

A spacious master bedroom with front and side facing timber double glazed windows providing plenty of natural light and glorious views of the garden, River Derwent and woodland beyond. Also having a pendant light point and central heating radiators. An opening gives access to the master dressing room. Access can be gained to a loft space.

### Master Dressing Room

Having front and side facing timber double glazed windows, flush light point and central heating radiator. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.





### Master Bedroom

16'3 x 12'2 (4.95m x 3.71m)

A spacious master bedroom with front and side facing timber double glazed windows providing plenty of natural light and glorious views of the garden, River Derwent and woodland beyond. Also having a pendant light point and central heating radiators. An opening gives access to the master dressing room. Access can be gained to a loft space.



### Bathroom

Having a rear facing timber double glazed window, flush light point, fitted vanity mirror, partially tiled walls and a chrome heated towel rail. There is a Burlington suite in white, which comprises a pedestal wash hand basin with a chrome mixer tap and a bidet with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap.



### Bedroom 2

15'11 x 14'4 (4.85m x 4.36m)

A wonderful double bedroom with front facing timber double glazed windows, rear facing timber double glazed panels with a window seat, pendant light point and central heating radiators. There is a range of fitted furniture with long hanging. Pine doors open to a storage cupboard and the landing. Access can be gained to a loft space.



### Galleried Landing

A fabulous galleried landing with a vaulted ceiling, front facing timber double glazed window and rear facing timber double glazed panels with an oak window seat. Also having exposed timber beams, track lighting and a central heating radiator. A pine door opens to bedroom 2 and an opening gives access to the inner landing.







Harper Lees



## Enveloped by Wonderful, Established Gardens and Extensive Grazing Land, All Enjoying Scenic Views

### Bathroom

Having a rear facing timber double glazed window, flush light point, fitted vanity mirror, partially tiled walls and a chrome heated towel rail. There is a Burlington suite in white, which comprises a pedestal wash hand basin with a chrome mixer tap and a bidet with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap.

### WC

Having a rear facing timber double glazed obscured window, flush light point, low-level WC and a central heating radiator.

### Linen Cupboard

Having shelving and housing the hot water cylinder.

### Exterior and Gardens

From the B6001, an access road follows the River Derwent and leads over two cattle grids, after which the land of Harper Lees begins. Flanked by fields to one side and the River Derwent to the other, the access road continues to a cattle grid and timber pedestrian gate which provide access to the driveway of Harper Lees.

To the left side of the property, is a parking area for several vehicles with exterior lighting and mature trees. Access can be gained to single garage 1, storage room 2 and single garage 2. A grassed path leads to the rear and to a timber gate opening to a vegetable garden with a large greenhouse and raised planted borders.

From the driveway, timber gates open to a stone flagged path, which runs the width of the front of the property and incorporates a terrace. A stone step rises to a flagged patio with exterior lighting and a raised stone planter. From the path, which is flanked by mature planted borders, access can be gained to the office and stone steps rise to the seating terrace where access can be gained to the main entrance door and right side of the property. Also to the front is a beautiful garden that

is mainly laid to lawn with established trees and shrubs. The garden wraps around and elevates to the right side of the property.

To the right side of the property, a stone flagged path with exterior lighting leads to the utility room entrance door. Stone steps rise to a stone flagged area that has a central raised timber planter and additional planters to each side. The path leads round to the rear, with exterior lighting and providing access to the covered courtyard.

At the top of the garden to the right side, a timber gate opens to a formal garden that is enclosed by stone walling and timber fencing. The formal garden has an arched timber pergola, mature trees, shrubs and flowers. Within it is the original Hathersage station ticket office. A grassed path leads down to the left side of the property. A timber pedestrian gate and separate vehicular access gate opens to the upper grazing land. Another timber pedestrian gate opens to the orchard.

### Orchard

Having mature trees and a range of fruit trees. A wide timber gate opens to the formal garden.

### Upper Grazing Land

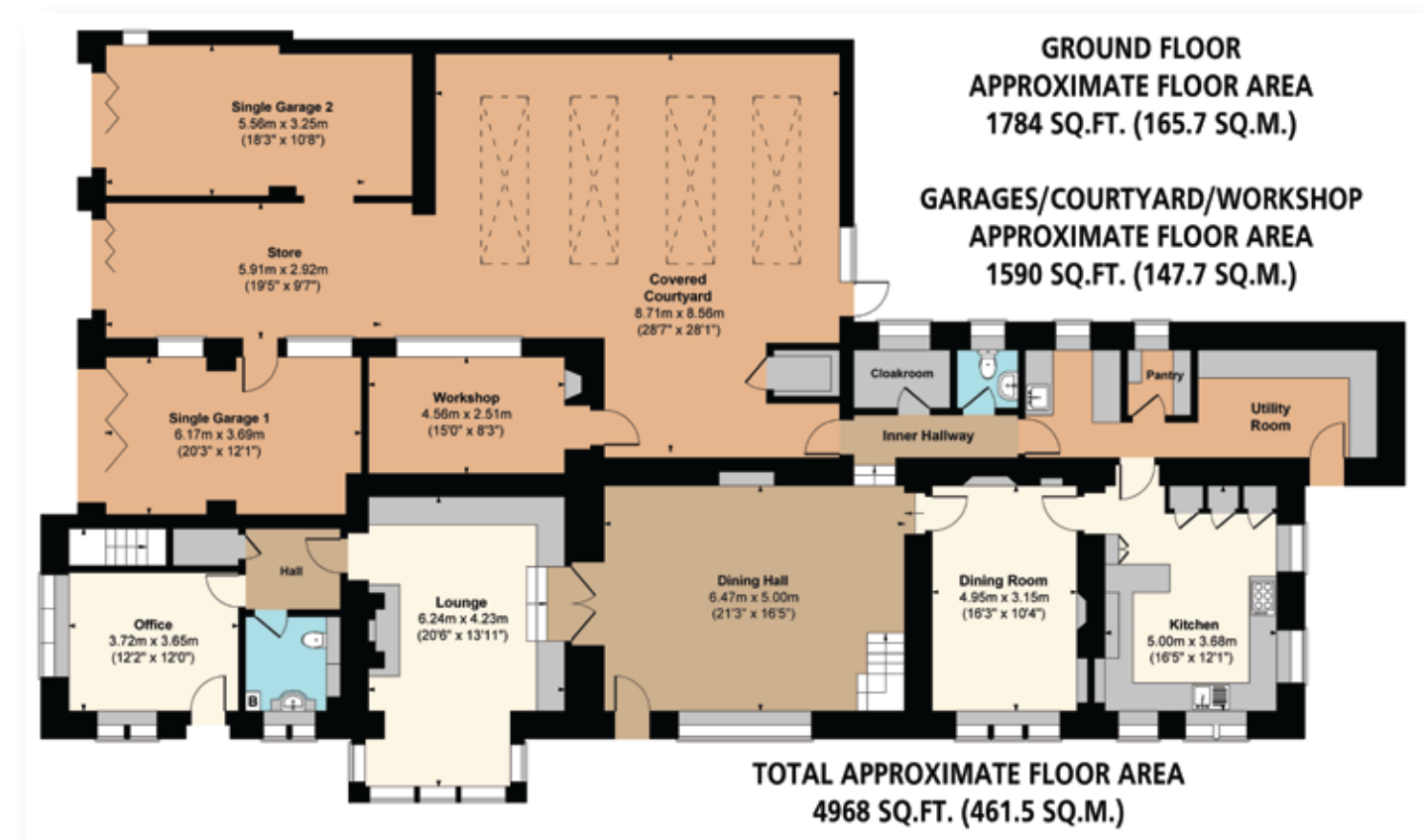
Fully enclosed by stone walling and fencing, and having mature trees. A timber gate opens to the lower grazing land. Stone walls section multiple fields that span the remainder of the grazing land.

### Lower Grazing Land

A large expansive area of grazing land that is ideal for livestock and connects to various other fields belonging to the property which have stone wall boundaries. A public footpath, named Derwent Valley Way, runs through this lower grazing land. The lower grazing land can be accessed from a grassed path that runs beneath the front garden of Harper Lees (private), or just off of the access road (public footpath), both with gated entrances.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**Exterior and Gardens Continued**

At the top of the garden to the right side, a timber gate opens to a formal garden that is enclosed by stone walling and timber fencing. The formal garden has an arched timber pergola, mature trees, shrubs and flowers. Within it is the original Hathersage station ticket office. A grassed path leads down to the left side of the property. A timber pedestrian gate and separate vehicular access gate opens to the upper grazing land. Another timber pedestrian gate opens to the orchard.

**Orchard**

Having mature trees and a range of fruit trees. A wide timber gate opens to the formal garden.

**Upper Grazing Land**

Fully enclosed by stone walling and fencing, and having mature trees. A timber gate opens to the lower grazing land. Stone walls section multiple fields that span the remainder of the grazing land.

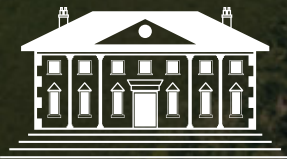
**Lower Grazing Land**

A large expansive area of grazing land that is ideal for livestock and connects to various other fields belonging to the property which have stone wall boundaries. A public footpath, named Derwent Valley Way, runs through this lower grazing land. The lower grazing land can be accessed from a grassed path that runs beneath the front garden of Harper Lees (private), or just off of the access road (public footpath), both with gated entrances.



\*Image for Illustration Purposes Only

Approximately 34 Acres  
of Grounds & Grazing Land







From the B6001, an access road follows the River Derwent and leads over two cattle grids, after which the land of Harper Lees begins. Flanked by fields to one side and the River Derwent to the other, the access road continues to a cattle grid and timber pedestrian gate which provide access to the driveway of Harper Lees.



To the left side of the property, is a parking area for several vehicles with exterior lighting and mature trees. Access can be gained to single garage 1, storage room 2 and single garage 2. A grassed path leads to the rear and to a timber gate opening to a vegetable garden with a large greenhouse and raised planted borders.



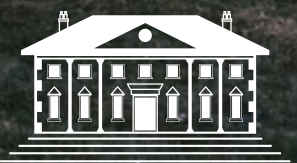
HARPER LEES







A Derbyshire Longhouse,  
Standing Proudly in its Plot





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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:** G

**Services:** Mains gas, mains electricity, mains water and septic tank drainage. There is broadband at the property and the mobile signal quality is average.

**Rights of Access/Shared Access:** There is a public footpath through the lower grazing land, a portion of the access road and off to one side of the road. Harper Lees has a right of access to the first part of the road from B6001, before it becomes ownership of Harper Lees.

**Covenants/Easements or Wayleaves and Flood Risk:** No covenants, easements or wayleaves. The home sits elevated and is not in a flood zone. Part of the fields and driveway are in flood zone 2 and 3.

**What3Words:** Fuss.perused.surcharge

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.



Harper Lees  
Leadmill Bridge, Hathersage,  
Hope Valley, S32 1BA

**Offers in the Region of £1,595,000**