

BARNFIELDS



BLenheim



EPITOMISING COUNTRY LIVING
AND BEING IMMACULATELY
PRESENTED THROUGHOUT,
BARNFIELDS IS A FOUR DOUBLE
BEDROOMED DETACHED BARN
CONVERSION.

*Being exceptionally spacious throughout, this home has
been designed with an eye for comfortable family living
and offers incredible countryside views.*





Converted by the current owners in 2018, Barnfields showcases thoughtful design.

Features such as vaulted ceilings, exposed timber beams and exposed stone walling set the tone for this country property. Upon entering the home, you are greeted by a bespoke sweeping staircase and an outstanding entrance hall that opens seamlessly into all the reception rooms. These include a stunning living kitchen with integrated appliances and full width sliding doors, a lounge with sliding doors opening to the front with stunning views of the valley, a games room and a dining room. There is underfloor heating throughout and ample natural light adorning the living spaces. Completing the ground floor are two offices, a secondary kitchen, a boot room and a garage.

The first floor houses four double bedrooms. The master bedroom includes a dressing room and en-suite shower room, whilst three additional double bedrooms all have en-suite shower rooms, allowing for family living or housing guests. Access can be gained to a seating terrace from both the master bedroom and landing, allowing for seamless indoor-outdoor living. Externally, there is a fabulous driveway flanked by planters, which leads to the front of the property where there is plenty of outdoor space, including a lawned garden.

The property is located two miles from the centre of Chapel-en-le-Frith and 1.5 miles from Chinley, which offer a variety of amenities. There are a variety of local countryside walks nearby to the property. Peak District attractions such as Kinder Scout, Mount Famine and Eccles Pike are all commutable. Chapel-en-le-Frith has a train station for further journeys and the A6 provides access to Manchester and Sheffield.

The property briefly comprises of on the ground floor: Entrance hall, lounge, games room, office 1, office 2, living kitchen, dining room, inner hallway, secondary kitchen, boot room, garage, boiler room and WC.

On the first floor: Landing, master bedroom, master dressing room, master en-suite shower room, inner hall, bedroom 4, bedroom 4 en-suite shower room, bedroom 3, bedroom 3 en-suite shower room, bedroom 2 and bedroom 2 en-suite shower room and seating terrace.



GROUND FLOOR

Double composite doors with double glazed panels open to the entrance hall.

Entrance Hall

A welcoming entrance hall with recessed lighting, exposed stone walling and timber flooring with underfloor heating. A beautiful oak and metal sweeping staircase greets you as you enter the hall. Openings give access to the lounge, games room, living kitchen and dining room. Timber doors open to the boiler room and WC.

Lounge

23'5 x 16'4 (7.15m x 4.97m)

A beautiful lounge with rear facing glazed panels, wall mounted light points, exposed stone walling and timber flooring with underfloor heating. The focal point of the room is the log burner. An opening gives access to the games room. UPVC full width sliding doors with double glazed panels open to the terrace.

Games Room

20'9 x 17'6 (6.33m x 5.33m)

Having rear facing glazed obscured panels, a glazed ceiling panel, recessed lighting, pendant light point, wall mounted light points and timber flooring with underfloor heating. Sliding timber doors open to office 1 and office 2.

Office 1

9'9 x 9'5 (2.96m x 2.86m)

With a rear facing glazed obscured panel, recessed lighting and timber flooring with underfloor heating.

Office 2

17'6 x 9'1 (5.33m x 2.77m)

With a rear facing glazed obscured panel, recessed lighting and timber flooring with underfloor heating. There is a Belfast-style sink with a black mixer tap. Double composite doors with double glazed panels open to the outdoor dining area.

Living Kitchen

23'3 x 16'3 (7.09m x 4.96m)

A brilliantly appointed living kitchen with beautiful views. Having side facing composite double glazed panels, recessed lighting, pendant light points, exposed stone walling and timber flooring with underfloor heating. The focal point of the room is the gas effect log burner.. A range of fitted base/wall and drawer units include a granite work surface, upstands, tiled splashbacks and an inset 1.5 bowl sink with a chrome mixer tap. Appliances include two Neff oven/grills, a full-height AEG fridge/freezer and a Zanussi dishwasher. A separate central island incorporates a matching work surface and provision for two chairs. Within the island is a Neff four-ring gas hob with a wok hob. An opening gives access to the dining room and the inner hallway. UPVC sliding doors with double glazed panels open to the front porch.

Dining Room

18'5 x 12'9 (5.61m x 3.89m)

Having rear facing glazed obscured panels, pendant light points, wall mounted light points, exposed stone walling and timber flooring with underfloor heating.



OFFICE 1



GAMES ROOM



GAMES ROOM



LIVING KITCHEN

GROUND FLOOR

Inner Hallway

With recessed lighting and timber flooring with underfloor heating. An opening gives access to the secondary kitchen and boot room.

Secondary Kitchen

Having recessed lighting and timber flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a granite work surface and matching upstands. Appliances include an under-counter fridge and freezer.

Boot Room

With recessed lighting, timber flooring and a central heating radiator. There is a base and wall unit with an inset dog bath and a chrome mixer tap. Stone steps descend to a timber door that opens to the garage.

Garage

19'5 x 10'11 (5.93m x 3.33m)

With front and side facing UPVC double glazed obscured windows, lighting and power. There is provision for a full-height fridge/freezer.

Boiler Room

Having a flush light point and timber flooring. Housing the hot water cylinder, underfloor manifolds and Worcester boiler.

WC

With a rear facing timber double glazed obscured window and panel, flush light point, exposed stone walling, chrome heated towel rail and timber flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

From the entrance hall, a staircase with oak steps and steel balustrading rises to the first floor.



LIVING KITCHEN



LIVING KITCHEN





DINING ROOM



FIRST FLOOR

Landing

Having a rear facing timber double glazed obscured window, vaulted ceiling, wall mounted light points, central heating radiators and Karndean flooring. Timber double doors with double glazed panels open to the seating terrace.

A timber sliding door opens to the master bedroom suite and an opening gives access to the inner hall.

Master Bedroom

23’11 x 11’6 (7.28m x 3.51m)

A large master bedroom suite with two front facing timber double glazed double doors, vaulted ceiling, wall mounted light points, exposed timber beams, exposed stone walling, central heating radiator and Karndean flooring. There is a freestanding bath with a chrome mixer tap and an additional hand shower facility. Openings give access to the master dressing room and master en-suite shower room. Timber double doors with double glazed panels open to the seating terrace.

Master Dressing Room

12’9 x 6’6 (3.89m x 1.99m)

Having a vaulted ceiling, wall mounted light points, exposed timber beams, exposed stone walling, central heating radiator and Karndean flooring.

Master En–Suite Shower Room

With a vaulted ceiling, wall mounted light points, exposed timber beams, exposed stone walling, heated towel rail, central heating radiator and Karndean flooring. A suite comprises a low-level WC and two wash hand basins with chrome mixer taps. To one corner is a walk-in shower with a rainhead shower and a glazed screen/door.

Inner Hall

Having a rear facing timber double glazed obscured window, partially vaulted ceiling, exposed stone walling, pendant light point, wall mounted light points, central heating radiators and Karndean flooring. Timber sliding doors open to bedroom 4, bedroom 3 and bedroom 2.

Bedroom 4

10’2 x 8’7 (3.10m x 2.62m)

A double bedroom with front facing timber double glazed windows, vaulted ceiling, exposed timber beams, wall mounted light points and a central heating radiator. An opening gives access to the bedroom 4 en-suite shower room.

Bedroom 4 En–Suite Shower Room

With front facing timber double glazed windows, vaulted ceiling, exposed timber beams, wall mounted light points, exposed stone walling, central heating radiator and Karndean flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a walk-in shower with a rainhead shower and a glazed screen/door.

Bedroom 3

14’2 x 10’0 (4.33m x 3.05m)

A further double bedroom with front facing timber double glazed windows, vaulted ceiling, wall mounted light points, exposed timber beams and a central heating radiator. A timber door opens to the bedroom 3 en-suite shower room.

FIRST FLOOR

Bedroom 3 En–Suite Shower Room

Having a vaulted ceiling, exposed timber beams, wall mounted light point, extractor fan, heated towel rail, central heating radiator and Karndean flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage space beneath. To one wall is a walk-in shower with a rainhead shower and a glazed screen.

Bedroom 2

10’3 x 10’0 (3.12m x 3.04m)

A double bedroom with front and rear facing timber double glazed windows, wall mounted light points, vaulted ceiling, exposed timber beams and a central heating radiator. An opening gives access to the bedroom 2 en-suite bathroom.

Bedroom 2 En–Suite Bathroom

With a rear facing timber double glazed obscured window, vaulted ceiling, wall mounted light point, exposed timber beam, heated towel rail, central heating radiator and Karndean flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap and a fitted shower.

Seating Terrace

56’2 x 16’10 (17.12m x 5.14m)

A beautiful area for seating that has a steel balustrade and views over the valley. Access can be gained to the landing and master bedroom.



LANDING



MASTER BEDROOM



BEDROOM 4



BEDROOM 3



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 4 EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE BATHROOM

EXTERIOR & GARDENS

A timber gate opens to the driveway that is flanked by planters and continues to the front of the property.

A large drive has parking for several vehicles. Access can be gained to the garage.

To the front of the property there is exterior lighting and a water tap. Running along the width of the property is a raised area that has the provision for seating and access can be gained to the main entrance door.

To the right hand side of the rear is an outdoor dining and entertaining area with stunning views. Beyond the mature hedge to the front is a lawned garden surrounded by timber fencing.





GROUND FLOOR

Total Approximate Floor Area:
3988 SQ.FT. (370.5 SQ.M.)

Ground Floor Approximate Floor Area:
2538 SQ.FT. (235.8 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
1450 SQ.FT. (134.7 SQ.M)



BEDROOMS 4	BATHROOMS 4
LIVING ROOMS 6	SQFT 3,988
TENURE Freehold	COUNCIL TAX G

Services

LPG gas, mains electricity, mains water and septic tank.
There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a covenant. There are no easements or wayleaves and 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		
55–68	D	65	71
39–54	E		
21–38	F		
01–20	G		

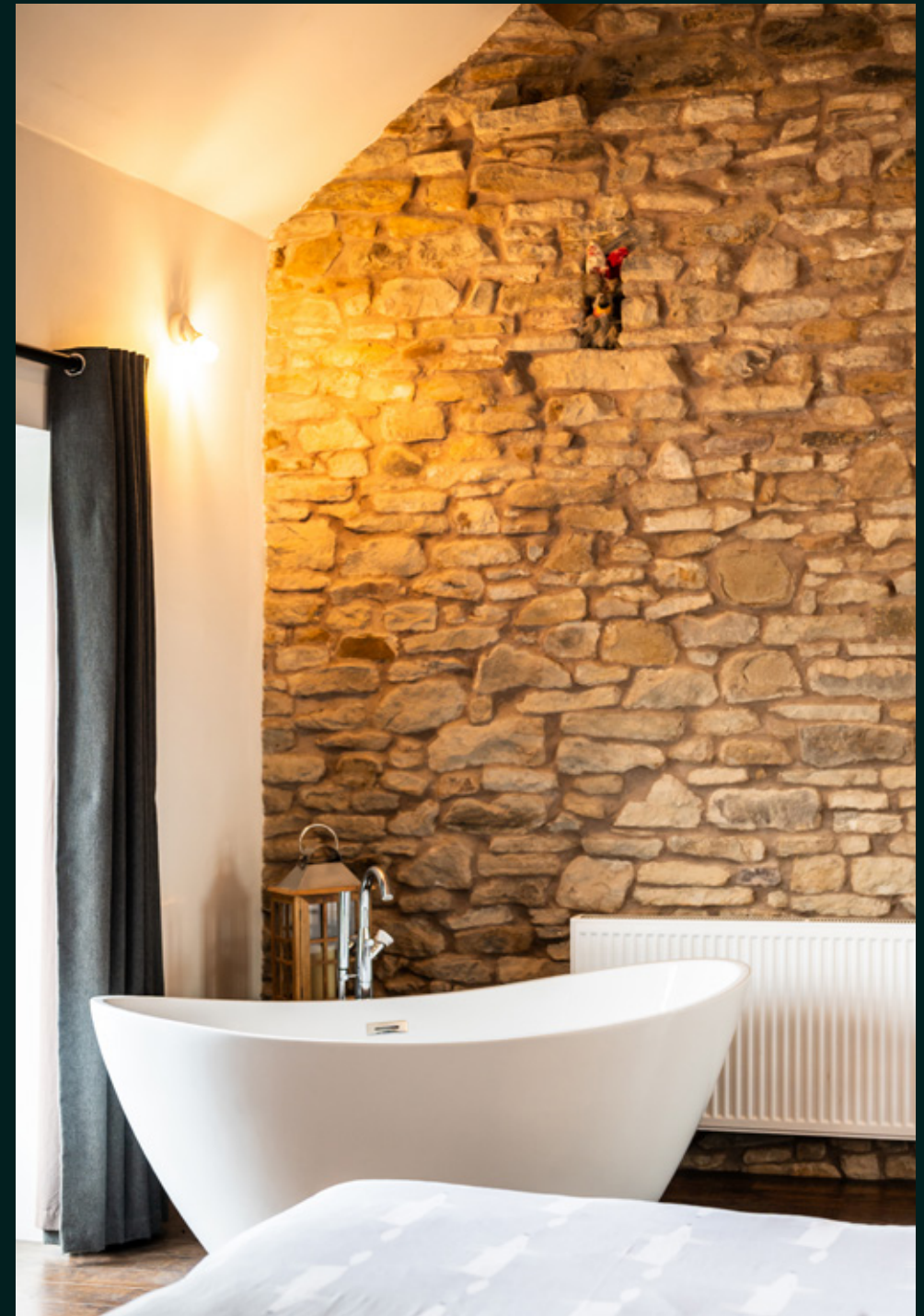
BARNFIELDS

Chapel-en-le-Frith, High Peak,
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Offers in the Region
of £1,100,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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