

Howden Dam
Upper Derwent Valley
S33 0BE

Saxton Mee



Howden Dam, Upper Derwent Valley, S33 0BE

Nestled in the picturesque Howden Dam area of the Upper Derwent Valley, near Bamford, this remarkable house offers a unique blend of comfort and natural beauty. With five spacious bedrooms and four well-appointed bathrooms, this property is perfect for families or those seeking ample space for guests. The three reception rooms provide versatile living areas, ideal for entertaining or relaxing with loved ones.

One of the standout features of this home is its stunning garden, which offers a tranquil retreat surrounded by the breathtaking scenery of the Peak District. The garden is perfect for outdoor activities, gardening enthusiasts, or simply enjoying the fresh air in a serene setting.

This property also boasts two individual dwellings, providing an excellent opportunity for multi-generational living or holiday let income. The off-grid living aspect adds to its charm, allowing for a sustainable lifestyle while remaining connected to nature.

The location is truly exceptional, with the beauty of the Upper Derwent Valley right on your doorstep. This area is renowned for its stunning landscapes, walking trails, and outdoor activities, making it a haven for nature lovers and adventure seekers alike.

In summary, this house in Howden Dam is not just a home; it is a lifestyle choice that offers space, beauty, and the opportunity for a unique living experience in one of the most beautiful parts of the UK.

- Scenic Upper Derwent Valley Overlooking Derwent Dam
- Stunning Gardens Amounting To Approx 1.72 Acres With Vegetable Beds & Outdoor Entertaining Area
- Off Grid Living In A Unique Peaceful Setting
- Ideal For Dual Living Or Income As Holiday Let
- EPC: TBC
- Two Individual Stone Built Detached Properties
- Sauna & Ice Bath
- Garage & Off Road Parking For Several Vehicles
- A Mix Of Traditional & Contemporary Features
- Viewings: Hathersage Office



Sustainable Off-Grid Living

The property benefits from a sophisticated green energy infrastructure designed for resilience and efficiency. Two modern biomass boilers provide economical heating, while a 36-panel photovoltaic solar installation generates electricity supported by backup generators housed within a dedicated plant building.

Private spring water is supplied via ultraviolet treatment, further reinforcing the self-contained nature of the estate. Together, these systems allow residents and guests to enjoy modern convenience and reduced environmental footprint.

Grounds and Gardens

The south-facing grounds are a defining feature, carefully developed yet harmoniously integrated with the surrounding landscape. Sheltered by a wooded backdrop, the gardens unfold in a series of attractive spaces designed for both productivity and relaxation.

Raised vegetable beds provide opportunities for home-grown produce, encouraging sustainable living and outdoor engagement throughout the seasons. Established planting and natural contours create privacy and colour, while a charming pond and waterfall introduce enhance the calming atmosphere of the setting.

An outdoor entertaining area forms a focal point for gatherings, thoughtfully arranged with a firepit, pizza oven and barbecue, perfect for evenings under the stars or relaxed summer entertaining with panoramic views.

Beyond their beauty, the gardens are alive with wildlife. The surrounding area is renowned for birds of prey and visiting species, the result is a landscape rich in natural interest and ever-changing seasonal spectacle.

Sauna and Ice Bath Retreat

Enhancing the sense of retreat and wellbeing, the property includes a dedicated sauna and ice bath experience, an invigorating feature that perfectly complements the rural setting.

Whether used for relaxation after long countryside walks or as part of a wellness routine, the combination of restorative heat followed by refreshing cold immersion offers a rejuvenating contrast.

The Farmhouse

This is a characterful sixteenth-century stone farmhouse offering warmth, charm and outstanding views, which has been enlarged and fully refurbished to create a truly stunning property that has been completed with an eye for detail. With luxurious fittings alongside traditional features, providing luxurious living accommodation over two floors.

Ground Floor Open Plan Living Area

This impressive open-plan living space is thoughtfully arranged across three distinct areas, featuring exposed beams, characterful stonework and windows to three sides alongside additional Velux rooflights that flood the room with natural light. At its heart sits a striking double-sided fireplace housing a stove, creating a central focal point.

Kitchen Area: A bespoke fitted kitchen with a range of units, a Belfast sink and a Range cooker.

Dining Area: The kitchen flows seamlessly into the dining space, ideal for entertaining.

Lounge Area: A cosy seating area centred around the fireplace, overlooks the kitchen.

Utility Room

A practical utility room with space and plumbing for a washing machine.

WC

Bedroom

A ground-floor double bedroom

En--Suite

Bathroom.

First Floor

Sitting Room

A stunning dual aspect room with a glazed panel overlooking the living area below. Exposed stonework and timbers leads to:

Bedroom

A double bedroom with a feature port hole window.

En-Suite

A luxurious en-suite with a free standing bath, separate shower enclosure and 'His & Hers' wash hand basins.

Bedroom

A double bedroom.

En-Suite

An en-suite shower room.

The Barn

Standing apart from the farmhouse, the detached barn has been run as luxurious self-catering accommodation of exceptional quality but also ideally suited as a main home.



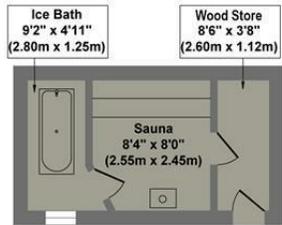
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window. Also ideal as an additional bedroom if



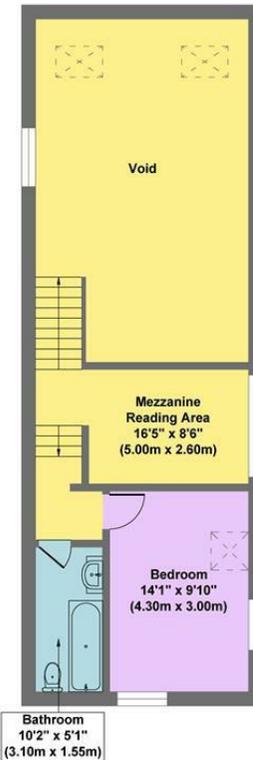
Beaver Croft & Barn



Outbuilding
Approximate Floor Area
157 sq.ft
(14.59 sq.m.)



Barn Ground Floor
Approximate Floor Area
869 sq.ft
(80.72 sq.m.)



Barn First Floor
Approximate Floor Area
342 sq.ft
(31.74 sq.m.)
(Excluding Void)



Ground Floor
Approximate Floor Area
1339 sq.ft
(124.41 sq.m.)



First Floor
Approximate Floor Area
854 sq.ft
(79.31 sq.m.)

Approx. Gross Internal Floor Area 3561 sq.ft / 330.77 sq.m

Illustration for identification purposes only. Measurements are approximate, not to scale

