

CHURCH  
VIEW HOUSE



## A STORY ETCHED IN STONE

Behind its handsome stone façade, Church View House tells a story that stretches back centuries. Since its original construction, the building served as a public house, known for many years as The George and Dragon, a place of gathering, conversation, celebration, and for many years the very heart of village life in Old Brampton. It was a home not just to those who lived within its walls, but to the community around it, welcoming locals and visitors alike.





## TIMELESS FOUNDATIONS

When the current owners took on the property, they did so with a deep respect for its past and a clear vision for its future. The result is a home that has been carefully and sympathetically transformed, where period features sit confidently alongside modern design, and where every space has been reimagined with intention, quality and longevity in mind.

Today, Church View House offers beautifully curated accommodation arranged over four floors, a home that honours its history while providing an exceptional setting for modern family life.





## A WELCOMING FIRST IMPRESSION

Stepping in through the solid oak front door, its natural grain setting a reassuringly timeless tone, while glazed panels to the side draw daylight into the space, creating an immediate sense of light and openness. The hallway feels calm and grounded, with Karndean flooring underfoot offering a subtle warmth and durability that suits everyday life.

Original features reveal themselves straight away. Exposed beams sit proudly overhead, a quiet reminder of the building's history and craftsmanship, softened by the gentle flow of light through the space.



From the hallway, the home opens naturally. The lounge invites you in for relaxed evenings, while the kitchen-diner draws you forward, clearly the heart of the house. The staircase rises ahead, leading up to the bedroom accommodation above, completing a beautifully composed entrance that feels both welcoming and quietly impressive.



## THE HEART OF THE HOME

The kitchen and dining space is the true heart of Church View House, designed to bring everyone together while remaining beautifully considered in both form and function. Bespoke shaker-style cabinetry is paired with striking granite worktops sourced from Blyth Marble, their natural veining adding depth, texture and quiet luxury to the room.

Thoughtful detailing elevates the space further, with a breakfast bar positioned beneath the window to make the most of the natural light and the deep windowsill beyond, an ideal spot for morning coffee or informal meals.

A Zip boiling water tap adds everyday convenience, while overall layout has been crafted to keep the room feeling open, sociable and uncluttered.





## CRAFTED FOR CONNECTION

Appliances have been carefully chosen to support both family life and entertaining. A Rangemaster cooker with five-ring gas hob and griddle takes centre stage, complemented by a plumbed-in LG American-style fridge freezer with water filter, a Kenwood dishwasher, an AEG combi microwave-grill and a Bosch coffee machine, all seamlessly integrated into the design.



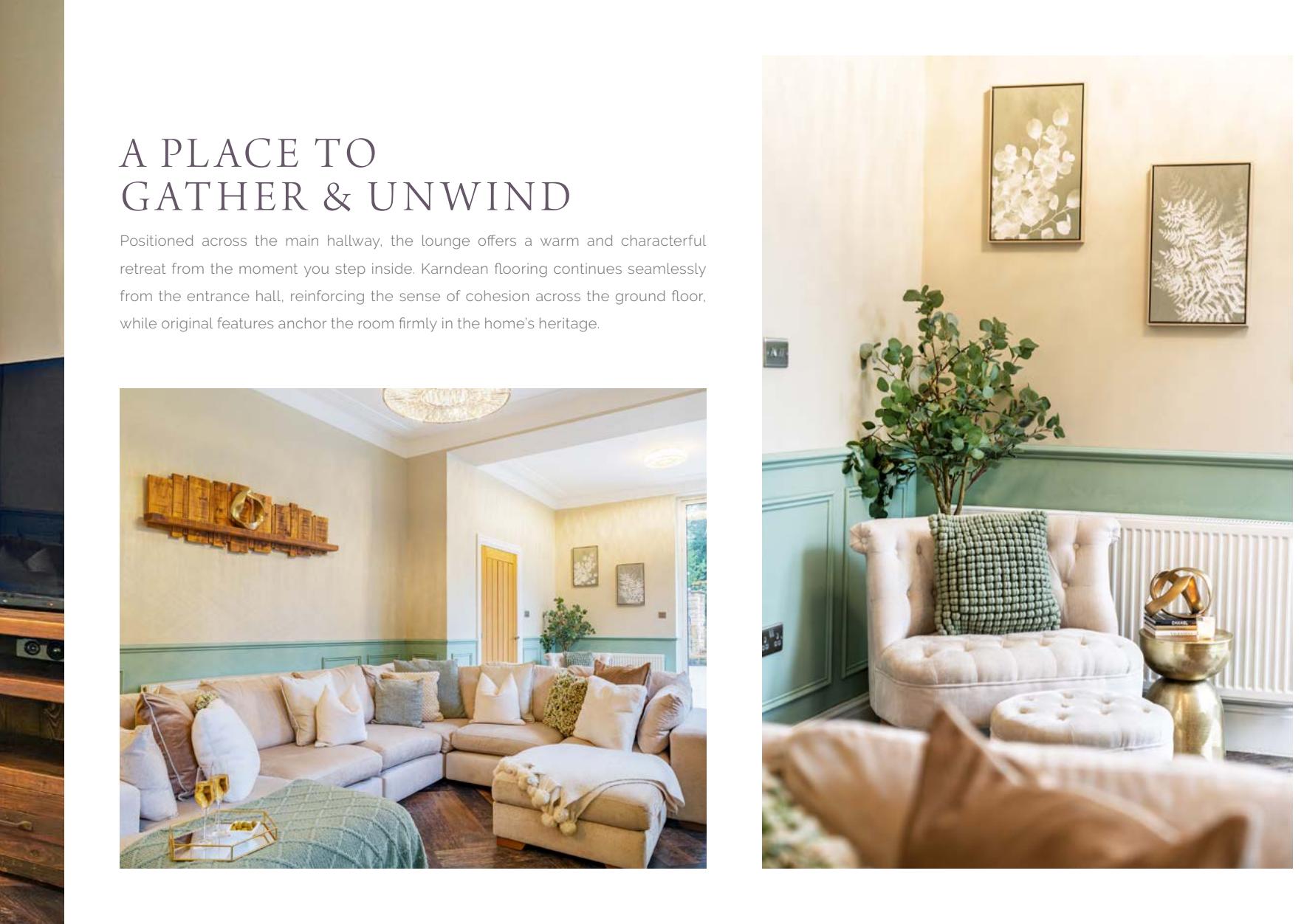


## DESIGNED FOR FAMILY LIFE

Large windows flood the room with light, accentuated by high ceilings with elegant coving that enhance the sense of space. There is clear potential for a log burner, should a future owner wish to add an additional focal point and layer of warmth.

The dining area sits comfortably at the centre of the room, with ample space for a large table, making it ideal for family meals and gatherings. Beyond this, a snug area at the far end creates a relaxed setting where the whole family can be together, whether cooking, dining or unwinding at the end of the day. It is a space that feels generous yet intimate, practical yet beautifully styled, and entirely in tune with modern family living.





## A PLACE TO GATHER & UNWIND

Positioned across the main hallway, the lounge offers a warm and characterful retreat from the moment you step inside. Karndean flooring continues seamlessly from the entrance hall, reinforcing the sense of cohesion across the ground floor, while original features anchor the room firmly in the home's heritage.





## DESIGNED FOR FAMILY LIFE

At its heart sits an original fireplace, beautifully enhanced by the addition of a flagstone hearth and a log-burning stove, creating a natural focal point and a space that feels especially inviting as the evenings draw in.

To the front of the room, bi-fold doors open directly out to the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living during the warmer months.





## SPACE FOR ENTERTAINING

From the lounge, stairs descend to the basement, once the beer cellar during the building's days as a public house. Now fully tanked and completely transformed, this level has become the ultimate family and entertaining space. Currently styled as a blend between a cinema room and social hub, it features a built-in bar and a striking skylight set within the original delivery hatch, drawing natural light down into the space and offering a subtle nod to the building's past. It is a space designed for memorable evenings, celebrations and relaxed gatherings, all within the comfort of home.

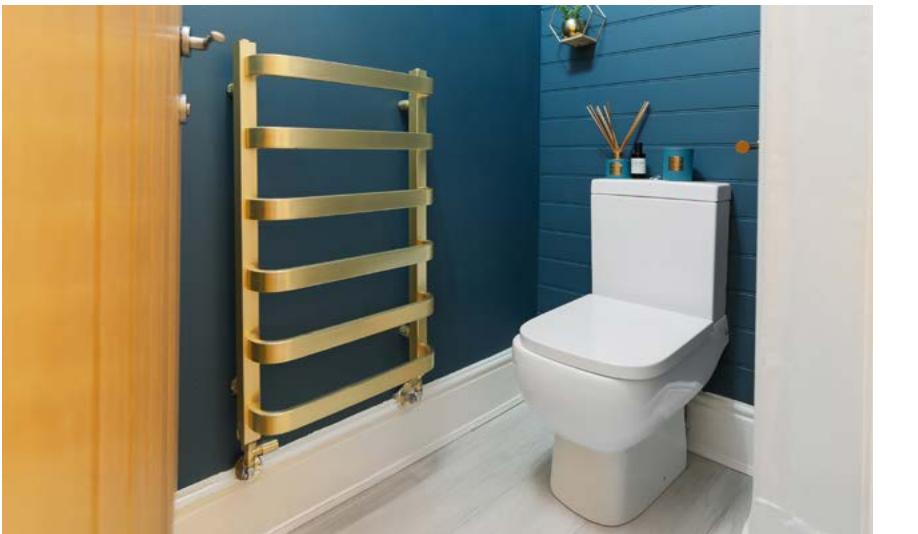


Making your way back up to the ground floor, situated to the rear of the lounge, a discreet internal hallway provides access to a cloakroom and WC, along with a highly versatile utility and gym space. Thoughtfully equipped with air circulation and air conditioning, this area has been designed to adapt effortlessly to modern lifestyles, whether used for practical day-to-day needs or as a dedicated fitness space.



## QUIET COMFORT

Ascending the staircase onto the landing, the first floor opens into a thoughtfully arranged level designed to balance privacy, comfort and everyday practicality. At the top of the stairs, a conveniently placed WC sits to the left, ideal for guests and family alike.



Continuing along the landing, the second bedroom reveals itself as a beautifully appointed guest suite. Generous in proportion and quietly tucked away, it enjoys its own private balcony, creating a lovely sense of retreat. The en-suite is finished with real attention to detail, featuring an enclosed rainfall shower, WC, wash basin and heated towel radiator. Underfoot, intricate mosaic-style Karndean flooring adds texture and character, elevating the space beyond the expected.





## A ROOM WITH A VIEW

Bedroom three is equally well considered, offering ample space for a king-sized bed alongside a dedicated dressing area and fitted wardrobes. Dual aspect windows bring in natural light from both sides, with views across the garden from one aspect and across to the church from the other, reinforcing the home's connection to its setting.





## REST & REVIVE

This floor enjoys access to an additional rear balcony, a quietly indulgent space that offers a moment of pause away from the main living areas. Perfect for stepping out with a morning coffee or unwinding as the day draws to a close, it provides a gentle connection to the outdoors and elevated views across the surrounding setting, adding another layer of calm and versatility to the home.

Bedroom four continues the home's theme of comfort and flexibility. Fitted wardrobes offer generous, well-considered storage, while a media wall creates a cosy yet practical arrangement suited to modern living. Views across the churchyard sit quietly beyond the windows, a defining backdrop that anchors the room to its setting and lends the house both its outlook and its name.





## TIMELESS COMFORT & CALM

Completing the level is the family bathroom, a beautifully styled space designed for relaxation. An oversized freestanding bath takes centre stage, complemented by a walk-in rainfall shower. White and gold marble-effect herringbone tiling lines the walls, adding warmth and elegance, while crisp white ceramic floor tiles complete the look. It is a space that feels indulgent yet timeless, perfectly suited to family life.





## THE PRINCIPAL SUITE

Occupying the entire top floor, the principal suite is a serene and beautifully curated retreat, offering both privacy and a strong sense of occasion.

A full wall of bespoke fitted wardrobes provides exceptional storage, thoughtfully designed with drawers and shelving to keep the space calm, ordered and effortlessly functional. The suite has been carefully zoned to create distinct areas for sleeping, dressing and relaxing. A snug seating area offers a quiet place to unwind, while a dedicated dressing space enhances the feeling of considered luxury.





## BENEATH THE BEAMS

During the renovation, the original beams were exposed and now sit proudly overhead, adding warmth, character and a tangible connection to the building's history. Plantation shutters dress the windows, filtering light while maintaining privacy, and air conditioning ensures year-round comfort.

Set behind large double frosted glass doors, the en-suite bathroom feels indulgent and refined.

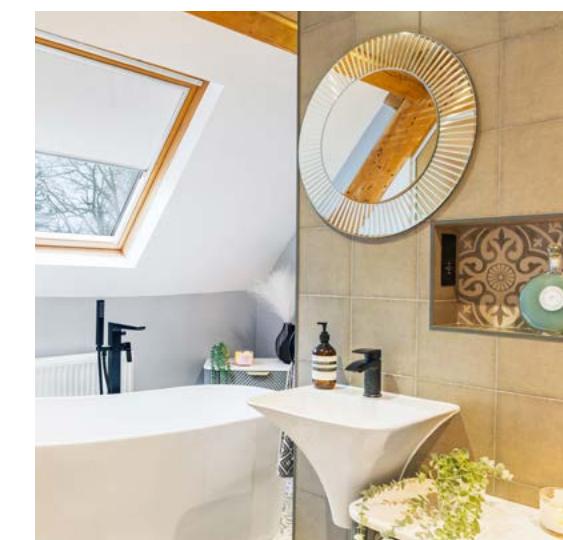




## A PRIVATE SANCTUARY

A freestanding bath and a large walk-in shower form the centrepieces of the space, complemented by storage, a WC, wash basin and heated towel radiator. Velux windows with fitted blinds allow natural light to pour in, while also framing far-reaching views across the trees that surround the garden, reinforcing the sense of seclusion and calm.

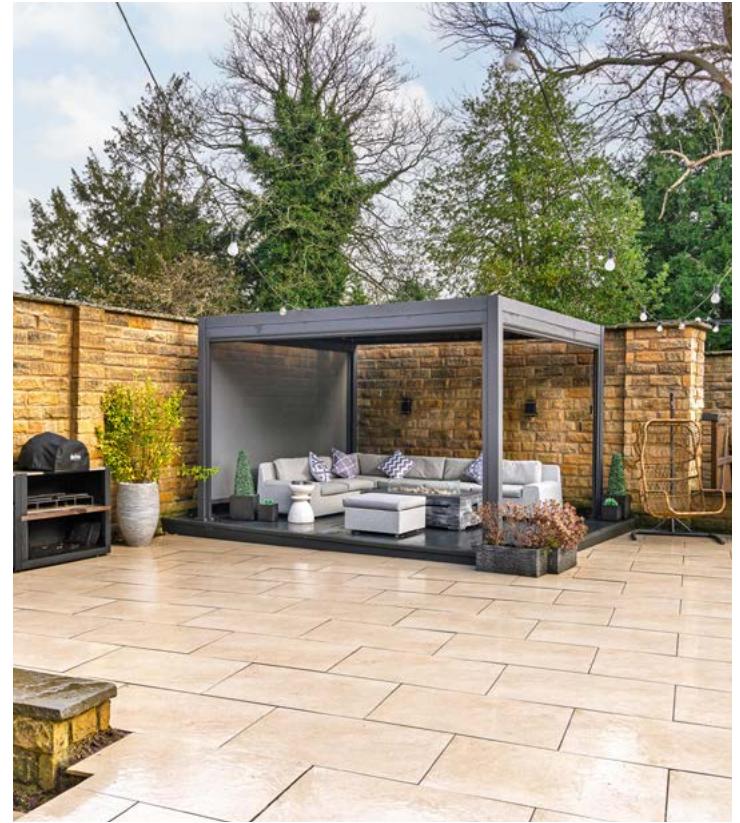
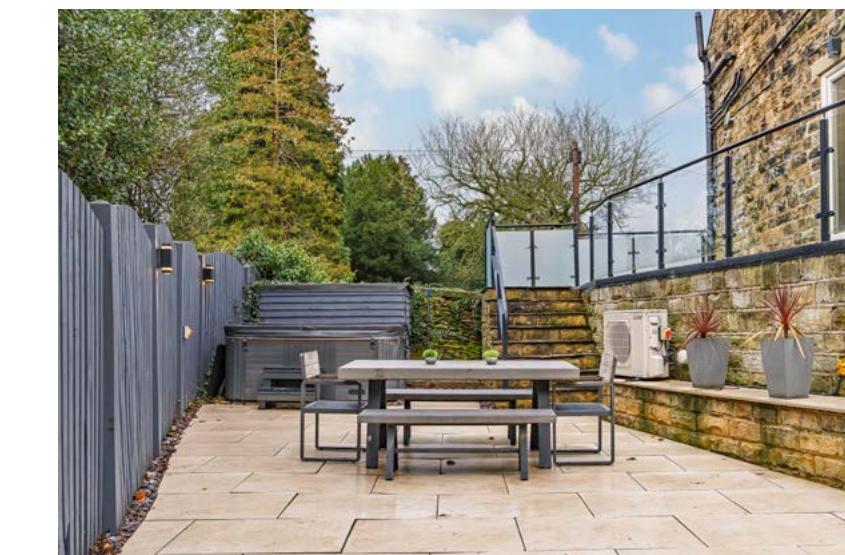
This level also benefits from access to generous eaves storage, discreetly housing the two Vaillant boilers and providing valuable additional space, ensuring the principal suite remains both practical and beautifully uncluttered.





## OUTDOOR LIVING, REIMAGINED

The outdoor spaces at Church View House have been designed to complement the architecture of the home while offering a lifestyle that is both private and wonderfully low maintenance. Fully enclosed by a handsome stone wall running the entire front boundary, the property is accessed via sliding electric gates, with a separate pedestrian gate providing everyday convenience and a strong sense of arrival. A wraparound porcelain-tiled patio frames the house, creating multiple zones for entertaining, dining and relaxing. A pergola provides structure and shelter, with clear potential for an outdoor kitchen, making this an ideal setting for long summer evenings and sociable gatherings.



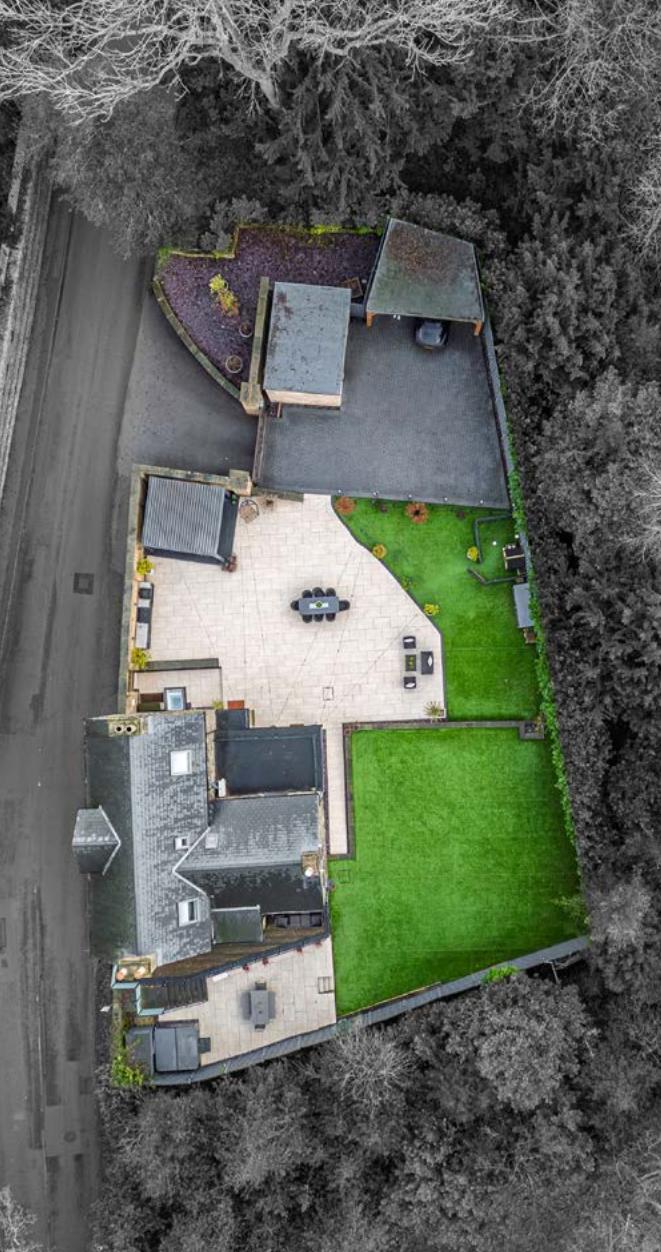
Artificial grass has been thoughtfully installed to create a neat, evergreen lawn that requires minimal upkeep, allowing time to be spent enjoying the space rather than maintaining it. To the rear of the property, a hot tub adds an indulgent layer to the outdoor experience, offering a private place to unwind beneath the open sky, whether for relaxed evenings or a quiet start to the day.



## UNDER OPEN SKIES

Elevated outdoor living continues with the two balconies, each offering a different perspective. The private balcony accessed from the guest suite provides a peaceful spot to step outside and take in the surroundings, while the additional rear balcony on the first floor offers a more secluded vantage point, perfect for moments of calm and reflection.

An outbuilding, currently used as a gym, adds further flexibility and could easily be adapted for outdoor storage, a studio or hobby space. This sits comfortably alongside the oak car port, providing sheltered parking and reinforcing the sense of quality and craftsmanship found throughout the property. Altogether, the outdoor spaces feel purposeful, private and beautifully resolved, extending the living accommodation outdoors in a way that is both practical and indulgent.



# OUT & ABOUT

Church View House sits at the heart of Old Brampton, a village prized for its sense of community, traditional charm and enviable setting on the edge of the countryside. Everyday amenities are close at hand, including local shops, cafés and welcoming village pubs, while the surrounding lanes and footpaths invite you to step straight out into open countryside.

For those who enjoy an active outdoor lifestyle, the location is exceptional. Scenic walks lead towards the Linacre Reservoirs and beyond, with the rolling landscapes of the Peak District National Park just a short drive away. From long walks and cycling routes to weekend adventures and dog-friendly trails, this is a setting that encourages time outdoors in every season.

Despite its rural feel, Old Brampton remains wonderfully connected. Chesterfield is within easy reach, offering a wide range of independent shops, restaurants, leisure facilities and direct rail services. Sheffield is also easily accessible, making the home well suited to those who commute or enjoy city culture, dining and shopping, while returning each day to a more peaceful pace of life.

It is this balance that makes Church View House so appealing. Village living with a strong sense of place, open countryside on the doorstep, and excellent access to nearby towns and cities, all combining to offer a lifestyle that feels both enriching and effortlessly liveable. From its beautifully curated interiors and flexible living spaces to its private, low-maintenance outdoor setting and enviable village location, it offers a way of life that feels considered, welcoming and quietly special. A home with a story to tell, and the space and warmth to create many more.



# FLOOR PLAN

Approximate Gross Internal Area = 272.0 sq m / 2926.9 sq ft. Basement = 40.6 sq m / 437.5 sq ft.

Total = 312.6 sq m / 3364.4 sq ft. Illustration for identification purposes only. Measurements are approximate.

Not to scale.



Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

*Smith & Co.*  
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE  
To view Church View House, call our team on 01623 392352 or email [info@smithandcoestates.co.uk](mailto:info@smithandcoestates.co.uk)



scan to view video



[jacuzzi.banquets.wiring](http://jacuzzi.banquets.wiring)