

TUCKER CROFT



BLENHEIM





SET AMONGST
PEACEFUL
SURROUNDINGS
WITH
BREATHTAKING
VIEWS

ENJOYING AN ELEVATED POSITION
ON A PRIVATE LANE, TUCKER
CROFT IS AN OUTSTANDING
FOUR BEDROOMED DETACHED
RESIDENCE OFFERING SUBSTANTIAL
FAMILY ACCOMMODATION.

*Magnificent far-reaching views across Hope Valley
stretch for miles, adding a picturesque setting to this
country home, which occupies an expansive plot of
approximately 16 acres.*





Tucker Croft was originally constructed in the early 1900s and has been considerably extended over the years, and as a result, now caters for a growing family.

The property presents a versatile layout to suit a variety of lifestyles, and even has potential for self-contained living space for relatives.

Reception rooms are offered in abundance, including a wonderful dining room with a limestone fireplace and a split-level lounge and sitting room that are filled with natural light and have a focal point picture window framing the views. The heart of the home is the dining kitchen, which is well-appointed with a range of high-quality appliances and has two external doors opening to the rear garden. There are also two WC's and a gymnasium with an adjacent steam shower room.

The first floor houses four generously proportioned bedrooms, including the master bedroom with an en-suite shower room. The front facing bedrooms enjoy the valley views and three of them have fitted furniture, and there is also a large family bathroom.

Outside, two driveways provide parking for multiple vehicles and there is a detached double garage that has a store and an external staircase leading up to an office that is perfect for working from home. The garden is situated to the rear of the home, populated with an array of established planting and having a pleasant stone flagged seating terrace. The acreage included in the sale offers the opportunity for equestrian usage due to having four stables within one of the fields.

The village of Bamford is set within The Peak District and contains amenities such as a public house, café, bakery, an Ofsted-rated 'Good' primary school and Sickleholme Golf Club. Bamford train station is within walking distance and provides rail links on the Hope Valley line to Sheffield and Manchester. Hathersage offers a further range of convenient amenities including restaurants, shops, cafes, public houses and an open-air swimming pool. There are many trails that can be accessed within the immediate area towards Bamford Edge, Ladybower Reservoir, Stanage Edge and along the River Derwent.

The property briefly comprises of on the ground floor: Entrance hall, cloakroom/WC, sitting room, lounge, dining room, dining kitchen, study, WC, inner hallway, utility room, hallway, snug, gymnasium and shower room.

On the first floor: Landing, bedroom 4, bedroom 3, family bathroom, bedroom 2, master bedroom and master en-suite shower room.

Basement Level: Cellar

Outbuildings: Detached double garage with an office and store, and four stables.





LOUNGE

Generously proportioned living spaces are offered throughout the home, making it ideal for a growing family.

GROUND FLOOR

A composite oak-effect door opens to the entrance hall.

Entrance Hall

Extending a warm welcome to the home with a front facing timber glazed internal panel, recessed lighting, wall mounted light points, central heating radiator, deep skirtings and oak flooring with an inset mat well. Timber doors open to the cloakroom/WC, sitting room, dining room and dining kitchen. A timber door also opens to a staircase, which leads down to the basement level.

Cloakroom/WC

Having side facing UPVC double glazed obscured windows, recessed lighting, extractor fan, central heating radiators and oak flooring. A suite in white comprises a Laufen low-level WC and a pedestal wash hand basin with a chrome mixer tap and a tiled splash back.

Sitting Room

13'8 × 12'10 (4.17m x 3.92m)

A homely reception room featuring a Clearview multi-fuel stove set within a sandstone fireplace. Having a side facing UPVC double glazed window, coved ceiling, flush light point, wall mounted light points, central heating radiator, TV/aerial point/cabling and deep skirtings. Steps with stainless steel/ glazed balustrading to the right hand side lead down to the lounge.

Lounge

17'8 × 14'7 (5.38m x 4.45m)

A light-filled reception room with spectacular views across the valley through two front facing UPVC double glazed windows/panels. There is also a side facing UPVC double

glazed window, Velux roof windows, recessed lighting, wall mounted light points, central heating radiator, TV/aerial point and deep skirtings.

Dining Room

16'11 x 12'2 (5.15m x 3.70m)

A lovely dining room that is well-suited for entertaining. Having a side facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, TV/ aerial points and deep skirtings. The focal point of the room is the coal effect gas fire with a limestone mantel, surround and hearth. Double UPVC doors with double glazed panels open to the rear garden.

Dining Kitchen

21'5 x 18'6 (6.54m x 5.63m)

A fabulous dining kitchen that is superbly appointed with a range of integrated appliances by AEG, Miele and Siemens. Having front and rear facing UPVC double glazed windows, Velux roof windows, recessed lighting, feature lighting, TV/ aerial cabling, deep skirtings and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating Corian work surfaces, upstands, splash backs, under-counter lighting and an inset Mixa 1.5 bowl sink with a brushed chrome mixer tap. The work surface extends to provide space for two chairs. The appliances include an AEG four-ring induction hob with an Elica extractor hood above, an AEG fan assisted oven, an AEG grill, a Miele coffee machine, an AEG microwave and a Siemens dishwasher. There is space/provision for an American style fridge/freezer. Double UPVC doors with double glazed panels and a separate composite oak-effect door open to the rear garden. An opening also gives access to the study.







LOUNGE



DINING KITCHEN



SITTING ROOM



DINING KITCHEN

GROUND FLOOR CONTINUED & BASEMENT LEVEL

Study

13'5 x 7'11 (4.09m x 2.42m)

Having a rear facing UPVC double glazed window, recessed lighting, telephone point, deep skirtings and tiled flooring with under floor heating. A timber door opens to the WC and a timber door with a glazed panel opens to the inner hallway.

WC

A sizeable ground floor WC with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, deep skirtings and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a tiled splash back.

Inner Hallway

Having a flush light point and a timber door opening to the utility room. A staircase with a hand rail leads down to another hallway.

Utility Room

Having flush light points, extractor fan and tiled flooring. There is a range of fitted base and wall units, incorporating a work surface, a tiled upstand and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. A cupboard houses the Worcester boiler and a removable panel on the wall provides access to eaves storage with light and power.

Hallway

Having recessed lighting and timber doors opening to the snug and gymnasium. Double timber doors also open to useful eaves storage.

Snug

11'8 x 9'9 (3.55m x 2.98m)

Currently utilised as a reception room but could offer the potential for use as self-contained living space along with the gymnasium and shower room. Having a front facing UPVC double glazed window, recessed lighting, central heating radiator and TV/aerial cabling.

Gymnasium

11'8 x 9'11 (3.55m x 3.02m)

Offering the potential to be used as a fifth bedroom with recessed lighting, central heating radiator and a TV/aerial point. Double UPVC doors with double glazed panels open to the front of the property. A timber door opens to the shower room.

Shower Room

Being fully tiled and having recessed lighting and a heated towel rail. There is a steam shower enclosure with a seat, rainfall shower, hand shower facility, body jets, radio and a glazed screen/door.

From the entrance hall, a timber door opens to a staircase, which leads down to the:

Basement Level

Cellar

12'1 x 7'2 (3.69m x 2.19m)

Having light and a stone slab table.

From the entrance hall, a staircase with a timber hand rail, recessed light point and a power socket rises to the first floor.



ENTRANCE HALL



STUDY



GYMNASIUM



WC



SNUG

FIRST FLOOR

Landing

Having front facing UPVC double glazed windows, flush light points, partially coved ceiling and a central heating radiator. Timber doors open to bedroom 4, bedroom 3, family bathroom, bedroom 2 and master bedroom. Access can also be gained to two separate loft spaces.

Bedroom 4

12'10 x 11'11 (3.90m x 3.64m)

A double bedroom with dual aspect views through front and side facing UPVC double glazed windows. Also having a pendant light point, wall mounted light points and a central heating radiator.

Bedroom 3

17'0 x 12'2 (5.17m x 3.72m)

Another spacious double bedroom with rear and side facing UPVC double glazed windows, pendant light point and a central heating radiator. There is a range of fitted furniture, incorporating short hanging, shelving and drawers.

Family Bathroom

A large family bathroom with rear facing UPVC double glazed windows, recessed lighting, extractor fan, two chrome heated towel rails, partially tiled walls, shaver point and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with a Bristan chrome mixer tap. Also having a bath with a Bristan chrome mixer tap and a hand shower facility. To one end of the bathroom is a shower enclosure with a fitted Bristan shower and a glazed screen/door.

Bedroom 2

20'3 x 11'1 (6.16m x 3.39m)

An exceptionally spacious and bright bedroom with front facing UPVC double glazed windows, recessed lighting, wall mounted light points and a central heating radiator. To one wall, is a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Master Bedroom

16'7 x 11' (5.05m x 3.39m)

A superb master suite with a rear facing UPVC double glazed window, recessed lighting, wall mounted light points and a central heating radiator. There is a range of fitted furniture, incorporating short/long hanging and shelving. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Being fully tiled and having recessed lighting, two extractor fans, heated towel rail and a shaver point. There is a suite in white, which comprises a Laufen low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a shower enclosure with a fitted Bristan shower and a glazed screen/door.



BEDROOM 4



FAMILY BATHROOM



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



EXTERIOR & GARDENS

To the front of Tucker Croft is a stone flagged driveway that provides parking for three vehicles and has exterior lighting and a planted border containing shrubs. Access can be gained to the gymnasium. Stone steps rise to a stone flagged area in front of the main entrance door, which has exterior lighting, an external power point and planted borders.

From the private lane, of which Tucker Croft owns up to the bend furthest away from the property, a timber gate across from the property opens to a gravelled area within woodland. Timber steps with gravel insets that are flanked by mature trees and shrubs leads down to a timber pedestrian gate that opens to field 1.

Field 1

A 4-acre, fully enclosed field that has mature trees and fence boundaries.

Another driveway at the left side of the property is accessible from the private lane, which allows space for additional parking and has exterior lighting. Access can be gained to the detached double garage and a timber pedestrian gate opens to the rear of the property.

Detached Double Garage

23'0 x 19'6 (7.00m x 5.95m)

Having two electric up-and-over doors, light and power. A timber door opens to the store.

Store

Having rear facing UPVC double glazed windows, flush light point and tiled flooring. There is a range of fitted base units with a work surface. A UPVC door with double glazed obscured panels opens to an external path with a water tap and external power point.

Accessed by an external stone staircase with a wrought iron hand rail and balustrading rises to the office above the double garage.

First Floor

Office

22'9 x 19'6 (6.94m x 5.95m)

A useful space for working from home or hobbies. The office has Velux roof windows, recessed lighting, power, a range of fitted storage and is accessed by a UPVC door with double glazed obscured panels.



DOUBLE GARAGE



FIELD 1







*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS CONTINUED

The extensive grounds of Tucker Croft incorporate wonderful seating terraces, lawned gardens and enclosed fields, ideal for grazing or equestrian use.

To the rear, a path follows the elevation and has exterior lighting and provides access to the dining kitchen and dining room. Two sets of stone steps rise to a pleasant stone flagged seating terrace that has exterior lighting and well-populated borders containing established trees, shrubs and flowers.

The path from the rear wraps around to the right side of the property where there is a water tap and a timber pedestrian gate opening back to the stone flagged driveway.

Grass seamlessly transitions from the seating terrace into the garden, and from the path at the side of the garage, stone steps also rise to the garden. The garden is mainly laid to lawn, well-maintained and wraps around partially to the right side of the property. The borders are filled with an array of mature trees and shrubs, all whilst being enclosed by timber fencing. A timber gate opens to field 2.

Field 2

A sizeable field that is fully enclosed by timber fencing and stone walling. To one corner, a timber gate opens to an allotment area with space for a greenhouse (with a double socket) and raised planting beds. Within the field are four stables, all with timber stable-style doors and one exterior light. At the top left-hand corner of the field, a gate opens to field 3.

Field 3

The largest of the three fields, extending to over 10 acres, fully enclosed and having mature trees.





GROUND FLOOR & CELLAR

Ground Floor Approximate Floor Area:
1947 SQ.FT. (180.9 SQ.M)
Cellar Approximate Floor Area:
62 SQ.FT. (5.8 SQ.M)



FIRST FLOOR

Approximate Floor Area:
1083 SQ.FT. (100.6 SQ.M)
Total Approximate Floor Area:
3092 SQ.FT. (287.3 SQ.M)

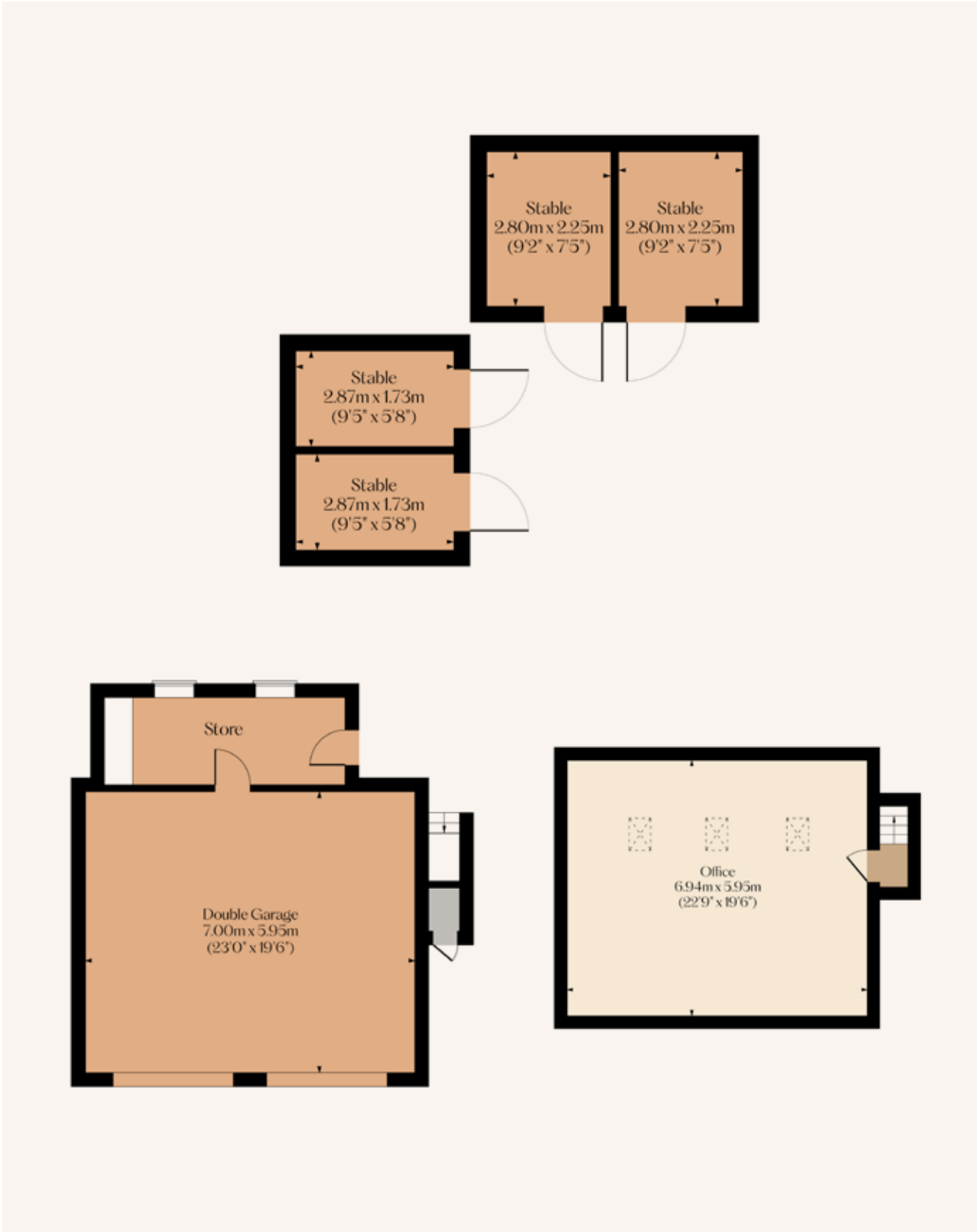


STABLES & GARAGING

Stables Approximate Floor Area:
252 SQ.FT. (23.3 SQ.M)

Double Garage Approximate Floor Area:
558 SQ.FT. (51.8 SQ.M)

Office Approximate Floor Area:
467 SQ.FT. (43.4 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 5	SQFT 4,369
TENURE Freehold	COUNCIL TAX G

Services

Mains gas, mains electricity, mains water and mains drainage. There is ADSL broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

Tucker Croft owns a portion of the private lane and the two neighbours have a right of access over it.

Covenants, Easements, Wayleaves and Flood Risk

There are no covenants or easements. There are wayleaves relating to allowing access to field 1 for Severn Trent and Northern Powergrid. 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C		78
55–68	D	67	
39–54	E		
21–38	F		
01–20	G		

TUCKER CROFT

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