



**Bramley House**  
Apperknowle, Dronfield

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**Blenheim**  
Park Estates





A Wonderful Four Bedroomed Detached  
Home with Beautiful Gardens...







Bramley House

## Welcome to Bramley House

Standing on a plot of approximately half an acre with delightful south-facing, tiered gardens is Bramley House, a wonderful four bedroomed detached residence with fabulous far-reaching views.

This superb home is set in a tranquil location and offers an ideal family home with character features and generously proportioned accommodation. On the ground floor, there are three reception rooms, a dining kitchen and a sizeable utility room with a WC. All of the bedrooms are doubles and are positioned at the front of the property, taking advantage of the open views.

Bramley House is situated in the village of Apperknowle with a public house and a range of countryside walks from the doorstep. A short drive away is Dronfield, which offers a host of amenities, including supermarkets, public houses, restaurants, shops and cafes. There is also access to the Dronfield train station, providing rail links to Leeds, Liverpool Lime Street, Manchester and York.

**The property briefly comprises on the ground floor:** Entrance porch, snug, dining room, lounge, dining kitchen, utility room, boiler room and WC.

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

### Ground Floor

A composite door with a double glazed panel opens to the:

#### Entrance Porch

Having front and side facing UPVC double glazed panels and a pendant light point. A timber door with a decorative glazed panel opens to the snug.

#### Snug

15'7 x 10'8 (4.75m x 3.25m)

A versatile space with a front facing UPVC double glazed square bay window, exposed timber beam, pendant light points, flush light points and a central heating radiator. The focal point of the room is the log burning stove with a mantel, brick surround and a tiled hearth. Timber doors with glazed panels open to the dining room and dining kitchen.

#### Dining Room

15'5 x 10'8 (4.70m x 3.25m)

A well-proportioned dining space with a front facing UPVC double glazed square bay window, an exposed timber beam, pendant light points, wall mounted light point, central heating radiator and a telephone point.

The focal point of the room is the cast iron dog-grate fireplace with a mantel and a tiled hearth with a fender.

#### Lounge

20'7 x 13'10 (6.27m x 4.22m)

A generously-sized reception room with character features and a front facing UPVC double glazed square bay window with a window seat and recessed lighting. Also having a side facing UPVC double glazed panel, coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators and a TV/aerial point. Two of the walls have wainscot panelling with integrated cupboards and glazed shelving. The feature point of the room is the fireplace with an oak mantel, cast iron/tiled surround and a tiled hearth with a fender.

#### Dining Kitchen

20'10 x 15'0 (6.35m x 4.57m)

A superb dining kitchen with a front facing UPVC double glazed square bay window, rear facing UPVC double glazed obscured panels, flush light points, central heating radiator and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands, tiled splashbacks, under-counter lighting and an inset 1.5 bowl sink with an extendable chrome mixer tap and an additional swivel tap. Also having space for breakfast seating. The integrated appliances are by John Lewis and include a four-ring induction hob, fan assisted oven and a separate grill. There is space/provision for a dishwasher and an American style fridge/freezer.



#### Snug

15'7 x 10'8 (4.75m x 3.25m)

A versatile space with a front facing UPVC double glazed square bay window, exposed timber beam, pendant light points, flush light points and a central heating radiator. The focal point of the room is the log burning stove with a mantel, brick surround and a tiled hearth. Timber doors with glazed panels open to the dining room and dining kitchen.





## Lounge

20'7 x 13'10 (6.27m x 4.22m)

A generously-sized reception room with character features and a front facing UPVC double glazed square bay window with a window seat and recessed lighting. Also having a side facing UPVC double glazed panel, coved ceiling, pendant light points with decorative ceiling roses, wall mounted light points, central heating radiators and a TV/aerial point. Two of the walls have wainscot panelling with integrated cupboards and glazed shelving. The feature point of the room is the fireplace with an oak mantel, cast iron/tiled surround and a tiled hearth with a fender.



A Well-Proportioned  
Reception Room





### Dining Room

15'5 x 10'8 (4.70m x 3.25m)

A well-proportioned dining space with a front facing UPVC double glazed square bay window, an exposed timber beam, pendant light points, wall mounted light point, central heating radiator and a telephone point. The focal point of the room is the cast iron dog-grate fireplace with a mantel and a tiled hearth with a fender.





### Dining Kitchen

20'10 x 15'0 (6.35m x 4.57m)

A superb dining kitchen with a front facing UPVC double glazed square bay window, rear facing UPVC double glazed obscured panels, flush light points, central heating radiator and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching work surfaces, upstands, tiled splashbacks, under-counter lighting and an inset 1.5 bowl sink with an extendable chrome mixer tap and an additional swivel tap. Also having space for breakfast seating. The integrated appliances are by John Lewis and include a four-ring induction hob, fan assisted oven and a separate grill. There is space/provision for a dishwasher and an American style fridge/freezer. A timber door with glazed panels opens to the utility room.







Bramley House

## Offering Ideal Family Accommodation in a Tranquil Village Location

From the dining kitchen, a timber door with glazed panels opens to the utility room.

### Utility Room

15'5 x 13'10 (4.70m x 4.22m)

A sizeable utility room with front and side facing UPVC double glazed windows, pine panelled ceiling, pendant light points, central heating radiator and tiled flooring with under floor heating. There's a range of fitted base/wall and drawer units with matching work surfaces, splashback and an inset 1.0 bowl sink with a Bristan chrome mixer tap. Also having space/provision for an automatic washing machine and tumble dryer. A UPVC door with double glazed panels and matching side panels opens to the front of the property. Timber doors open to the boiler room and WC. A timber staircase with a wrought iron hand rail and balustrading rises to a loft hatch opening to storage in the roof space.

### Boiler Room

Having strip lighting and tiled flooring. Also housing the Keston boiler and the Gledhill unvented hot water cylinder.

### WC

Having a pine panelled ceiling, flush light point, extractor fan and tiled walls. There's a suite in white, which comprises of a low-level WC and a Heritage wash hand basin with a chrome mixer tap, storage beneath and a mirrored cabinet above.

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

### First Floor

#### Landing

Having rear facing UPVC double glazed windows with decorative fitted shutters, pendant light points, partially panelled walls and central heating radiators with decorative covers. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4, family bathroom and shower room.

#### Master Bedroom

15'2 x 11'11 (4.62m x 3.63m)

A generous master bedroom, enjoying the views of the gardens and beyond. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a range of fitted furniture to one wall, incorporating short/long hanging and shelving.

#### Bedroom 2

14'10 x 12'7 (4.52m x 3.84m)

A double bedroom with front and side facing UPVC double glazed windows, pendant light point, wall mounted light points and a central

heating radiator. Also having a range of fitted furniture, incorporating short/long hanging and shelving.

#### Bedroom 3

12'2 x 10'8 (3.71m x 3.25m)

Another double bedroom with a front facing UPVC double glazed square bay window with a window seat, pendant light point and a central heating radiator. Access can also be gained to a loft space.

#### Bedroom 4

12'7 x 10'8 (3.84m x 3.25m)

Having a front facing UPVC double glazed square bay window with a window seat, pendant light point, fully panelled walls in pine and a central heating radiator.

#### Family Bathroom

Being fully tiled and having a rear facing UPVC double glazed obscured window, flush light point, wall mounted light point, fitted storage cabinets and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, there's a bath with a chrome mixer tap and a hand shower facility. Access can be gained to a loft space.

#### Shower Room

Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, flush light point, extractor fan, fitted storage cabinet, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a low-level WC and an Ideal Standard wash hand basin with a chrome mixer tap and storage beneath. To one corner, 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.

#### Exterior and Gardens

From Chapel Lane, wrought iron intercom operated electric gates open to a driveway. The driveway provides parking for several vehicles and has exterior lighting and raised planted borders containing mature trees and shrubs. Access can be gained to the double garage and log store. Wrought iron pedestrian gates open to the front of the property and gardens.

#### Double Garage

17'10 x 16'2 (5.44m x 4.93m)

Having an electric up-and-over door, side facing window, light, power and a workshop area.

#### Log Store

Having a timber door, flush light point, central heating radiator and shelving.





### Master Bedroom

15'2 x 11'11 (4.62m x 3.63m)

A generous master bedroom, enjoying the views of the gardens and beyond. Having a front facing UPVC double glazed window, pendant light point and a central heating radiator. Also having a range of fitted furniture to one wall, incorporating short/long hanging and shelving.



A Generous Master Bedroom  
Overlooking the Views...







**Bedroom 2**  
14'10 x 12'7 (4.52m x 3.84m)

A double bedroom with front and side facing UPVC double glazed windows, pendant light point, wall mounted light points and a central heating radiator. Also having a range of fitted furniture, incorporating short/long hanging and shelving.



**Bedroom 4**  
12'7 x 10'8 (3.84m x 3.25m)  
Having a front facing UPVC double glazed square bay window with a window seat, pendant light point, fully panelled walls in pine and a central heating radiator.



**Bedroom 3**  
12'2 x 10'8 (3.71m x 3.25m)

Another double bedroom with a front facing UPVC double glazed square bay window with a window seat, pendant light point and a central heating radiator. Access can also be gained to a loft space.



**Family Bathroom**  
Being fully tiled and having a rear facing UPVC double glazed obscured window, flush light point, wall mounted light point, fitted storage cabinets and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and an Ideal Standard pedestal wash hand basin with a chrome mixer tap. To one corner, there's a bath with a chrome mixer tap and a hand shower facility. Access can be gained to a loft space.







### Shower Room

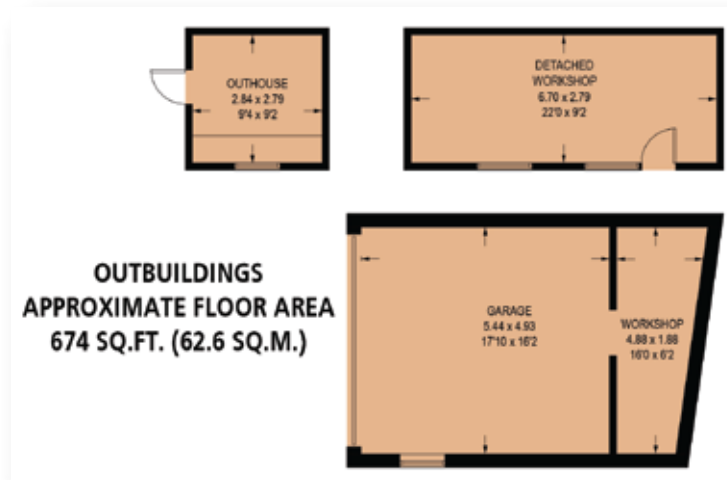
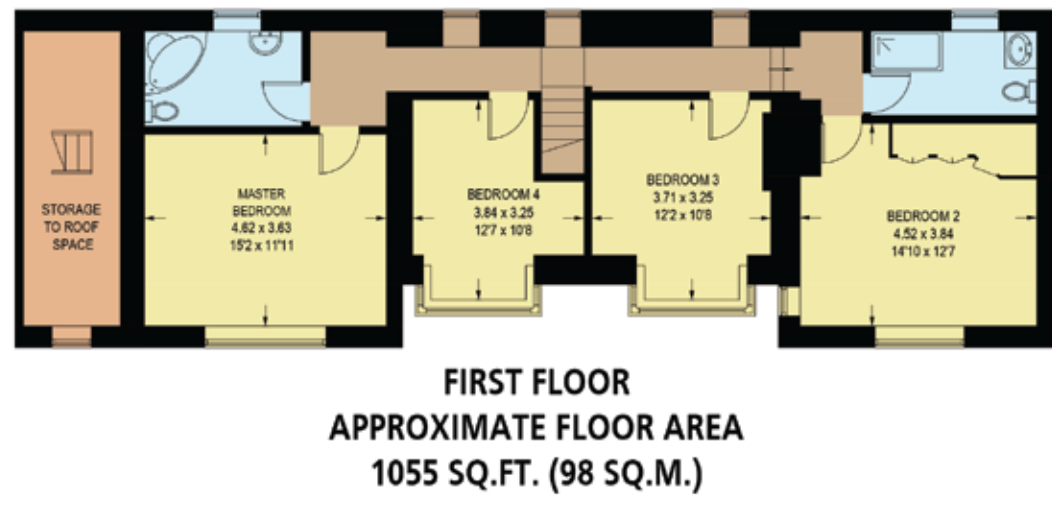
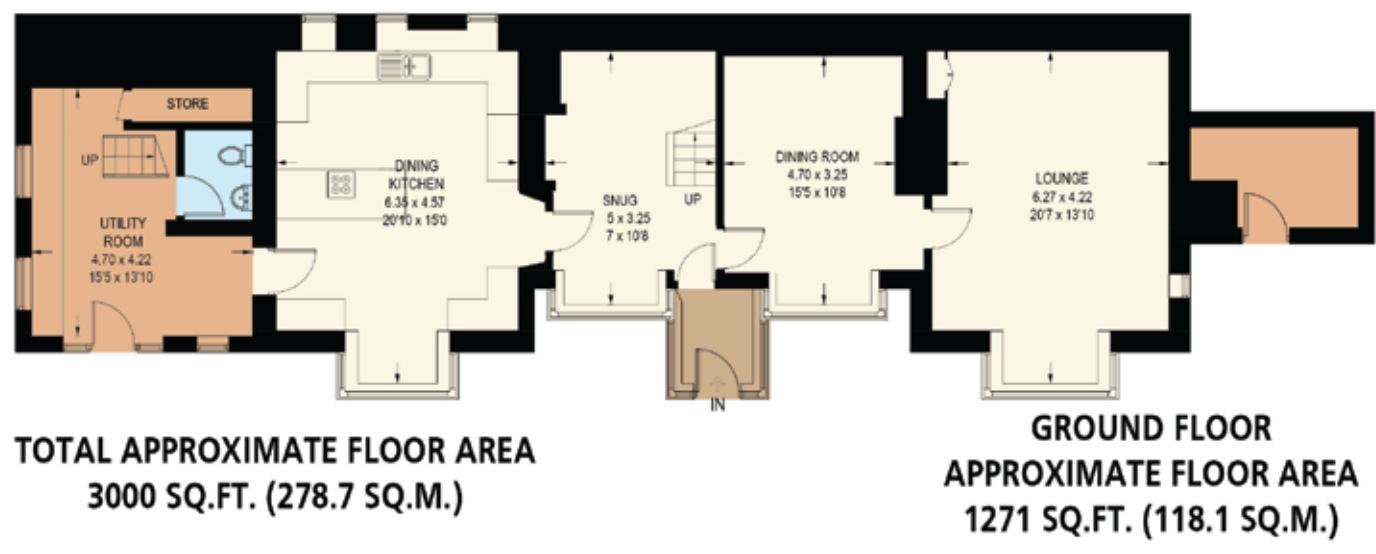
Being fully tiled and having a rear facing UPVC double glazed obscured window, recessed lighting, flush light point, extractor fan, fitted storage cabinet, chrome heated towel rail and under floor heating. There's a suite in white, which comprises of a low-level WC and an Ideal Standard wash hand basin with a chrome mixer tap and storage beneath. To one corner, 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.







## Being Situated within a Plot of Approximately Half an Acre and Providing Fabulous Far-Reaching Views Across the Valley



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

To the front of the property, there's an extensive stone flagged seating terrace, providing ample space for seating and having a stone wall with wrought iron railings to one side, exterior lighting and a water tap. Access can be gained to the utility room, workshop and stone steps rise to the entrance porch. Stone steps also rise to a wrought iron pedestrian gate, opening to Chapel Lane.

**Outhouse**  
9'4 x 9'2 (2.84m x 2.79m)  
Having a timber door, side facing timber glazed panel, light and a brick stove.

Also from the seating terrace, a wrought iron gate opens to stone steps,



**Detached Workshop**  
22'0 x 9'2 (6.70m x 2.79m)  
A useful space with a UPVC door with a double glazed panel, front facing UPVC double glazed windows, strip lighting and power.

From the seating terrace, double wrought iron pedestrian gates open to stone steps, which lead down to a path and provide access to the outhouse. Steps also give access to the garden.

providing access to a water feature, which is surrounded by mature trees and a stone flagged path. To either side of the water feature, there are large lawned areas with mature tree and shrub borders and a water feature. Stone steps with exterior lighting continue down to another large garden with established trees, shrubs and being enclosed by fencing and trees. A path runs alongside the width of the garden and down one side of the boundary towards the bottom of the plot.



### Exterior and Gardens

From Chapel Lane, wrought iron intercom operated electric gates open to a driveway. The driveway provides parking for several vehicles and has exterior lighting and raised planted borders containing mature trees and shrubs. Access can be gained to the double garage and log store. Wrought iron pedestrian gates open to the front of the property and gardens.

### Double Garage

17'10 x 16'2 (5.44m x 4.93m)

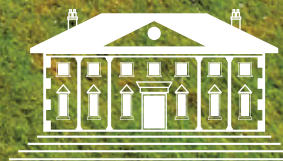
Having an electric up-and-over door, side facing window, light, power and a workshop area.

### Log Store

Having a timber door, flush light point, central heating radiator and shelving.

To the front of the property, there's an extensive stone flagged seating terrace, providing ample space for seating and having a stone wall with wrought iron railings to one side, exterior lighting and a water tap. Access can be gained to the utility room, workshop and stone steps rise to the entrance porch. Stone steps also rise to a wrought iron pedestrian gate, opening to Chapel Lane.

Delightful, South Facing  
Tiered Gardens...







## Exterior and Gardens Continued

### Detached Workshop 22'0 x 9'2 (6.70m x 2.79m)

A useful space with a UPVC door with a double glazed panel, front facing UPVC double glazed windows, strip lighting and power.

From the seating terrace, double wrought iron pedestrian gates open to stone steps, which lead down to a path and provide access to the outhouse. Steps also give access to the garden.

### Outhouse 9'4 x 9'2 (2.84m x 2.79m)

Having a timber door, side facing timber glazed panel, light and a brick stove.

Also from the seating terrace, a wrought iron gate opens to stone steps, providing access to a water feature, which is surrounded by mature trees and a stone flagged path. To either side of the water feature, there are large lawned areas with mature tree and shrub borders and a water feature. Stone steps with exterior lighting continue down to another large garden with established trees, shrubs and being enclosed by fencing and trees. A path runs alongside the width of the garden and down one side of the boundary towards the bottom of the 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:** F

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**Bramley House**

Chapel Lane, Apperknowle,  
Dronfield, Derbyshire S18 4AZ

**Offers in the Region of £750,000**