



# Holmesfield Hall

Castle Hill, Main Road

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**Blenheim**  
Park Estates





An Outstanding Five Bedroomed  
Grade II\* Listed Residence...





Holmesfield Hall



# Welcome to Holmesfield Hall

A unique opportunity has arisen to acquire this outstanding five bedroomed detached residence, which is Grade II\* listed and stands within a plot of approximately 5.1 acres. Having a wealth of character features and the benefit of a three bedroomed detached cottage, Holmesfield Hall offers substantial accommodation that enjoys an idyllic countryside setting and far-reaching views.



Holmesfield Hall was originally constructed in the early 1600s with the Georgian facade and coat of arms above the formal entrance door, added in the mid-18th century. The property retains many historical features such as oak panelling, stone mullioned windows and an over mantel in the formal dining room that has detailed carvings, one of which is believed to depict King Charles I.

The heart of the home is the impressive breakfast kitchen that is filled with natural light through the glazed apex ceiling and has the unique feature of a well, which has been cleverly utilised as a kitchen island with a glass and granite surface. There is also a generous drawing room with a gritstone fireplace, a large sitting room with a dining area, downstairs shower room and a fabulous formal dining room. On the first floor are five bedrooms and two bathrooms. The family bathroom provides access through what is thought to be a historic priest hole to a playroom in the attic.

The grounds of Holmesfield Hall provide wonderful surroundings to the home and consist of a manicured, formal front garden, wrap-around lawns to the rear and an extensive seating terrace. There is the opportunity to purchase an additional 9.8 acres of land by separate negotiation.

This magnificent residence offers additional accommodation within Holmesfield Hall Cottage and is ideal for relative or dependent persons. The cottage has been recently renovated and has its own garden and parking area.

The property is situated with good access to the amenities of Holmesfield and Dronfield, which include supermarkets, shops, public houses, restaurants and good local schooling. Due to the property’s rural location, there are beautiful walks available from the doorstep, and the Peak District National Park is accessible within a short drive. For rail journeys, the Dronfield train station is located a short distance away and provides links to Manchester, Nottingham, Leeds and London.

Holmesfield Hall



# Holmesfield Hall Stands on a Plot of Approximately 5.1 Acres in an Idyllic Countryside Setting with Far-Reaching Views

**Holmesfield Hall briefly comprises on the ground floor:** Entrance hall, WC, utility room, shower room, breakfast kitchen, sitting room, formal entrance hall, drawing room, formal dining room, study and storage cupboard.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom. The attic is accessed through what is thought to be a historic priest hole.

**On the basement level:** Cellar.

**Holmesfield Hall Cottage briefly comprises on the ground floor:** Entrance hall, lounge, shower room, under-stairs storage cupboard and dining kitchen.

**On the first floor:** Landing, master bedroom, bedroom 2, bedroom 3, family bathroom and linen cupboard.

## Holmesfield Hall

### Ground Floor

Double heavy oak doors open to the:

#### Entrance Hall

Having a rear facing hardwood double glazed window, vaulted ceiling with exposed timber beams, recessed lighting, pendant light point, central heating radiators and stone flagged flooring. Oak doors open to the WC, sitting room and utility room. A wide opening also gives access to the breakfast kitchen.

#### WC

Having a pendant light point, extractor fan, central heating radiator and stone flagged flooring. There’s a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap, storage beneath and an illuminated vanity mirror above. Access can be gained to a loft space.

#### Utility Room

Having a side facing hardwood double glazed window, pendant light point, an exposed timber beam, central heating radiator and stone flagged flooring. There’s a range of fitted base and wall units, incorporating matching work surfaces, upstands and an inset 1.0 bowl stainless steel Lamona sink with a chrome mixer tap. There is space/provision for an automatic washing machine and tumble dryer. Also housing the Ideal boiler. An oak door opens to the shower room. Access can be gained to a loft space.

#### Shower Room

A useful downstairs shower room with a pendant light point, an exposed timber beam, extractor fan, central heating radiator and

stone flagged flooring. There’s a fully tiled shower enclosure with a fitted Triton shower and a glazed screen/door. Also having a wash hand basin with a chrome mixer tap, tiled splash back, storage beneath and a mirrored cabinet above.

#### Breakfast Kitchen

29’6 x 24’11 (9.00m x 7.60m)  
Providing the heart of the home is this impressive breakfast kitchen, which is flooded with natural light through the double glazed apex with windows. Also having side and rear facing hardwood double glazed windows/panels, pendant light point, wall mounted light points and oak Tarkell LVT flooring with under floor heating. There’s a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands and an inset 1.5 bowl stainless steel sink with a Franke boiling tap. The main feature of the room is the circular stone island that incorporates a granite work surface and a well with lighting, plants and a glazed cover. Appliances include a Rangemaster cooker incorporating a five-ring gas hob with a wok cradle, hot plate, grill and warming drawer and a Rangemaster extractor hood over. The integrated appliances include a Neue microwave, Neff dishwasher and a CDA wine cooler. There is a space/provision for an American style fridge/freezer. Hardwood bi-fold doors with double glazed panels open to the left side of the property.

#### Sitting Room

27’11 x 18’4 (8.50m x 5.60m)  
A superb sitting room with feature sandstone arches to one wall, which have lighting, TV/aerial cabling and an internet point. Also having side facing hardwood double glazed and stone mullioned windows, an additional hardwood double glazed window, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators and oak flooring. An oak door opens to the formal entrance hall.

#### Formal Entrance Hall

This would have been the original entrance hall but it is now used for a more formal entrance. Having exposed timber beams, pendant light points, wall mounted light points and a central heating radiator. Oak doors open to the drawing room, study and sitting room. Another door opens to the basement level. A heavy timber door with glazed panels opens to the front of the property.

#### Drawing Room

25’9 x 18’0 (7.84m x 5.50m)  
A fabulous reception room that is filled with character. Having front facing hardwood double glazed and stone mullioned windows with a window seat and rear facing hardwood glazed windows. Also having exposed timber beams, a pendant light point, one oak panelled wall, wall mounted light points and a central heating radiator. The focal point of the room is the open fireplace with a gritstone mantel/surround and a stone flagged hearth. An oak door opens to the formal dining room.



## Breakfast Kitchen

29'6 x 24'11 (9.00m x 7.60m)

Providing the heart of the home is this impressive breakfast kitchen, which is flooded with natural light through the double glazed apex with windows. Also having side and rear facing hardwood double glazed windows/panels, pendant light point, wall mounted light points and oak Tarkell LVT flooring with under floor heating. There's a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands and an inset 1.5 bowl stainless steel sink with a Franke boiling tap. The main feature of the room is the circular stone island that incorporates a granite work surface and a well with lighting, plants and a glazed cover. Appliances include a Rangemaster cooker incorporating a five-ring gas hob with a wok cradle, hot plate, grill and warming drawer and a Rangemaster extractor hood over. The integrated appliances include a Neve microwave, Neff dishwasher and a CDA wine cooler. There is a space/provision for an American style fridge/freezer. Hardwood bi-fold doors with double glazed panels open to the left side of the property.



A Stunning Breakfast Kitchen,  
Filled with Natural Light







**Entrance Hall**  
Having a rear facing hardwood double glazed window, vaulted ceiling with exposed timber beams, recessed lighting, pendant light point, central heating radiators and stone flagged flooring. Oak doors open to the WC, sitting room and utility room. A wide opening also gives access to the breakfast kitchen.



**Sitting Room**  
27'11 x 18'4 (8.50m x 5.60m)  
A superb sitting room with feature sandstone arches to one wall, which have lighting, TV/aerial cabling and an internet point. Also having side facing hardwood double glazed and stone mullioned windows, an additional hardwood double glazed window, exposed timber beams, recessed lighting, wall mounted light points, central heating radiators and oak flooring. An oak door opens to the formal entrance hall.

Holmesfield Hall



## Offering Substantial Accommodation that Retains a Wealth of Character Features Throughout

**Formal Dining Room**  
21'4 x 18'0 (6.50m x 5.50m)  
A sizeable formal dining room with front facing timber double glazed and stone mullioned windows with a window seat and rear facing aluminium glazed and stone mullioned windows. Also having a square plaster ceiling with original decorative mouldings and coving, partial oak panelled walls with decorative carvings, wall mounted light points and central heating radiators. The focal point of the room is the cast iron fireplace with an oak over mantel carved to depict King Charles I.

**Study**  
9'10 x 7'7 (3.00m x 2.30m)  
A useful room with a side facing aluminium glazed and stone mullioned window, an exposed timber beam, pendant light point and a central heating radiator. A timber door opens to a useful storage cupboard with a pendant light point, central heating radiator, fitted shelving and a storage unit.

From the formal entrance hall, a door opens to a stone staircase that has lighting and leads down to the:

### Basement Level

**Cellar**  
Having a vaulted ceiling, light, two stone slab tables and stone flagged flooring.

### Ground Floor Continued

From the formal entrance hall, a staircase with a hand rail, balustrading and a dividing gate rises to the:

**Half Landing**  
Having side facing aluminium glazed and stone mullioned windows, front facing hardwood double glazed stone mullioned windows, coved ceiling and a pendant light point. The staircase continues to the first floor landing.

### First Floor

**Landing**  
Having front facing hardwood double glazed and stone mullioned windows, coved ceiling, pendant light points, exposed timber beams, oak panelled walls and central heating radiators. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom.

**Master Bedroom**  
21'8 x 18'8 (6.60m x 5.70m)  
A generously sized master bedroom suite with front facing hardwood double glazed and stone mullioned windows with a window seat and rear facing aluminium glazed and stone mullioned windows. Also having a coffered ceiling with coving, exposed timber beams, wall mounted

light points, TV point, central heating radiators and a stone fireplace. A door opens to the master en-suite.

**Master En-Suite**  
Having rear facing aluminium glazed and stone mullioned windows, a coffered ceiling with coving, an exposed stone wall, extractor fan, wall mounted light points, heated towel rail and a central heating radiator. There's a suite in white, which comprises of a high cistern Claughton Bros WC and a wall mounted Patent wash hand basin with traditional taps. Also having a roll-top bath with a mixer tap. There's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can be gained to a loft space.

**Bedroom 2**  
14'11 x 13'1 (4.55m x 4.00m)  
A well-proportioned double bedroom with rear facing hardwood double glazed sash windows, pendant light point and a central heating radiator. There is also a date plaque that reads 1613 over a stone and cast iron fireplace.

**Bedroom 3**  
12'10 x 9'6 (3.90m x 2.90m)  
Another good-sized bedroom with a side facing hardwood double glazed sash window, exposed timber beams, pendant light point and a central heating radiator.

**Bedroom 4**  
13'5 x 12'10 (4.10m x 3.90m)  
Having a side facing hardwood glazed sash window, timber beams, pendant light point and a central heating radiator. Also having a stone/cast iron fireplace. A timber door opens to a dressing area with a side facing hardwood double glazed panel and a central heating radiator.

**Bedroom 5**  
13'1 x 8'2 (4.00m x 2.50m)  
Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

**Family Bathroom**  
Having a side facing hardwood double glazed window, exposed timber beams, flush light point, partially tiled walls and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a Savoy pedestal wash hand basin with traditional chrome taps and an illuminated mirrored cabinet above. To one corner, there's a spa bath with a fitted Triton shower, chrome mixer tap and a hand shower facility. A recessed shelving unit opens to a wood staircase which rises to a playroom.

**Playroom**  
11'6 x 11'6 (3.50m x 3.50m)  
Having a Keylite roof window, exposed timber beams, pendant light point, central heating radiator and timber flooring.



**Drawing Room**  
25'9 x 18'0 (7.84m x 5.50m)

A fabulous reception room that is filled with character. Having front facing hardwood double glazed and stone mullioned windows with a window seat and rear facing hardwood glazed windows. Also having exposed timber beams, a pendant light point, one oak panelled wall, wall mounted light points and a central heating radiator. The focal point of the room is the open fireplace with a gritstone mantel/surround and a stone flagged hearth. An oak door opens to the formal dining room.



A Generously Sized  
Reception Room...





### Formal Dining Room

21'4 x 18'0 (6.50m x 5.50m)

A sizeable formal dining room with front facing timber double glazed and stone mullioned windows with a window seat and rear facing aluminium glazed and stone mullioned windows. Also having a square plaster ceiling with original decorative mouldings and coving, partial oak panelled walls with decorative carvings, wall mounted light points and central heating radiators. The focal point of the room is the cast iron fireplace with an oak over mantel carved to depict King Charles I.



A Formal Dining Room  
of Grand Proportions







Holmesfield Hall



## This Magnificent Home was Originally Constructed in the Early 1600s and Has an Attractive Georgian Facade that was Added in the Mid-18th Century

### Exterior and Gardens

Holmesfield Hall is situated in a small hamlet of properties and is accessed from Main Road via a shared drive. The road leads to an electrically operated timber gate that opens to the right side of Holmesfield Hall. To the right side of the property, there's a block paved driveway, which provides parking for several vehicles and has exterior lighting, planted borders and a raised stone planter with mature trees and shrubs. Access can be gained to the main entrance door, rear gardens, triple garage and Holmesfield Hall Cottage.

### Triple Garage

32'10 x 19'4 (10.00m x 5.90m)

Having two electric up-and-over doors, hardwood double glazed windows, strip lighting and power. Stone steps rise to double oak doors that open to a games room.

### Games Room

32'10 x 19'6 (10.00m x 5.95m)

Having hardwood double glazed windows, strip lighting, wall mounted light points and a TV/aerial point. A staircase with a timber hand rail and balustrading rises to the first floor.

### First Floor

#### Landing

Having strip lighting and a timber door opening to the gymnasium.

#### Gymnasium

19'0 x 15'9 (5.80m x 4.80m)

Having roof windows, an arched hardwood double glazed panel and strip lighting.

### Holmesfield Hall Exterior and Gardens Continued

From the right side of the property, stone steps and a path lead to the rear.

A stone flagged path runs behind the breakfast kitchen and has a raised stone planter with mature shrubs and an external power point. Above the path, there is a grass area that is mainly laid to lawn with mature trees, hedging and a timber garden pavilion that incorporates glazed windows and double access doors with glazed panels. Access can be gained to a timber gate which opens to a large paddock. Access can be gained to the left side of the property.

To the left side of the house, there's an extensive stone flagged seating terrace with exterior lighting, a water tap and a rockery area with mature shrubs and plants. There is also a swimming hot tub situated on the terrace. Access can be gained to the breakfast kitchen and a useful outdoor store housing the electricity meter. From the seating terrace, stone steps rise to a circular patio that provides additional seating and has a water feature. Steps continue to a grassed area with mature trees, shrubs and a timber garden gazebo. The grass extends to Castle Mound,

the site of an ancient castle moat and to the wooden gate giving access to the front of the property. A wrought iron gate also opens to the front of the property.

To the front of the property, there are formal gardens with lawned areas that are divided into four sections by stone flagged paths. The gardens have a variety of mature shrubs, trees, a gravelled area and a stone flagged seating terrace with an external power point that provides access to the formal entrance door. There is also power supply for a sauna and wall lighting. The front garden is enclosed by stone walling and has a wrought iron gate that opens to an additional garden, which is mainly laid to lawn with mature trees and has a further pedestrian gate that opens to Main Road.

### Holmesfield Hall Cottage

Access can be gained to Holmesfield Hall Cottage from the grounds of Holmesfield Hall. There is a gravel driveway at the front of Holmesfield Hall Cottage, which provides parking with exterior lighting. A stone flagged path leads to the main entrance door.

### Ground Floor

A hardwood door with double glazed panels opens to the:

#### Entrance Hall

Having a coved ceiling, pendant light points, central heating radiator and a telephone point. Oak doors with glazed panels open to the lounge and dining kitchen. Oak doors also open to a shower room and under-stairs storage cupboard.

#### Lounge

17'1 x 11'2 (5.20m x 3.40m)

A good-sized reception room with front and side facing hardwood double glazed windows, coved ceiling, pendant light point, central heating radiator and a telephone point.

#### Shower Room

Having recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail and oak flooring. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a mirrored cabinet above. To one corner, there's a separate shower enclosure with a fitted Triton shower and a glazed screen/door.

#### Under-Stairs Storage Cupboard

Having a flush light point and providing useful storage.

#### Dining Kitchen

23'0 x 21'8 (7.00m x 6.60m)

An open plan dining kitchen that enjoys the views of the surrounding countryside.



## Master Bedroom

21'8 x 18'8 (6.60m x 5.70m)

A generously sized master bedroom suite with front facing hardwood double glazed and stone mullioned windows with a window seat and rear facing aluminium glazed and stone mullioned windows. Also having a coffered ceiling with coving, exposed timber beams, wall mounted light points, TV point, central heating radiators and a stone fireplace. A door opens to the master en-suite.







### Master En-Suite

Having rear facing aluminium glazed and stone mullioned windows, a coffered ceiling with coving, an exposed stone wall, extractor fan, wall mounted light points, heated towel rail and a central heating radiator. There's a suite in white, which comprises of a high cistern Claughton Bros WC and a wall mounted Patent wash hand basin with traditional taps. Also having a roll-top bath with a mixer tap. There's a separate shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door. Access can be gained to a loft space.



### Bedroom 3

12'10 x 9'6 (3.90m x 2.90m)

Another good-sized bedroom with a side facing hardwood double glazed sash window, exposed timber beams, pendant light point and a central heating radiator.



### Bedroom 2

14'11 x 13'1 (4.55m x 4.00m)

A well-proportioned double bedroom with rear facing hardwood double glazed sash windows, pendant light point and a central heating radiator. There is also a date plaque that reads 1613 over a stone and cast iron fireplace.



### Bedroom 4

13'5 x 12'10 (4.10m x 3.90m)

Having a side facing hardwood glazed sash window, timber beams, pendant light point and a central heating radiator. Also having a stone/cast iron fireplace. A timber door opens to a dressing area with a side facing hardwood double glazed panel and a central heating radiator.





### Bedroom 5

13'1" x 8'2" (4.00m x 2.50m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



### Half Landing

Having side facing aluminium glazed and stone mullioned windows, front facing hardwood double glazed stone mullioned windows, coved ceiling and a pendant light point. The staircase continues to the first floor landing.

### First Floor

### Landing

Having front facing hardwood double glazed and stone mullioned windows, coved ceiling, pendant light points, exposed timber beams, oak panelled walls and central heating radiators. Doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, bedroom 5 and family bathroom.



### Family Bathroom

Having a side facing hardwood double glazed window, exposed timber beams, flush light point, partially tiled walls and a central heating radiator with a towel rail. There's a suite in white, which comprises of a low-level WC and a Savoy pedestal wash hand basin with traditional chrome taps and an illuminated mirrored cabinet above. To one corner, there's a spa bath with a fitted Triton shower, chrome mixer tap and a hand shower facility. A recessed shelving unit opens to a wood staircase which rises to a playroom.





**Exterior and Gardens**  
Holmesfield Hall is situated in a small hamlet of properties and is accessed from Main Road via a shared drive. The road leads to an electrically operated timber gate that opens to the right side of Holmesfield Hall. To the right side of the property, there's a block paved driveway, which provides parking for several vehicles and has exterior lighting, planted borders and a raised stone planter with mature trees and shrubs. Access can be gained to the main entrance door, rear gardens, triple garage and Holmesfield Hall Cottage.

**Triple Garage**  
**32'10 x 19'4 (10.00m x 5.90m)**  
Having two electric up-and-over doors, hardwood double glazed windows, strip lighting and power. Stone steps rise to double oak doors that open to a games room.



Holmesfield Hall



## A Three Bedroomed Detached Cottage Provides Additional Living Space within the Grounds

**Dining Area**  
A sizeable space with rear and side facing hardwood double glazed windows, coved ceiling, pendant light points, timber beams, central heating radiators, TV/aerial point and engineered timber flooring. The focal point of the room is the coal effect gas fireplace with a sandstone mantel, surround and hearth. Double hardwood doors with double glazed panels open to the rear of the property. A wide opening also gives access to the kitchen area.

**Kitchen Area**  
A modern kitchen with a side facing hardwood double glazed window, pendant light points and oak laminate flooring. There's a range of fitted

**Bedroom 2**  
15'9 x 10'4 (4.80m x 3.14m)  
Another double bedroom with roof windows, recessed lighting and a central heating radiator.

**Bedroom 3**  
9'6 x 6'3 (2.90m x 1.90m)  
Having a roof window, recessed lighting and a central heating radiator.

**Family Bathroom**  
Having a roof window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's



base/wall and drawer units, incorporating matching granite work surfaces, upstands and an inset 1.5 bowl stainless steel sink with a tap. Appliances include a Lamona oven and grill, Lamona dishwasher, Zanussi washing machine and a hob with an extractor fan above. There is also space/provision for an American style fridge/freezer. A hardwood door with double glazed panels opens to the right side of the property.

From the entrance hall, a staircase with timber hand rails and balustrading rises to the:

### First Floor

**Landing**  
Having a coved ceiling, recessed lighting and oak doors opening to the master bedroom, bedroom 2, bedroom 3, family bathroom and linen cupboard.

**Master Bedroom**  
15'9 x 12'8 (4.80m x 3.85m)  
A well-proportioned master bedroom that enjoys the far-reaching views and has a roof window, side facing hardwood double glazed window, recessed lighting and a central heating radiator.

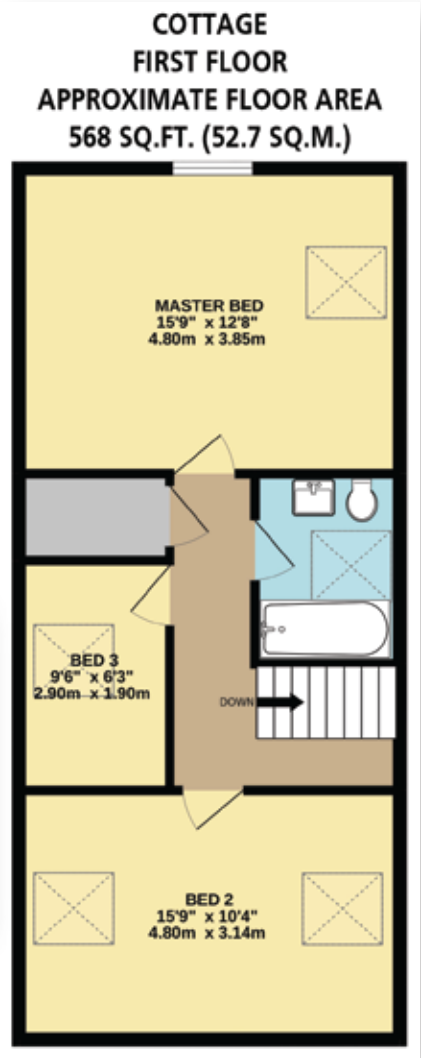
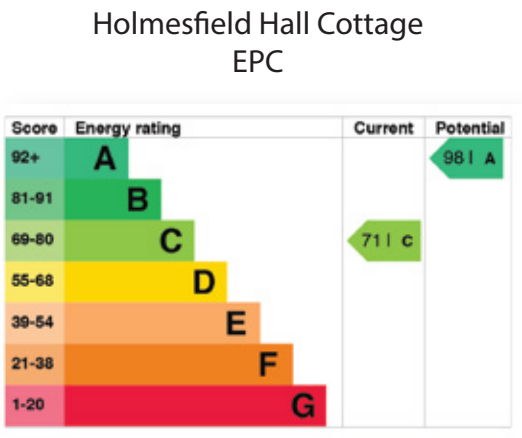
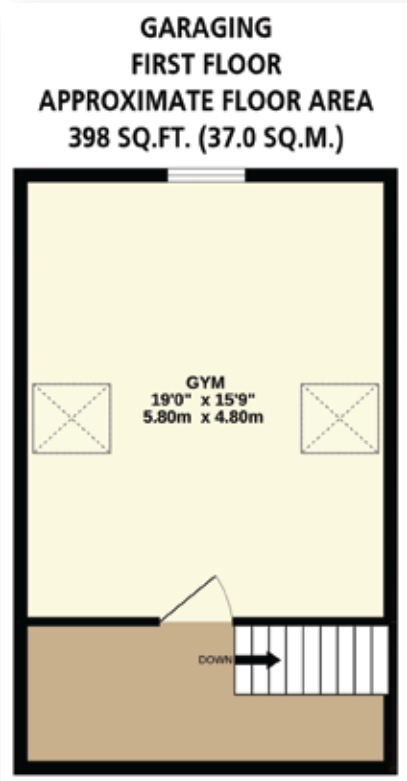
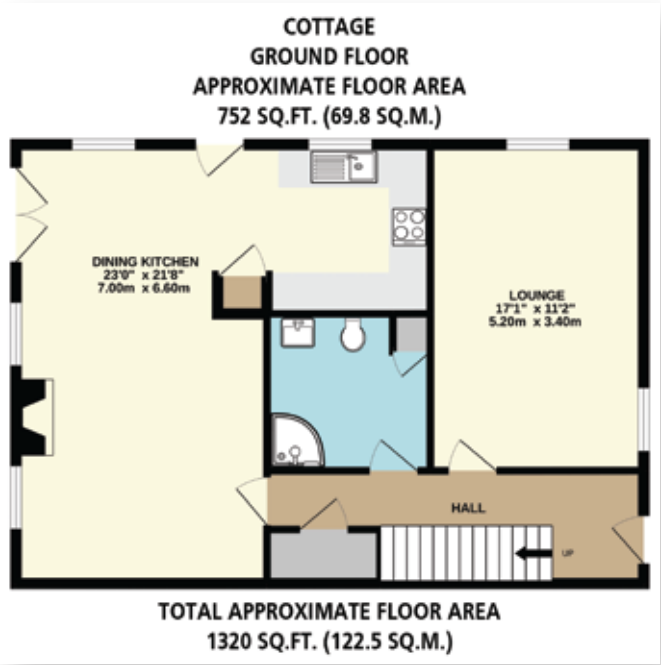
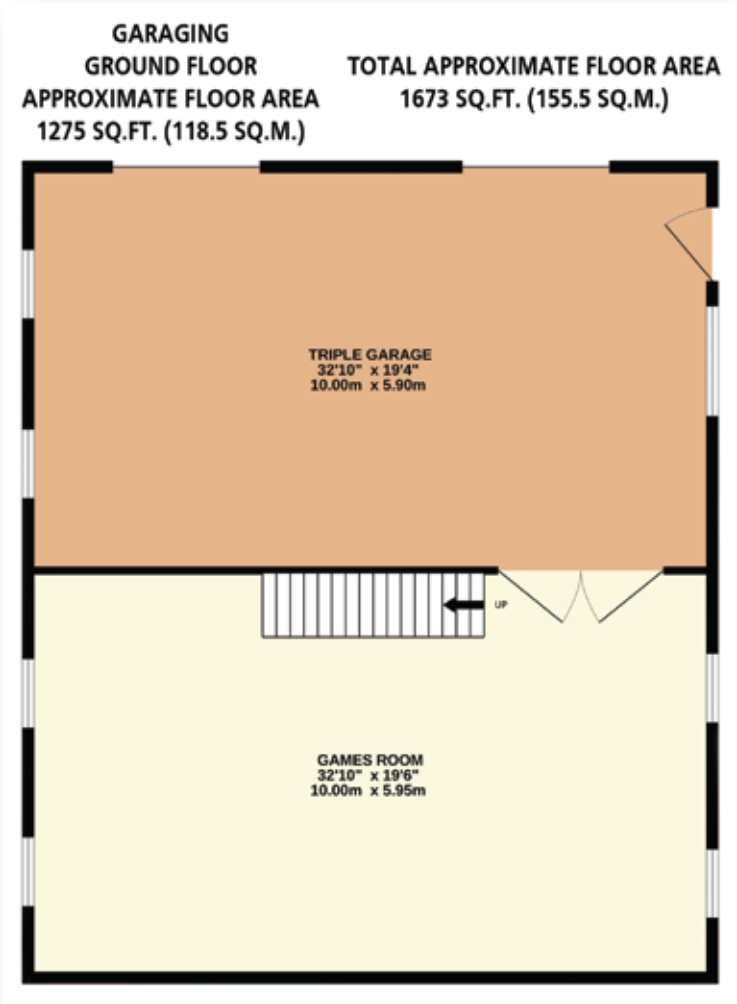
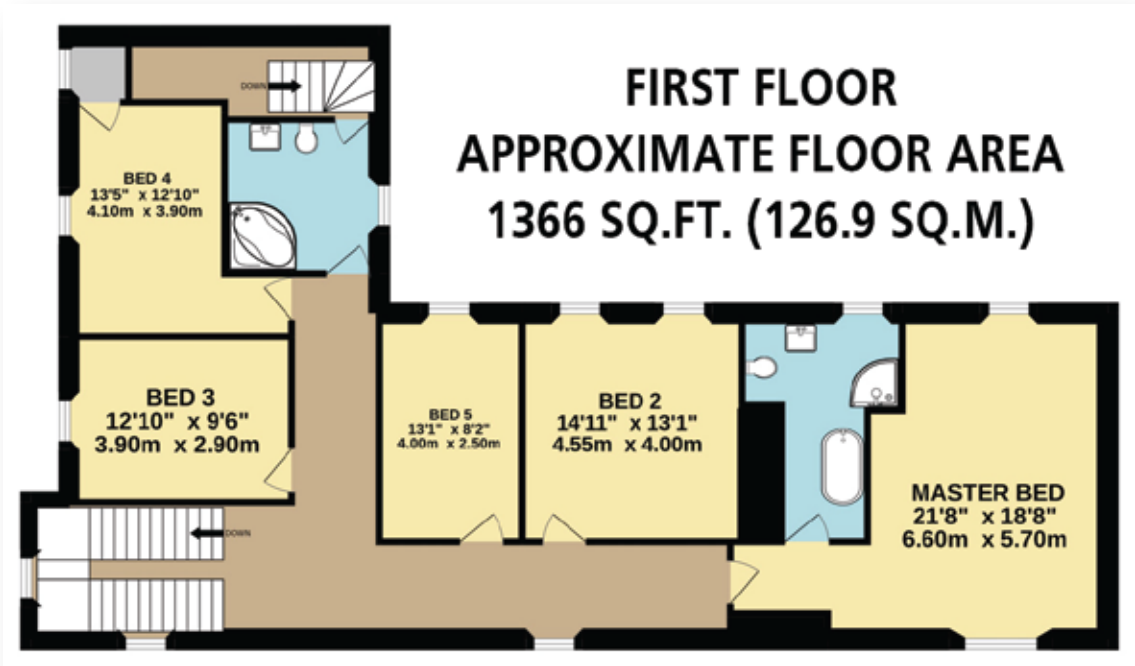
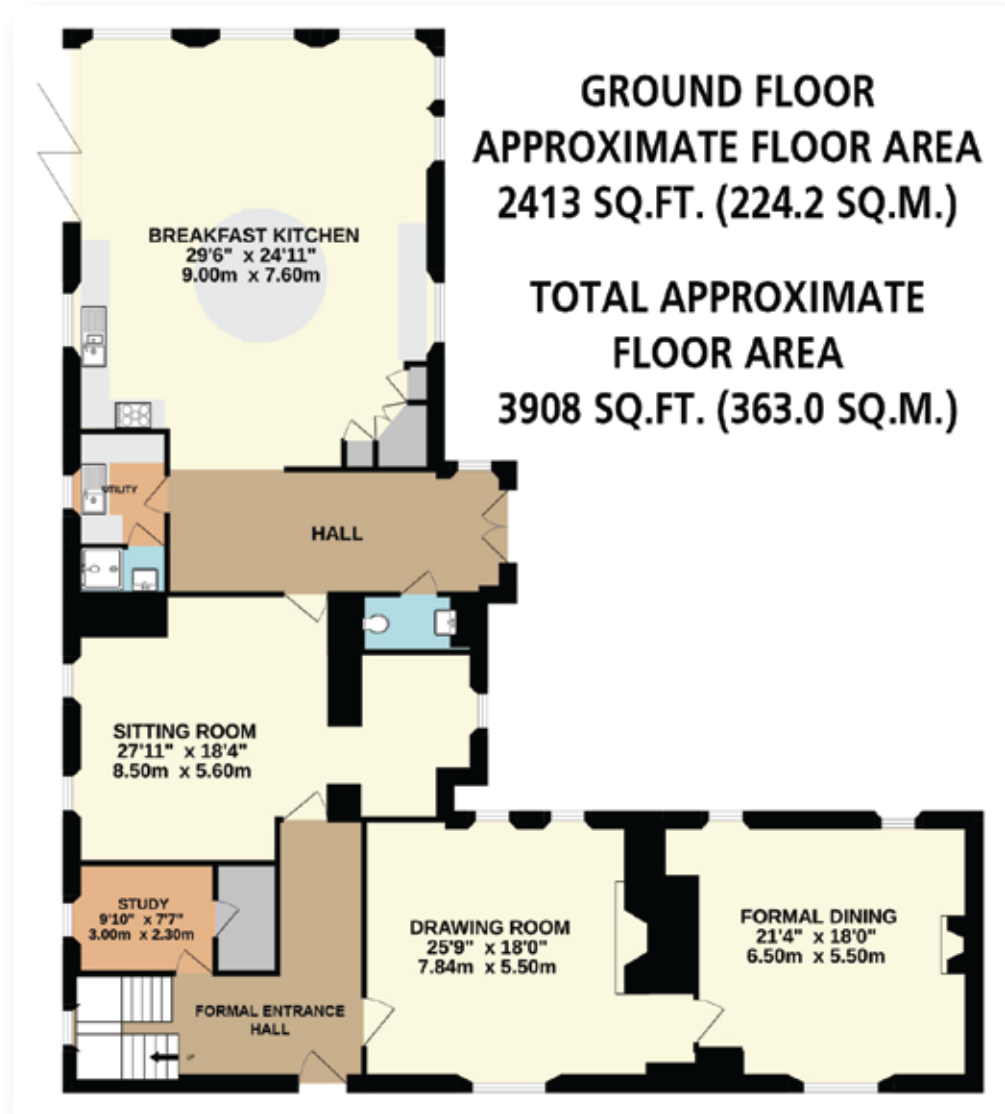
a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a mirrored cabinet above. Also having a panelled bath with traditional chrome taps.

**Linen Cupboard**  
Having fitted shelving and housing the Worcester boiler.

**Holmesfield Hall Cottage Exterior and Gardens Continued**  
From the driveway, two separate openings in a stone wall give access to a large orchard, which is mainly laid to lawn with a variety of mature trees, fruit trees and a timber potting shed with glazed windows. A timber gate opens to one of the paddocks belonging to the property.

Also from the driveway, a wrought iron gate opens to the right side of the property where there are stone flagged paths, exterior lighting, a water tap and a lawned area with mature shrubs and a water feature. Access can be gained to the dining kitchen. Stone steps rise to a further lawned area with planted borders and a stone bench. A timber gate opens to another paddock belonging to the property. Access can also be gained to the rear of the property where there's a stone flagged path with exterior lighting. A wrought iron pedestrian gate opens to the driveway of Holmesfield Hall.







**Holmesfield Hall Exterior and Gardens Continued**

From the right side of the property, stone steps and a path lead to the rear.

A stone flagged path runs behind the breakfast kitchen and has a raised stone planter with mature shrubs and an external power point. Above the path, there is a grass area that is mainly laid to lawn with mature trees, hedging and a timber garden pavilion that incorporates glazed windows and double access doors with glazed panels. Access can be gained to a timber gate which opens to a large paddock. Access can be gained to the left side of the property.

To the left side of the house, there’s an extensive stone flagged seating terrace with exterior lighting, a water tap and a rockery area with mature shrubs and plants. There is also a swimming hot tub situated on the terrace. Access can be gained to the breakfast kitchen and a useful outdoor store housing the electricity meter. From the seating terrace, stone steps rise to a circular patio that provides additional seating and has a water feature. Steps continue to a grassed area with mature trees, shrubs and a timber garden gazebo. The grass extends to Castle Mound, the site of an ancient castle moat and to the wooden gate giving access to the front of the property. A wrought iron gate also opens to the front of the property.







To the front of the property, there are formal gardens with lawned areas that are divided into four sections by stone flagged paths. The gardens have a variety of mature shrubs, trees, a gravelled area and a stone flagged seating terrace with an external power point that provides access to the formal entrance door. There is also power supply for a sauna and wall lighting. The front garden is enclosed by stone walling and has a wrought iron gate that opens to an additional garden, which is mainly laid to lawn with mature trees and has a further pedestrian gate that opens to Main Road.



Situated within Substantial  
Gardens and Grounds...







A Wonderful Three  
Bedroomed Cottage





**Dining Kitchen**  
23'0 x 21'8 (7.00m x 6.60m)

**Kitchen Area**

A modern kitchen with a side facing hardwood double glazed window, pendant light points and oak laminate flooring. There's a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands and an inset 1.5 bowl stainless steel sink with a tap. Appliances include a Lamona oven and grill, Lamona dishwasher, Zanussi washing machine and a hob with an extractor fan above. There is also space/provision for an American style fridge/freezer. A hardwood door with double glazed panels opens to the right side of the property.



**Master Bedroom**  
15'9 x 12'8 (4.80m x 3.85m)

A well-proportioned master bedroom that enjoys the far-reaching views and has a roof window, side facing hardwood double glazed window, recessed lighting and a central heating radiator.



**Lounge**  
17'1 x 11'2 (5.20m x 3.40m)

A good-sized reception room with front and side facing hardwood double glazed windows, coved ceiling, pendant light point, central heating radiator and a telephone point.



**Family Bathroom**

Having a roof window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap, storage beneath and a mirrored cabinet above. Also having a panelled bath with traditional chrome taps.














\*Image for Illustration Purposes Only

 = Included

 = 9.8 Acres Available by Separate Negotiation



Standing on Approximately  
5.1 Acres Of Land





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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

**Holmesfield Hall Council Tax Band:** G

**Holmesfield Hall Cottage Council Tax Band:** A

**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:** There are no rights of access but there is shared access through the courtyard of properties.

**Covenants/Easements/Wayleaves and Flood Risk:** There are no covenants or easements. There is a wayleave that grants the owner a small amount of annual rent from electricity. The flood risk is very low.

**Conservation Area:** Yes.

**Tree Preservation Orders:** Yes.

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.



**Holmesfield Hall**

Castle Hill, Main Road, Holmesfield,  
Dronfield, Derbyshire S18 7WQ

**Price £1,795,000**