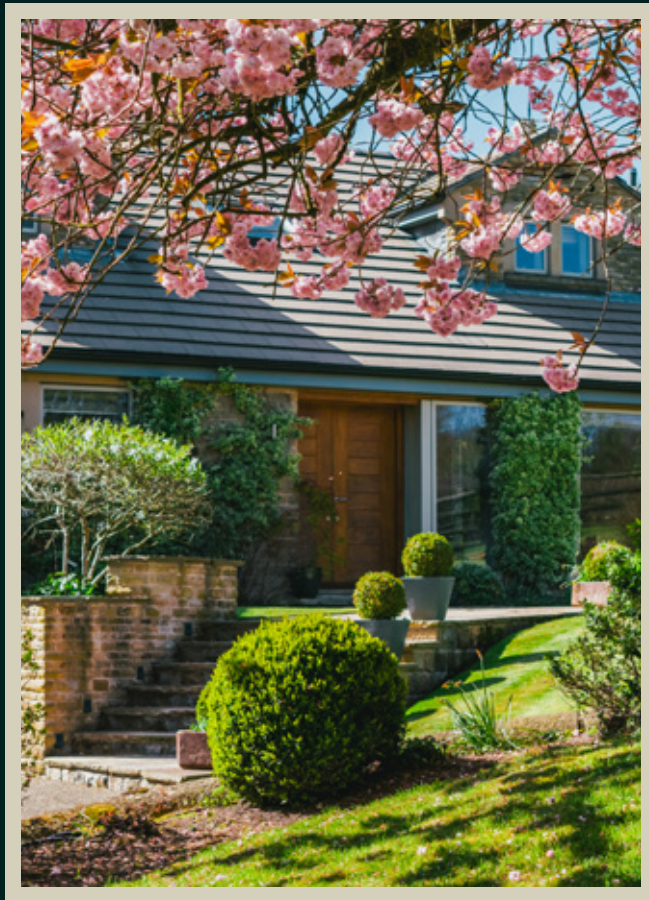


# THE GLEN



BLENHEIM





A STUNNING  
RESIDENCE,  
NESTLED IN A  
HIGHLY DESIRABLE  
LOCATION

# A LIFE OF IDYLIC BLISS AWAITS AT THE GLEN.

*Occupying a substantial plot of just under 5 acres and set amongst tranquil Derbyshire countryside, yet within easy reach of Sheffield and Chesterfield, this five double bedroomed residence offers over 3,000 sq.ft of immaculately presented living spaces that have been fully refurbished by the current owner. Perfectly complementing the interiors are the expansive exteriors, including a beautiful west-facing garden and terrace and a detached outbuilding that houses a superb two bedroomed cottage for ancillary use.*





## Rarely does an opportunity like The Glen arise.

The capaciousness of its surroundings, pleasant rural views and manicured grounds make this home truly special. The modern construction of the property delivers advantageous energy efficiency, including 'Velfac' double glazed windows and patio doors throughout.

The heart of the home is undoubtedly the living kitchen with a dining area; a real hub for family living. Its open plan layout allows great flexibility and creates a light and airy environment for everyone to enjoy. The kitchen area is superbly appointed and installed by Hancock & Read with a range of integrated appliances, along with a fully programmable two-oven electric Aga. Two sets of large sliding doors open to the rear garden, enabling an effortless transition for alfresco dining, entertaining and everyday use. Two reception rooms are located just off the living kitchen, including the lounge which showcases an impressive stone Inglenook fireplace. There is also a rear lobby that serves as a secondary entrance, and a utility room.

The master bedroom suite presents a luxurious sanctuary, including an en-suite bathroom. With three sets of double doors opening to individual Juliet balconies that overlook the wonderful gardens, the bedroom is filled with an abundance of natural light and comprises a comprehensive range of fitted furniture. A further bedroom suite is offered in bedroom 2, and a feature galleried landing connects to two further sizeable bedrooms, a contemporary family bathroom and a useful airing cupboard. On the second floor is the fifth bedroom and a shower room, making this floor ideal for use as a guest or teenager suite.

The Glen and its magnificent grounds cover a considerable area. A long, sweeping driveway sits behind an intercom operated sliding gate which is set within natural stone walling and pillars, creating a grand entrance. The driveway leads up to the front of the property and extends to the rear, providing parking for multiple vehicles and access to the integral double garage. Set to one side of the plot is a detached outbuilding, which incorporates a stable, a golf simulator, two stores and a two-storey cottage boasting a lounge/kitchen, two bedrooms and a bathroom.





Located at the rear of the property is an extensive garden, which has been meticulously landscaped and has the benefit of a west-facing orientation. A gorgeous terrace provides ample space for comfortable seating and enjoys the lovely views of the gardens and beyond.

The property is well-equipped for equestrian usage and is beautifully placed for access to bridleways in the local area. A 2.7 acre (approx.) paddock is fully enclosed, has two timber stables, which are equipped with lighting, power and water, including a tack room/food store, all of which is located to the northern boundary of the plot, along with an area of woodland.

The Glen is positioned with convenient access to amenities, such as pubs, a primary school and a village hall. Countryside walks can be enjoyed from the doorstep with various public footpaths leading towards Dronfield, Millthorpe, Cartledge and Barlow. The nearby town of Dronfield provides additional facilities and transport links via Dronfield train station, and it's just a short drive to Sheffield, Chesterfield and the Peak District National Park, where there are a range of outdoor activities.

**The property briefly comprises of on the ground floor:**

Entrance hall, cloaks cupboard, living kitchen with dining area, WC, snug, lounge, rear lobby, utility room, storage cupboard, boiler room and integral double garage.

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

**On the second floor:** Landing, bedroom 5 and shower room.

**Outbuildings:** Oil store, stable, golf simulator/potential stable, store x2 and a stable, tack room and feed store in a timber-built structure in the paddock.

**On the ground floor of the Self-Contained Cottage:** Lounge/kitchen.

**On the first floor of the Self-Contained Cottage:** Landing, bedroom 1, bedroom 2, bathroom and storage cupboard.

# GROUND FLOOR

*Double oak doors open to the entrance hall.*

## Entrance Hall

Having front and side facing aluminium double glazed panels, recessed lighting, an exposed stone wall, a central heating radiator and tiled flooring with an inset mat well. Double doors open to the cloaks cupboard. An oak door with glazed panels and a matching side panel opens to the living kitchen.

## Cloaks Cupboard

Having a cloaks hanging rail and shelving.

## Living Kitchen

24'10 x 24'5 (7.58m x 7.45m)

A magnificent living kitchen that overlooks the pleasant gardens and has a partially vaulted ceiling with a galleried landing above. Having front and side facing aluminium double glazed windows, recessed lighting, flush light points, built-in ceiling speakers, central heating radiators, TV/aerial cabling, telephone point and Karndean flooring. A range of fitted oak base/wall and drawer units by Hancock & Read incorporate granite work surfaces, upstands, under-and-over-counter lighting and an inset 1.5 bowl Franke stainless steel sink with a chrome mixer tap and an Insinkerator waste disposal unit. A central island provides further storage and incorporates a matching granite work surface, an oak work surface that extends to provide space for three stools and an inset 1.0 bowl stainless steel sink with a chrome mixer tap and a Quooker boiling tap. The main cooking appliance is

the fully programmable two-oven electric Aga with two hot plates, which is set beneath an oak mantel and has a tiled splash back and a Neff extractor fan above. The integrated appliances include a Neff fan assisted oven, a Neff warming drawer, a Neff microwave, a Bosch dishwasher and a CDA wine cooler. There is also space/provision for a freestanding American style fridge/freezer. Oak doors with obscured glazed panels open to the snug, lounge and staircase to the rear lobby. An oak door also opens to the WC. Two sets of sliding aluminium doors with double glazed panels open to the rear of the property.

## WC

Having recessed lighting, an extractor fan, fully tiled walls, an illuminated vanity mirror, a chrome heated towel rail and Karndean flooring. A suite in white comprises a Duravit wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.



LIVING KITCHEN



LIVING KITCHEN



# GROUND FLOOR CONTINUED

## Snug

13'0 x 12'4 (3.95m x 3.76m)

A homely reception room with recessed lighting, built-in ceiling speakers, a central heating radiator and a TV/aerial point. The focal point of the room is the wall mounted log effect electric fire. A sliding aluminium door with double glazed panels opens to the front of the property.

## Lounge

17'3 x 13'0 (5.25m x 3.95m)

A spacious lounge with rear facing aluminium double glazed windows, recessed lighting, built-in ceiling speakers, central heating radiators, a telephone point and TV/aerial cabling. The focal point of the room is the stone Inglenook fireplace with a mantel, surround and a hearth, which houses a cast iron stove.

From the living kitchen, an oak door with obscured glazed panels opens to a staircase with stainless steel hand rails and glazed balustrading, which leads down to the:

## Rear Lobby

Having a rear facing aluminium double glazed panel, recessed lighting, central heating radiator and tiled flooring with an inset mat well. A range of fitted furniture incorporates a long hanging rail and shelving. Oak doors open to the utility room, boiler room and integral double garage. An oak door with a double glazed panel opens to the rear of the property.

## Utility Room

Having side and rear facing aluminium double glazed windows, recessed lighting, a chrome heated towel rail and tiled flooring. Fitted base units and a wall unit incorporate a work surface, tiled splash backs and an inset 1.0 bowl sink with a chrome mixer tap. Beneath the work surface is space/provision for a washing machine and a tumble dryer. An oak door opens to a storage cupboard.

## Storage Cupboard

Having a light point, shelving and housing the Solis solar inverter.

## Boiler Room

6'3 x 6'2 (1.90m x 1.89m)

Having light and housing the Worcester boiler and Worcester hot water cylinder.

## Integral Double Garage

23'0 x 17'0 (7.00m x 5.18m)

Having two electric up-and-over doors, light and power. A composite door opens to the left side of the property.

The living kitchen gives access to an open plan staircase with a stainless steel hand rail and glazed balustrading, which rises to the first floor.



SNUG



LOUNGE



UTILITY ROOM



LIVING KITCHEN

# FIRST FLOOR

## Landing

Having recessed lighting and a central heating radiator. Oak doors open to the master bedroom and bedroom 2.

## Master Bedroom

22'4 x 13'5 (6.80m x 4.10m)

A beautiful master bedroom with a side facing aluminium double glazed window, coved ceiling, recessed lighting, built-in ceiling speakers, central heating radiators and a telephone point. A comprehensive range of fitted furniture by Hancock & Read incorporates automatic lighting, short/long hanging, shelving, drawers and a vanity table. Three sets of French doors with double glazed panels fully open to three glazed Juliet balconies overlooking the gardens and countryside beyond. An oak door opens to the master en-suite bathroom.

## Master En-Suite Bathroom

A luxurious en-suite that is fully tiled and has a side facing aluminium double glazed obscured window with a matching separate panel, recessed lighting, an extractor fan, built-in ceiling speakers, a chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises a Duravit wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a double-ended bath with a Vado chrome mixer tap. To one corner is a shower enclosure with a fitted Vado rain head shower and a glazed screen/door.

## Bedroom 2

11'10 x 9'10 (3.60m x 3.00m)

A spacious double bedroom suite with a front facing aluminium double glazed window and a matching separate panel, recessed lighting, built-in ceiling speakers, a central heating radiator, TV/aerial cabling and oak flooring. A range of fitted furniture by Hancock & Read incorporates long hanging and shelving. An oak door opens to the bedroom 2 en-suite shower room.

## Bedroom 2 En-Suite Shower Room

Being fully tiled and having a front facing aluminium double glazed obscured window with a matching separate panel, recessed lighting, an extractor fan, an illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a Duravit wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

From the landing, another staircase continues to the:

## Galleried Landing

Overlooking the living kitchen below and having a Velux roof window, recessed lighting and central heating radiators. A range of fitted furniture incorporates shelving and drawers. Oak doors open to the family bathroom, airing cupboard, bedroom 3 and bedroom 4. Access can also be gained to the loft space.

## Family Bathroom

A contemporary bathroom that is fully tiled and has a front facing double glazed obscured window and a matching separate panel, recessed lighting, an extractor fan, built-in ceiling speakers, a chrome heated towel rail and an illuminated vanity mirror. A suite in white comprises a Duravit wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a bath with a Vado chrome mixer tap. To one corner is a walk-in shower enclosure with a fitted Vado rain head shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen.



MASTER BEDROOM



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



GALLERIED LANDING



BEDROOM 3



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM



FAMILY BATHROOM

# FIRST FLOOR CONTINUED & SECOND FLOOR

## Airing Cupboard

Having a recessed light point, fitted shelving and a central heating radiator.

## Bedroom 3

18'8 x 12'11 (5.69m x 3.93m)

A large bedroom with front and side facing aluminium double glazed windows with matching separate panels, recessed lighting, built-in ceiling speakers and a central heating radiator. A range of fitted furniture by Hancock & Read incorporates short/long hanging, shelving and drawers.

## Bedroom 4

11'3 x 10'7 (3.42m x 3.22m)

Currently used as a study but could easily be a fourth double bedroom. Having a rear facing aluminium double glazed window, recessed lighting, feature LED lighting, built-in ceiling speakers and a central heating radiator. A range of fitted furniture by Hancock & Read incorporates short hanging, shelving, a desk and drawers.

From the first floor landing, a staircase with stainless steel hand rails and glazed balustrading rises to the:

## Second Floor

### Landing

Having a Velux roof window, recessed lighting and a central heating radiator. Oak doors open to bedroom 5 and shower room.

## Bedroom 5

13'9 x 12'0 (4.20m x 3.65m)

Another double bedroom with Velux roof windows, a rear facing aluminium double glazed window with a matching separate panel, recessed lighting, a central heating radiator and data cabling. A range of fitted furniture by Hancock & Read incorporates short hanging, shelving, drawers and a hatch provides access to the eaves.

## Shower Room

Being fully tiled and having a front facing aluminium double glazed window with a matching separate panel, recessed lighting, an extractor fan, built-in ceiling speakers, an illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a Duravit wall mounted WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Vado rain head shower and a glazed screen/door.



BEDROOM 5



SHOWER ROOM



VIEW FROM BEDROOM 5

# EXTERIOR & GARDENS

From Cowley Lane, a sliding intercom operated electric gate set between two stone pillars opens to The Glen. Immediately to the right hand side is a large fish pond with feature lighting and a gravelled border containing mature shrubs.

A sweeping resin driveway with exterior lighting bypasses the steady stream below and leads up to the front of the property where there is parking for several vehicles, exterior lighting and an electric car charging point. Access can be gained to the integral double garage. Stone steps rise to a garden at the front of the home, which is mainly laid to lawn, has established planted borders and provides access to the main entrance door and snug.

From the driveway and garden, three separate timber gates open to the paddock.

## Paddock

A sizeable, fully enclosed paddock that spans approximately 2.7 acres. The paddock has two timber-built structures, both housing stables with one including an area which accommodates a tack room and feed store. A metal gate opens to the property's woodland. A timber gate also opens to an entry point from the rear of the property.

From the front of the property, the driveway continues down the left side of the home and to the rear, where there is additional parking for multiple vehicles. The area has exterior lighting, an external power point, a raised border with mature shrubs and a bin store. Access can be gained to the side entrance door of the integral double garage and rear lobby. To the right side of the property, a block paved path with exterior lighting and a water tap also leads to the rear.

From the rear parking area, stone/block paved steps with feature lighting and wrought iron balustrading rise to a block paved seating terrace at the rear of the property. The terrace provides ample space for comfortable seating and has exterior lighting, planted borders containing shrubs and a water feature. Access can be gained to the living kitchen and oil store.

## Oil Store

11'2 x 5'11 (3.40m x 1.80m)

Having a timber entrance door, power and housing the oil storage tank.

Beyond the seating terrace is a lawned garden that is immaculately maintained and has exterior lighting and tiered sleeper planting beds with plants, flowers and shrubs. A block paved path meanders to the bottom of the garden, where a gravelled driveway provides access to the paddock and timber sleeper steps rise to a seating area within a wooded area.

The gravelled driveway leads back below the garden and comprises a gravelled parking area with a garden store and a block paved area in front of the outbuilding provides further parking and has a raised stone border containing mature trees, shrubs and a water tap. Alongside the front of the outbuilding is a block paved patio and access can be gained to the cottage, golf simulator and stable. To the right side of the outbuilding is a garden that is mainly laid to lawn and has exterior lighting and a path that provides access to the store. To the opposite side of the outbuilding is another useful store.





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY







# EXTERIOR & GARDENS CONTINUED

*Comprising a two-storey cottage, storage, stabling and a golf simulator, this detached outbuilding offers excellent flexibility for different uses.*

## Outbuilding

### Stable

9'6 x 8'1 (2.90m x 2.47m)

Having front and rear facing UPVC double glazed windows, light, power and a timber stable door. Incorporating a storage area measuring 9'6 x 8'10 (2.90m x 2.70m).

### Golf Simulator

17'2 x 9'6 (5.24m x 2.90m)

Converted to a golf simulator (equipment associated with the golf simulator not included in the sale), but previously used as a second stable. Having a front facing UPVC double glazed window, recessed lighting, power, a wall mounted electric heater, a timber access door and provision for a golf simulator.

### Store

19'8 x 6'4 (6.00m x 1.92m)

Having rear facing UPVC double glazed windows, light and power. The store houses the Ideal boiler and the hot water cylinder serving the cottage.

## Self-Contained Cottage

An oak entrance door opens to the:

### Lounge/Kitchen

19'4 x 14'5 (5.90m x 4.40m)

A superb living space with a front facing aluminium double glazed panel, recessed lighting, built-in ceiling speakers, central heating radiators, data points and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface, matching upstands, under-counter lighting and an inset 1.0 bowl Leisure stainless steel sink with an Instinct chrome mixer tap. The integrated appliances include a Fagor four-ring induction hob with an extractor hood above, a Baumatic fan assisted oven and an under-counter fridge. A sliding aluminium door with double glazed panels opens to the front of the outbuilding. A staircase with stainless steel hand rails and glazed balustrading rises to the first floor.

## First Floor

### Landing

Having Velux roof windows, recessed lighting and a central heating radiator. Oak doors open to bedroom 1, bedroom 2, the bathroom and the storage cupboard.

### Bedroom 1

13'0 x 11'11 (3.97m x 3.62m)

A double bedroom with recessed lighting, built-in ceiling speakers, a central heating radiator and a TV/aerial point. A range of fitted furniture incorporates short/long hanging, shelving and a vanity table with drawers. Double oak doors with double glazed panels open to a Juliet balcony with a glazed balustrade.

### Bedroom 2

11'10 x 6'11 (3.60m x 2.10m)

Having a Velux roof window, recessed lighting and a central

heating radiator. A door opens to eaves storage and a hatch provides access to the loft space.

### Bathroom

Being fully tiled and having a Fakro roof window, recessed lighting, an extractor fan, built-in ceiling speakers, an illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a double-ended bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted Bristan rain head shower and a glazed screen/door. An oak door opens to an external stone staircase that leads down to the front of the outbuilding.

### Storage Cupboard

Having a Velux roof window, wall mounted light point and a fitted shelf.



OUTBUILDING/SELF-CONTAINED COTTAGE



STABLE & GOLF SIMULATOR



LOUNGE/KITCHEN - COTTAGE



GOLF SIMULATOR



LOUNGE/KITCHEN - COTTAGE



BEDROOM 1 - COTTAGE



BATHROOM - COTTAGE



BEDROOM 2 - COTTAGE



LANDING - COTTAGE

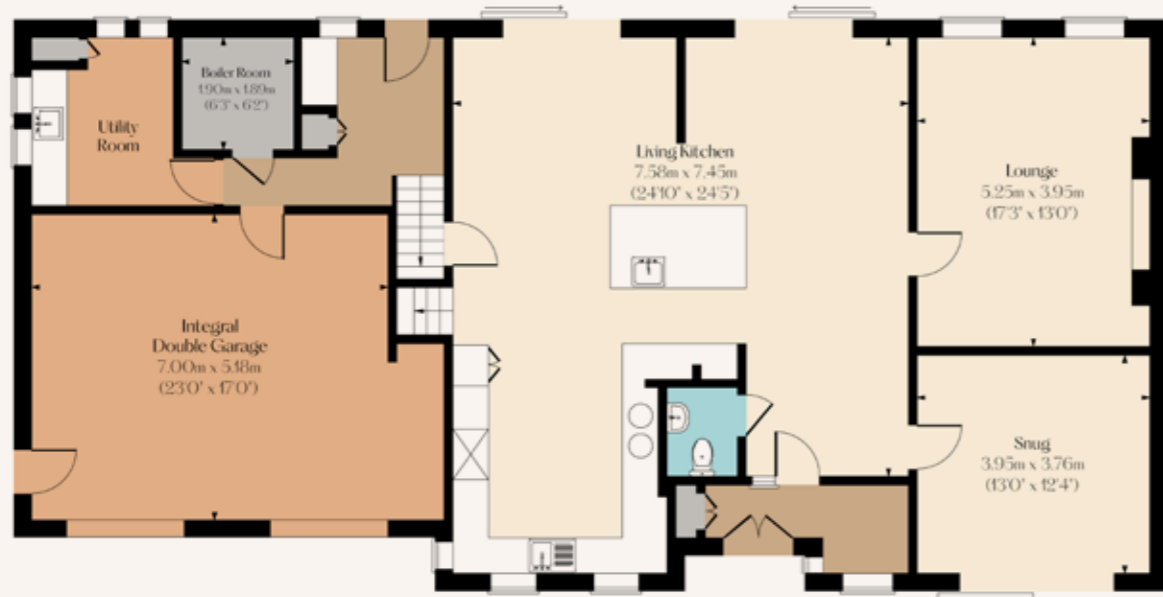




# GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area (Including Garage):  
1750 SQ.FT. (162.6 SQ.M)

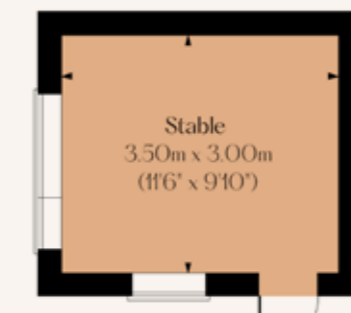
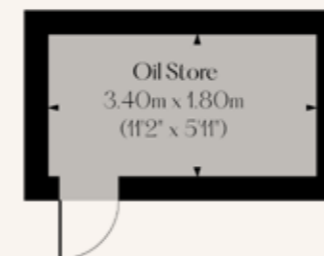
First Floor Approximate Floor Area:  
1380 SQ.FT. (128.2 SQ.M)



# SECOND FLOOR & OUTBUILDINGS

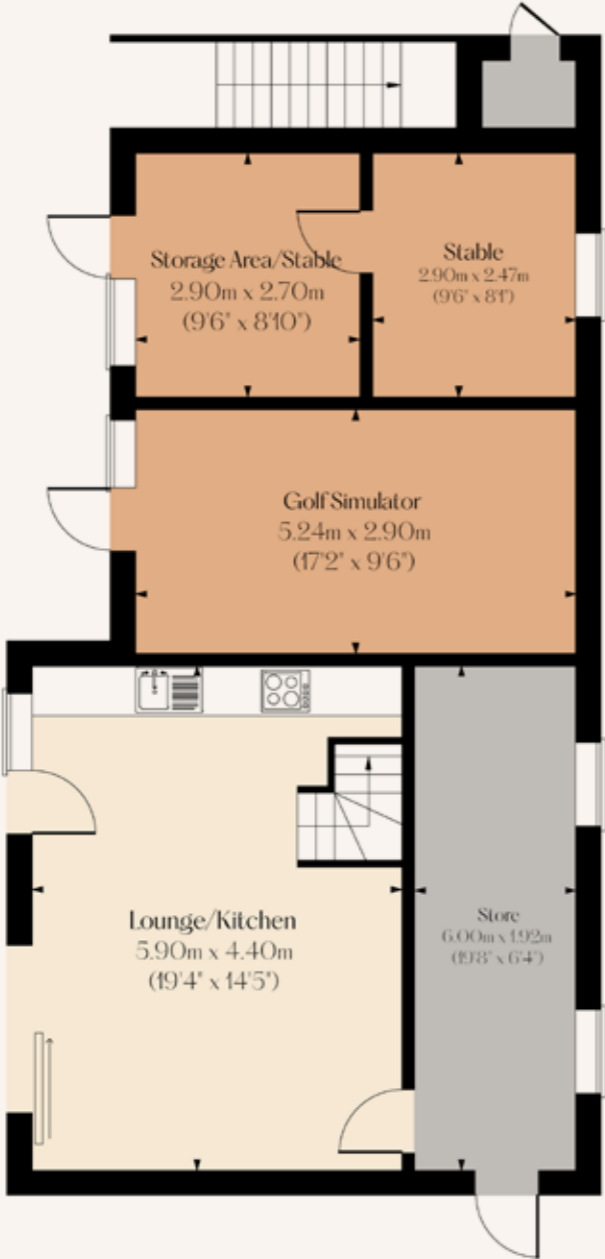
Second Floor Approximate Floor Area:  
300 SQ.FT. (27.9 SQ.M)

Outbuildings Approximate Floor Area:  
298 SQ.FT. (27.7 SQ.M)



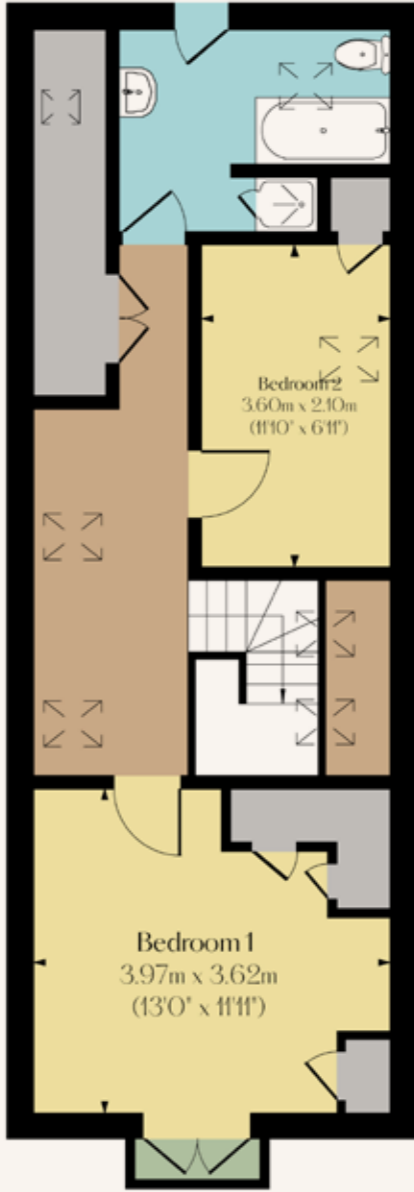
# OUTBUILDING/ COTTAGE

Ground Floor Approximate Floor Area:  
775 SQ.FT. (72.0 SQ.M)



# OUTBUILDING/ COTTAGE

First Floor Approximate Floor Area:  
517 SQ.FT. (48.0 SQ.M)



BEDROOMS (HOUSE & COTTAGE) <b>5 / 2</b>	BATHROOMS (HOUSE & COTTAGE) <b>4 / 1</b>
LIVING ROOMS (HOUSE & COTTAGE) <b>2 / 1</b>	SQFT (HOUSE, COTTAGE & OUTBUILDINGS) <b>3,430 / 1,292 / 298</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>G</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		89
69-80	C	80	
55-68	D		
39-54	E		
21-38	F		
01-20	G		

## Services

Oil fired heating, mains electricity and mains water. The drainage is connected to a newly installed sewage treatment plant. There is broadband at the property and the mobile signal quality is good. Solar panels are installed unobtrusively on one section of the roof to the main house, and to the rear of the outbuilding, which generate quarterly income.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

There are no covenants or wayleaves. There is an easement in relation to access to the electricity sub station that is located in the grounds.

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.

# THE GLEN

Cowley Lane, Holmesfield,  
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