OSBORN HOUSE



BLENHEIM



ARGUABLY ONE OF THE FINEST HOMES IN THE REGION, OSBORN HOUSE EFFORTLESSLY COMBINES ELEGANCE AND FUNCTIONALITY.

This captivating four bedroomed residence stands in an elevated position within approximately 2.5 acres, affording breathtaking panoramas across Hope Valley from every aspect. Immaculately maintained grounds perfectly accompany over 8,000 sq.ft. of beautiful interiors, and incorporate various terraces, meticulously designed borders and a premium tennis court by 'En-Tout-Cas' with a cedar and oak garden pavilion.



Dating back to 1904, this majestic property is a triumph of Edwardian splendour.

Its striking façade leaves a lasting impression as soon as you enter the sliding entrance gate and onto the sweeping driveway. Symmetrical design, wonderful stone mullioned bay windows, deep skirtings and high coved ceilings all embody the characterful charm of the home's heritage.

A grand entrance is provided by the entrance vestibule and reception hall, both setting the tone for what awaits. Extending to a length of 36ft, the expansive drawing room presents a magnificent reception room for casual relaxation and occasional entertaining due to its open plan flow into the superb formal dining room. Two stone fireplaces, one housing a Dik Geurts log burner, create attractive focal-points. Just off the drawing room is a light-filled sun room, which leads down to the lower ground floor.

The heart of the home is undoubtedly the living kitchen that has been superbly designed for modern living with a large central island and a comprehensive range of integrated appliances by Gaggenau and Miele. Double doors open to an external seating terrace, allowing a seamless transition for indoor/outdoor living. Adjacent to the living kitchen is a well-equipped preparation kitchen, featuring contemporary cabinetry, appliances and quartz work surfaces.

The ground floor also incorporates a fabulous study that is perfect for working from home, a useful utility room and two lobbies to the left and rear of the home serve as informal entrances.

Occupying the lower ground floor is an excellent entertainment suite. Comprising a sizeable orangery that is ideal for large gatherings, a games room with a functional kitchen/bar and a cinema room, Osborn House has everything you could need for a celebratory event or spending time with family. There are also three useful storage rooms and a gymnasium that offers versatility in its usage.

Across the first floor are three bedroom suites, each offering luxurious spaces for a growing family. A sumptuous sanctuary, the master bedroom sits beneath a vaulted ceiling, which further adds to the vastness of the room, which showcases a large bay window that frames the pleasant vistas. Two dressing rooms accommodate extensive storage, plus an exceptionally spacious en-suite bathroom with a freestanding NK Porcelanosa slipper bath. The second floor houses the fourth bedroom, making it ideal as a teenager's suite with its dressing room, en-suite bathroom and good-sized landing that could be utilised as a sitting/studying area.



STUDY

The spectacular grounds of Osborn House are exquisitely landscaped, with thoughtful planting designs including multi-stem magnolias, ornamental yew topiary, colourful roses, tall alliums, border-defining low hedges, and much more. Covering the width of the front elevation, a stone flagged terrace overlooks the gardens and views beyond, and allows ample space for multiple areas of comfortable seating. A substantial gravelled terrace sits to the right hand side of the home alongside the entertainment suite, creating a wonderful environment for hosting, along with an outdoor kitchen to the opposite side of the house.

Central stone steps flanked by tiers of neatly shaped box hedging lead down to the cascading lawned gardens, with interconnecting gravelled paths leading to various areas of the landscape.

Located towards the bottom of the plot is a newly installed, full-size tennis court by 'En-Tout-Cas'. Surrounding the court is a beautiful rockery populated by an array of carefully selected plants, and above it is an impressive cedar and oak garden pavilion with a balcony that is perfect for enjoying summer evenings.

Leading from the intercom operated entrance gate is the sweeping gravelled driveway with a parking area that has space for up to ten vehicles and provides access to a detached double garage and adjacent single garage. Above the garaging is 'The Loft', containing a bedroom and bathroom, presenting potential to accommodate guests or dependant relatives.





*IMAGE FOR ILLUSTRATION PURPOSES ONLY

Osborn House is situated in the sought-after area of Grindleford, in the heart of the Peak District National Park. Within Grindleford village is a public house and hotel named The Maynard and a community shop. Grindleford train station is within walking distance and provides direct rail links to Sheffield, Manchester and a host of Peak District locations such as Hathersage and Hope. A range of walking routes are available from the doorstep, including scenic Padley Gorge, the Longshaw Estate, Froggatt Edge, Owler Tor and Millstone Edge. Whilst enjoying the peaceful environment of countryside living, Osborn House is also just a short drive away from Sheffield, providing additional conveniences within the city centre and suburbs. Manchester is reachable by car in under 1 hour 45 minutes.

The property briefly comprises of on the ground floor: Entrance vestibule, WC, cloakroom, reception hall, drawing room, formal dining room, sun room, study, living kitchen, side lobby, preparation kitchen, rear lobby, utility room and boiler store.

On the lower ground floor: Orangery, WC, games room, gymnasium, cinema room, storage room 1, storage room 2 and storage room 3.

On the first floor: Galleried landing, master bedroom, master dressing room, second dressing room, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, bedroom 3 and bedroom 3 en-suite bathroom.

On the second floor: Landing, bedroom 4, bedroom 4 dressing room, bedroom 4 bathroom and storage cupboard.

The Loft: Bedroom, bathroom and boiler cupboard.

Outbuildings: Detached double garage with attached single garage, store, gardeners WC, plant room and garden pavilion.

GROUND FLOOR

A heavy timber door with double glazed panels and matching panels above opens to the entrance vestibule.

Entrance Vestibule

Having a timber double glazed roof lantern, coved ceiling, deep skirtings and tiled flooring with under floor heating. Timber doors open to the WC and cloakroom. A timber door with glazed panels and matching side panels opens to the reception hall.

WC

Having a front facing timber double glazed obscured window, coved ceiling, recessed lighting, walls partially tiled in marble, feature stone arch, wall mounted light points, deep skirtings and tiled flooring with under floor heating. An Imperial suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

Cloakroom

Having a front facing timber double glazed obscured window, coved ceiling, pendant light point, cloaks hanging rail with a shelf above and tiled flooring with under floor heating.

Reception Hall

A magnificent reception hall providing an impressive welcome to this exquisite home. Having a coved ceiling, pendant light point, recessed lighting, feature mirrored walls, partially panelled walls, telephone point, deep skirtings and tiled flooring with under floor heating and up-lighters. Double timber doors with glazed panels open to the drawing room, study and preparation kitchen. A timber door with glazed panels opens to the living kitchen. A timber door also opens to a staircase, which leads down to the cinema room on the lower ground floor.

Drawing Room

36'0 x 13'5 (10.97m x 4.10m)

A grand reception room boasting stylish splendour. A front facing stone mullioned bay window with timber double glazed panels/windows perfectly frames the breathtaking far-reaching views, along with side and rear facing timber double glazed windows. The ceiling is coved and has recessed lighting. There are TV/aerial and data points, deep skirtings and timber effect flooring with under floor heating. The drawing room showcases two focal-point gritstone fireplaces. The first fireplace incorporates a Dik Geurts log burner, an intricate gritstone mantel and a matching surround/hearth. The second fireplace houses a log effect gas fire with a gritstone mantel, a brick surround and a gritstone hearth. A wide, panelled opening leads into the formal dining room. Double timber doors with glazed panels and matching side panels open to the sun room.

Formal Dining Room

17'6 x 12'2 (5.33m x 3.70m)

A wonderful dining room with a rear facing timber double glazed bay window, coved ceiling, recessed lighting, pendant light point and one feature panelled wall with mirrors. Also having deep skirtings and timber effect flooring with under floor heating and up-lighters. A timber door with glazed panels opens to the preparation kitchen. Double timber doors with double glazed panels open to the rear of the property.

Sun Room

13'1 x 11'2 (4.00m x 3.40m)

Featuring a timber double glazed roof lantern and front, side and rear facing timber double glazed windows/panels, all of which fill the room with natural light. Also having a pendant light point, deep skirtings, floor up-lighters and under floor heating. A staircase with a handrail and up-lighters leads down to the lower ground floor.



RECEPTION HALL

DRAWING ROOM









FORMAL DINING ROOM

GROUND FLOOR CONTINUED

From the reception hall, double timber doors with glazed panels open to the:

Study

13'1 x 9'10 (4.00m x 3.00m)

A refined study with a range of oak fitted furniture incorporating book shelving and cupboards. The study also has a front facing timber double glazed window, coved ceiling, recessed lighting, partially panelled walls and tiled flooring with under floor heating.

Living Kitchen

34'4 x 17'8 (10.47m x 5.38m)

An expansive living kitchen with a front facing stone mullioned bay window, which incorporates timber double glazed windows and double timber doors with double glazed panels that open to the front of the property. Also having a side facing timber double glazed window, coved ceiling, recessed lighting, pendant light point, deep skirtings and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate a quartz work surface, upstands, under-counter lighting and two inset Blanco 1.0 bowl sinks with a Blanco chrome mixer tap, a separate extendable spray tap and a boiling tap. A large central island provides additional storage and has feature back-lit panels and a Corian work surface which extends to provide seating for several chairs. An extensive range of integrated Gaggenau appliances include a two-ring induction hob, a wok burner, a two-ring gas hob, an extractor fan, two fan assisted ovens, a microwave oven, a steam oven, two warming drawers, a dishwasher, a full-height fridge and a full-height freezer. There is also an integrated Miele dishwasher and a Norcool two-drawer fridge. A wide opening leads into the preparation kitchen. Set within a stone mullioned surround, double timber doors with double glazed panels and glazed panels above open to the side lobby. A timber door opens to the rear lobby.

Side Lobby

Having front, side and rear facing timber double glazed windows, pendant light point, deep skirtings and tiled flooring with under floor heating. Double timber doors with double glazed panels open to the stone flagged patio and outdoor kitchen at the left side of the property.

Preparation Kitchen

13'9 x 12'2 (4.20m x 3.70m)

A superb extension to the main kitchen, making it ideal for hosting preparation. Having a rear facing timber double glazed window, coved ceiling, recessed lighting, deep skirtings and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate quartz work surfaces, upstands, pop-up power points, under-counter lighting and an inset Blanco 1.0 bowl stainless steel sink with a Quooker boiling tap. The integrated appliances include a full-height fridge, a wine cooler and an under-counter freezer. A timber door with glazed panels opens to the formal dining room.

Rear Lobby

Having Velux roof windows, pendant light point, central heating radiator and tiled flooring with under floor heating. Two separate timber doors with double glazed panels and matching side panels open to the rear of the property. Steps rise to a gate, which opens to the utility room.

Utility Room

17'5 x 15'2 (5.30m x 4.62m)

Having front and side facing timber double glazed windows, recessed lighting and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate oak work surfaces, upstands and an inset 1.0 bowl stainless steel sink with a Franke chrome mixer tap. There is space/provision for two freestanding washing machines, an integrated washing machine and an integrated tumble dryer. Two sets of double timber doors open to the boiler store.

Boiler Store

Housing the Vaillant boiler serving the ground floor and hot water cylinder.

From the sun room and reception hall, access is gained via separate staircases to the lower ground floor.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



PREPARATION KITCHEN



STUDY

LOWER GROUND FLOOR

A fantastic space, which adds versatility to the home and is perfect for hosting.

Orangery

36'1 x 21'0 (11.00m x 6.40m)

A bright and extremely spacious reception room with a seamless transition to the outdoor terrace located at the right side of the property through double timber doors with double glazed panels. The orangery has a timber double glazed roof lantern, front/side/and rear facing timber double glazed panels, recessed lighting, pendant light point, central heating radiator with a decorative cover and tiled flooring with up-lighters. Beneath the staircase from the sun room is a small storage cupboard. A timber door with glazed panels opens to the WC. Two wide openings lead into the games room. A separate timber door with a double glazed panel also opens to the right side of the property.

WC

Having recessed lighting, chrome heated towel rail, fitted storage and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap.

Games Room

29'10 x 12'10 (9.10m x 3.90m)

A fabulous space for entertaining with recessed lighting, central heating radiators with decorative covers, TV/aerial/ data points and timber effect flooring. There is a kitchen area with a bar that has a range of fitted base/wall and drawer units, which incorporate Corian work surfaces, upstands, a mirrored splashback, plinth lighting and an inset wash hand basin with a Blanco chrome mixer tap. The Corian work surface extends to provide seating for up to four chairs. A range of integrated appliances include a Neff under-counter fridge, a Neff dishwasher, a CDA microwave and a CDA wine cooler. Two wide openings lead into the gymnasium and cinema room.

Gymnasium

27'7 x 11'4 (8.44m x 3.46m)

A versatile room currently used as a gymnasium. Having recessed lighting, central heating radiator with a decorative cover, TV/aerial point, data points and timber effect flooring. An opening leads into storage room 1.

Cinema Room

17'9 x 11'5 (5.40m x 3.47m)

Having recessed lighting, central heating radiator with a decorative cover, mirrored walls, TV/aerial point, data points and timber effect flooring. A range of fitted furniture incorporates shelving and cupboards. A wide opening leads into storage room 1. A staircase with a timber handrail, glazed balustrading and feature up-lighters rises to a timber door, which opens to the reception hall on the ground floor.

Storage Room 1

Having recessed lighting, central heating radiator with a decorative cover and timber effect flooring. A range of fitted furniture incorporates the fuse boards. Timber doors open to two further storage rooms.

Storage Room 2

Having recessed lighting and housing the comms equipment.

Storage Room 3

Having recessed lighting.



GAMES ROOM



ORANGERY



GAMES ROOM



CINEMA ROOM



SUN ROOM

FIRST FLOOR

From the reception hall, a grand staircase with a handrail, balustrading, partially panelled and mirrored walls and carpet stair rods rises to the first floor.

Galleried Landing

An impressive galleried landing with a front facing timber double glazed window, coved ceiling, recessed lighting, pendant light point, partially panelled walls and central heating radiators with decorative covers. Double timber doors with mirrored panels open to the master bedroom suite. Timber doors open to bedroom 2 and bedroom 3.

Master Bedroom Suite

An outstanding sanctuary for relaxation, which incorporates a capacious master bedroom, two fully fitted dressing rooms and a lavish en-suite bathroom.

Master Bedroom

14'5 x 13'7 (4.40m x 4.14m)

An exquisite master bedroom that boasts an open plan layout with an adjacent dressing room. Sitting beneath a vaulted ceiling with a Velux roof window and having a front facing stone mullioned bay window with timber double glazed windows/panels and a window seat overlooking the views, this master bedroom exudes luxury. There is also a side facing timber double glazed window, pendant light point, central heating radiators with decorative covers, TV/aerial point, data points and deep skirtings. A range of fitted furniture incorporates cupboards. Two wide openings lead into the master dressing room and a timber door opens to the second dressing room.

Master Dressing Room

A comprehensively fitted dressing room with a coved ceiling, recessed lighting, deep skirtings and floor up-lighters. A range of fitted furniture incorporates short/long hanging, shelving, drawers and a vanity table with drawers and an illuminated mirror. Double timber doors with mirrored panels open to the master en-suite bathroom.

Second Dressing Room

Having a front facing timber double glazed window, coved ceiling, recessed lighting, central heating radiator and a TV/aerial/data point. The fitted furniture incorporates lighting, short/long hanging, shelving, drawers, tie/scarf racks and a vanity table with drawers.

Master En-Suite Bathroom

An opulent en-suite bathroom that is fully tiled and has a side facing timber double glazed window, recessed lighting, extractor fan, built-in ceiling speaker and a wall mounted light point. There are also central heating radiators, a wall mounted bathroom television, two mirrored storage cabinets, floor up-lighters and under floor heating. A suite in white comprises a NK Porcelanosa low-level WC and two vanity units incorporating two Gamadecor wash hand basins with NK Porcelanosa chrome mixer taps, fitted vanity mirrors above and storage beneath. Also having an NK Porcelanosa freestanding slipper bath with a chrome mixer tap and a hand shower facility. A large shower enclosure contains an NK Porcelanosa rainfall shower, an additional hand shower facility, a recessed tiled shelf and a glazed screen/door.



MASTER DRESSING ROOM



SECOND DRESSING ROOM

MASTER BEDROOM



MASTER EN-SUITE BATHROOM



MASTER EN-SUITE BATHROOM



BEDROOM 2



BEDROOM 3

FIRST FLOOR CONTINUED

Bedroom 2

35'1 x 13'1 (10.70m x 4.00m)

An extremely large bedroom with front and side facing stone mullioned bay windows with timber double glazed windows/panels and window seats and a side facing timber double glazed window and a separate panel. Also having a coved ceiling, recessed lighting, central heating radiators with decorative covers, TV/aerial point and data points. An extensive range of fitted furniture incorporates short/long hanging, shelving, drawers, two bedside cabinets and a vanity table with an illuminated vanity mirror above. A timber door with an obscured glazed panel opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a rear facing timber double glazed obscured window, recessed lighting extractor fan, two Zehnder heated towel rails, an illuminated vanity mirror and under floor heating. A Villeroy & Boch suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Grohe chrome mixer tap and storage beneath. To one corner is a large walk-in shower enclosure with a fitted Grohe rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3

15'5 x 13'8 (4.69m x 4.16m)

A spacious bedroom with rear facing timber double glazed windows, recessed lighting, pendant light point, central heating radiator with a decorative cover, TV/aerial/data point and deep skirtings. A range of fitted furniture incorporates short/long hanging, shelving and a vanity table with drawers and mirrors above. A timber door opens to the bedroom 3 en-suite bathroom.

Bedroom 3 En-Suite Bathroom

Being fully tiled and having a rear facing timber double glazed obscured window, recessed lighting, extractor fan, wall mounted light point, central heating radiator with a towel rail, TV/aerial point, data points and under floor heating. A suite in white comprises a low-level WC and an Imperial pedestal wash hand basin with a chrome mixer tap. Also having a freestanding Clearwater roll top bath with a chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

From the galleried landing, the staircase continues to the second floor.



BEDROOM 3 EN-SUITE BATHROOM



GALLERIED LANDING

SECOND FLOOR

Landing

Having front and rear facing timber double glazed windows, recessed lighting and central heating radiators. Timber doors open to bedroom 4, the bedroom 4 bathroom and storage cupboard.

Bedroom 4

14'4 x 12'4 (4.36m x 3.76m)

A beautiful bedroom with a front facing timber double glazed window, pendant light point, recessed lighting, central heating radiators with decorative covers and a TV/ aerial/data point. A range of fitted furniture incorporates cupboards with shelving, two bedside tables and a vanity table. A wide opening leads into the bedroom 4 dressing room.

Bedroom 4 Bathroom

Being fully tiled and having a side facing timber double glazed window, recessed lighting, extractor fan, Zehnder heated towel rail and under floor heating. A suite in white comprises a low-level WC and a Roca wash hand basin with a chrome mixer tap and storage beneath. To one corner is an inset bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

Storage Cupboard

Housing the Worcester boiler serving the second floor.

Bedroom 4 Dressing Room

24'3 x 13'9 (7.40m x 4.20m)

Having a Velux roof window, side facing timber double glazed window, pendant light point, recessed lighting and a central heating radiator with a decorative cover. A range of fitted furniture incorporates short/long hanging, shelving, shoe racks and feature lighting.



BEDROOM 4 & DRESSING ROOM



BEDROOM 4 BATHROOM



EXTERIOR & GARDENS

From Padley Hill, a sliding intercom operated electric gate opens to Osborn House. A wide gravelled driveway with exterior lighting and a rockery border leads up to a sizeable gravelled parking area, which accommodates parking for over ten vehicles, has exterior lighting and a MyEnergi electric car charging point. Access can be gained to the detached double garage and single garage.

Detached Double Garage

25'11 x 21'4 (7.90m x 6.50m)

Having two electric roller shutter doors, light, power and two MyEnergi electric car charging points.

Single Garage

20'8 x 9'6 (6.30m x 2.90m)

Having an electric roller shutter door, light, power and a MyEnergi electric car charging point.

From the parking area, stone steps flanked by beautifully planted borders containing ornamental shrubs and flowers rise to the front of the property.

A large stone flagged seating terrace spans the width of the home and benefits from a west-facing aspect and serves as an impressive vantage point of the views. The terrace has exterior lighting and raised borders incorporating box hedging, mature trees and shrubs. Stone steps with wrought iron balustrading and exterior lighting rise to the main entrance door. Access can also be gained to the living kitchen. Double wrought iron pedestrian gates open to the left side of the property.

To the left side of the property is a stone flagged patio with exterior lighting and planted borders. An outdoor kitchen comprises storage, a barbecue area and a granite work surface that provides space for four chairs. Access can be gained to the side entrance lobby and 'The Loft' above the garaging.

The Loft

Offering fantastic self-contained accommodation, ideal for guests or dependant relatives.

A timber entrance door with an obscured glazed panel opens to the:

Bedroom

36'5 x 17'6 (11.11m x 5.33m)

Having Velux roof windows, recessed lighting, central heating radiators, TV/aerial point, telephone point and tiled flooring. A wide opening leads into the bathroom.

Bathroom

Having Velux roof windows, recessed lighting, extractor fan, fully tiled walls, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a pedestal wash hand basin with traditional chrome taps. Also having a freestanding roll top bath with a mixer tap and a hand shower facility. A timber door opens to a boiler cupboard.

Boiler Cupboard

Housing the Worcester boiler serving 'The Loft' and having tiled flooring.







ORNAMENTAL TIERS



FORMAL GARDEN



GRAVELLED TERRACE



OUTDOOR KITCHEN

EXTERIOR & GARDENS CONTINUED

From the stone flagged patio at the left side of the property, a wrought iron pedestrian gate opens to stone steps, which rise to an orchard at the rear of the property, which contains mature trees and timber pergolas.

A timber pedestrian gate opens from the stone flagged patio to a vestibule area, which provides access to the rear lobby, store and gardeners WC.

Store

11'2 x 8'2 (3.40m x 2.50m)

Having light and a roof light.

Gardeners WC

Having a light, a front facing timber obscured glazed window and a low-level WC.

From the front terrace, stone steps with wrought iron balustrading lead down to the right side of the property. A substantial gravelled terrace contains exterior lighting, a water tap, external power points, established ornamental shrubs and a sunken children's play area. Access can be gained to the orangery and plant room. To one corner of the terrace, gravelled steps rise to another terrace with a metal pergola, external power points and a treehouse.

Plant Room

10'2 x 9'4 (3.10m x 2.85m)

Having light and housing the boiler serving the lower ground floor.

Stone steps rise from the right side of the property to the rear courtyard, where there is a block paved patio with a mature tree and a water tap. Access can be gained to the formal dining room and rear lobby.

From the front seating terrace, central stone flagged steps flanked by immaculately maintained tiers of box hedging lead down to a gravelled path which has lawns to either side that incorporate trees and exterior lighting. The main gravelled path, bordered by stunning planters containing roses, alliums, shrubs and box hedging, leads back to the driveway and to the left hand side of the garden, where there are two small ponds and access can be gained to the right side of the property and to a substantial wood store area, along with a garden shed.

An opening within trellis fencing with a water tap beneath leads to a gravelled path with raised borders and mature laurels, which meanders down to the formal garden and tennis court. A timber pedestrian gate also opens to a path that leads down to the tennis court.



INTERCONNECTING GRAVELLED PATHS

TENNIS COURT & GARDEN PAVILION

EXTERIOR & GARDENS CONTINUED

Stone steps continue from the main gravelled path to the formal garden, which incorporates two large areas of lawn with a continuous path around the edge and lush borders with an array of trees and shrubs. A path continues to the left hand side of the formal garden, leading to a further expanse of lawn with raised wooden borders containing ornamental shrubs, box hedging and Photinia Red Robin trees. The area is enclosed by stone walling, trellis fencing and laurel hedging. Stone steps rise back up to the main driveway.

From the formal garden, a gravelled path leads down to the tennis court.

Tennis Court

A recently installed, full-size tennis court by premium British company 'En-Tout-Cas'. The court is fully enclosed by metal obelisk fencing and has two wrought iron entrance gates. The tennis court has a high-quality artificial surface and feature LED lighting.

Bordering the tennis court is a rockery with trees, shrubs and flowers. Above the tennis court is a recently installed garden pavilion.

Garden Pavilion

13'1 x 6'7 (4.00m x 2.00m)

A beautiful cedar and oak garden pavilion with a balcony overlooking the tennis court and views beyond. Bi-folding doors with double glazed panels open to the interior of the pavilion, which has lighting and power.

The gravelled path continues beyond the tennis court to a woodland path that leads to a private timber gate opening to The Maynard. The path also leads back up to the main garden.











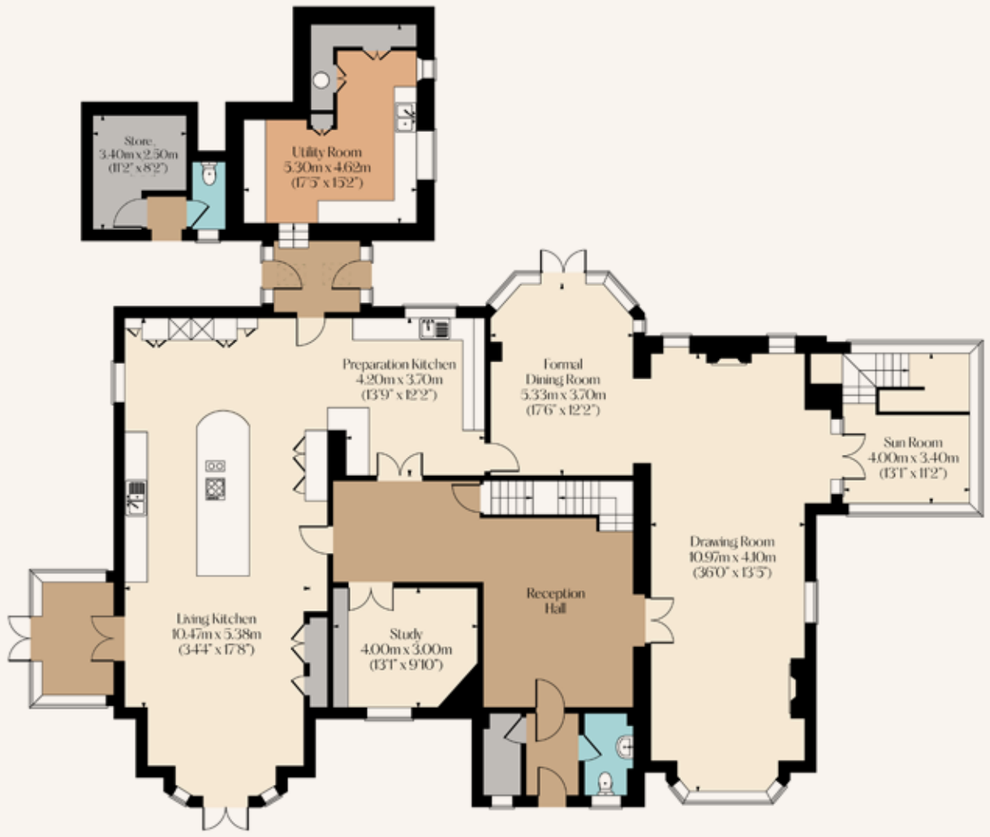




GROUND FLOOR

Ground Floor Approximate Floor Area:
2942 SQ.FT. (273.3 SQ.M)

Total Floor Approximate Floor Area:
8080 SQ.FT. (750.6 SQ.M)



LOWER GROUND & FIRST FLOORS

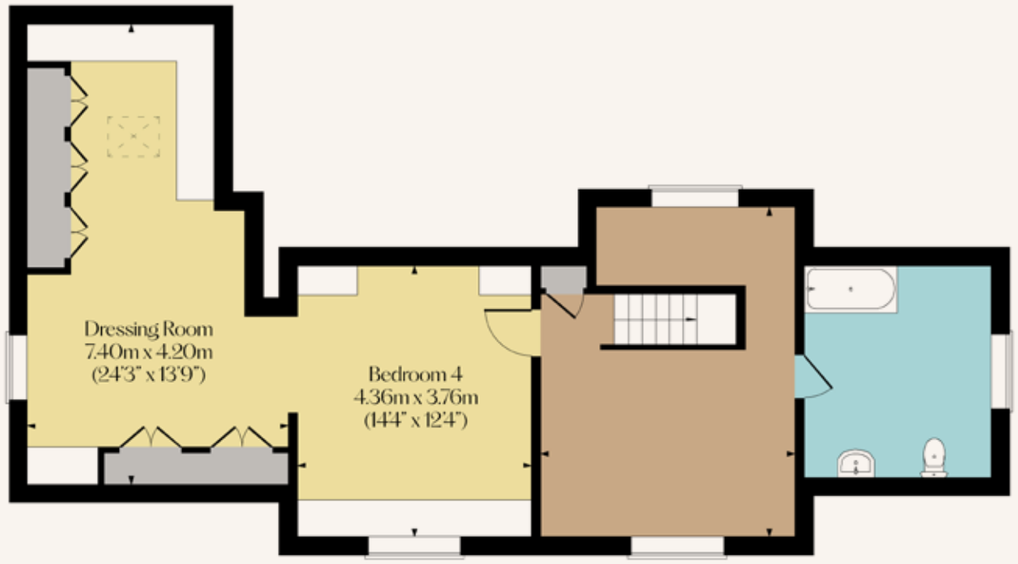
Lower Ground Floor Approximate Floor Area:
2242 SQ.FT. (208.3 SQ.M)

First Floor Approximate Floor Area:
2085 SQ.FT. (193.7 SQ.M)



SECOND FLOOR

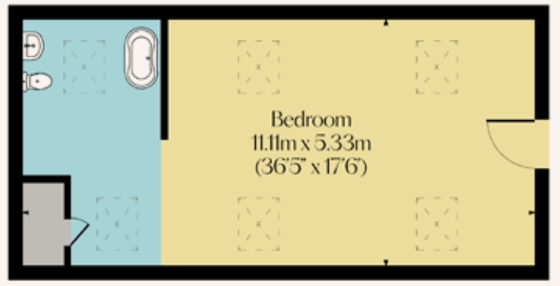
Second Floor Approximate Floor Area:
811 SQ.FT. (75.3 SQ.M)



GARAGING & OUTBUILDINGS

Garaging & The Loft Approximate Floor Area:
1406 SQ.FT. (130.6 SQ.M)

Outbuildings Approximate Floor Area:
344 SQ.FT. (32.0 SQ.M)



First Floor (The Loft)

636 SQ.FT (59.1 SQ.M.)



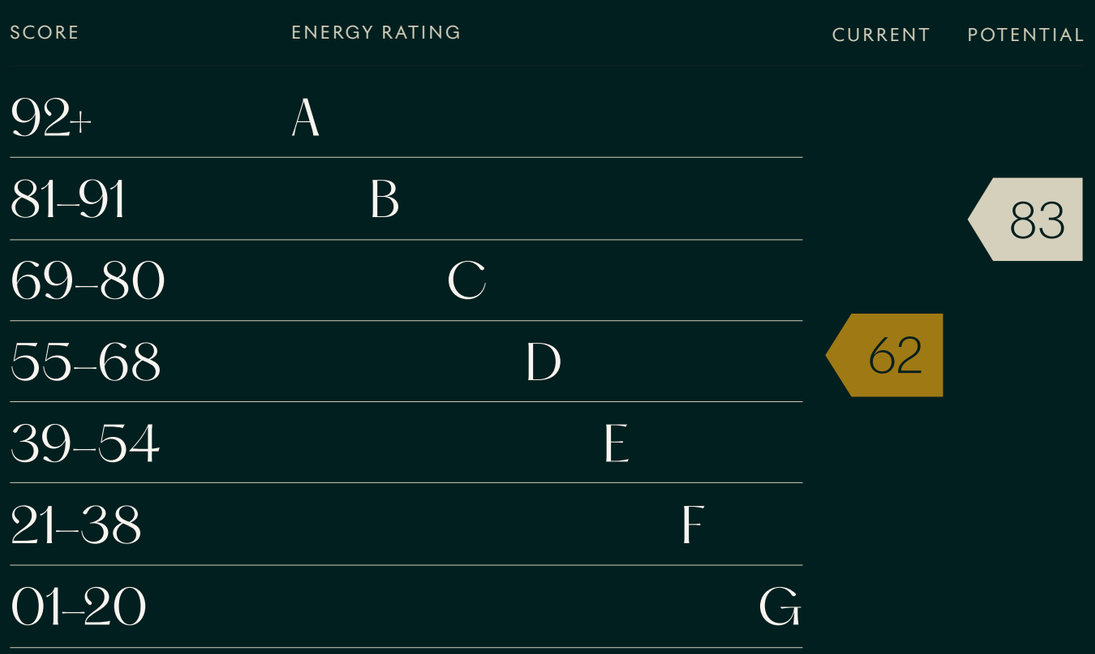




Ground Floor

770 SQ.FT (71.5 SQ.M.)

BEDROOMS (HOUSE & LOFT)	BATHROOMS (HOUSE & LOFT)
4 / 1	4 / 1
LIVING ROOMS (HOUSE & LOFT)	SQFT (HOUSE, GARAGE INC. LOFT & OUTBUILDINGS)
8 / 0	8,080 / 1,406 / 344
TENURE	COUNCIL TAX
Freehold	H



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the premises and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There is a historic covenant that prohibits the sale/ advertisement/production of alcohol from the premises. There are no easements or wayleaves. 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.

OSBORN HOUSE

12 Padley Hill, Nether Padley,
Grindleford, Hope Valley,
Derbyshire, S32 2HQ

Asking Price
£3,400,000

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

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