OAK CRUCK BARN

BLENHEIM

WELCOME TO OAK CRUCK BARN, A TRULY UNIQUE, GRADE II LISTED RESIDENCE OCCUPYING A SIZEABLE, 0.75-ACRE PLOT IN A DESIRABLE PEAK DISTRICT LOCATION.

The property is set back from a quiet country lane and offers five bedrooms, four reception rooms and boasts delightful character features throughout, including original oak cruck beams dating back to the 14th Century. Externally, there is ample off-road parking courtesy of two separate driveways, an original water well and the rear has extensive gardens, filled with an array of mature trees, plants and two areas for seating.

CONSERVATORY

The property showcases a unique versatile layout, with living spaces designed for ultimate flexibility.

A feature of the home is the light-filled conservatory with stunning south-facing views. Two further reception rooms include a beautiful dining room and a generous lounge with a striking original fireplace. Completing the ground floor is a well-appointed kitchen, two double bedroom suites, a further double bedroom and the utility room.

The first floor has two bedrooms, including the master bedroom suite and a further light-filled reception room with roof windows, making it perfect for unwinding, all whilst overlooking the conservatory. Externally, the property is wrapped in magnificent, beautifully landscaped grounds. The sweeping rear gardens offer a private paradise filled with mature trees, established plantings, and dedicated seating areas designed for outdoor dining and relaxation. This exceptional external space is completed by a historic, original water well and extensive off-road parking, perfectly divided between a main parking area and a further secondary driveway.

The property is well placed for a variety of localities, such as Bamford, Hathersage and Castleton. Scenic walks can be enjoyed from the doorstep, and slightly further afield are a host of beautiful Peak District attractions, including Ladybower Reservoir, Bamford Edge, Stanage Edge and Mam Tor. Rail links on the Hope Valley Line are available from stations in Bamford, Hathersage and Hope. There are road networks close by for convenient travel to Buxton, Manchester and Sheffield.

The property briefly comprises of on the ground floor: Entrance hallway, utility room, kitchen, formal entrance hall, bedroom 2, bedroom 2 en-suite shower room, WC, dining room, side porch, lounge, conservatory, bedroom 4, family bathroom, bedroom 3 and bedroom 3 en-suite shower room.

On the first floor: Bedroom 5/office, snug, master bedroom and master en-suite shower room.

GROUND FLOOR

A timber door with a double glazed panel and matching side panels opens to the entrance hallway.

Entrance Hallway

With side facing timber double glazed panels, wall mounted light point, exposed stone walling, central heating radiator and tiled flooring. Timber doors open to the utility room and kitchen.

Utility Room

Having a front and side facing timber double glazed window, spotlights, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset Belfast-Style sink with traditional chrome taps. There is the provision for a washing machine and tumble dryer.

Kitchen

21'1 x 14'1 (6.42m x 4.29m)

A well-appointed kitchen with rear and side facing timber double glazed windows, spotlights, exposed original oak cruck beams, exposed stone walling, a central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate granite work surfaces and an inset 1.0 bowl sink with a chrome mixer tap. A separate central island has a timber work surface and storage beneath. Appliances include an AGA and a dishwasher. There is the provision for a full-height fridge/freezer. A timber door opens to the formal entrance hall.

Formal Entrance Hall

A grand entrance hall with front facing timber double glazed panels, wall mounted light points and a central heating radiator. Timber doors open to bedroom 2, WC and the dining room. A heavy timber door opens to the front of the property.

Bedroom 2

11'4 x 10'8 (3.46m x 3.25m)

A double bedroom with front and side facing timber double glazed windows, pendant light point and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

With recessed lighting and an extractor fan. There is a wash hand basin with a chrome mixer tap and storage beneath. A separate shower enclosure has a fitted shower and a glazed screen/door.

WC

Having recessed lighting, a central heating radiator and tiled flooring. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Dining Room

15'0 x 11'11 (4.57m x 3.64m)

A sizeable dining room with rear and side facing timber double glazed windows, exposed beams, wall mounted light points and a central heating radiator. A timber door opens to the lounge and a staircase rises to bedroom 5/office. A timber door opens to the side porch.

KITCHEN

CONSERVATORY

LOUNGE

DINING ROOM

GROUND & FIRST FLOORS

First Floor

Bedroom 5/Office

14'0 x 12'10 (4.27m x 3.91m)

Having a Velux roof window, a side facing timber double glazed window, pendant light point and a central heating radiator. A timber door opens to the walk-in wardrobe.

Ground Floor Continued

Side Porch

Having rear and side facing timber double glazed panels and a timber door with a double glazed panel opening to the side of the property.

Lounge

18'6 x 17'4 (5.63m x 5.28m)

A beautiful lounge with rear facing timber double glazed windows, wall mounted light points, spotlights, exposed original oak cruck beams, exposed stone walling, central heating radiator and a TV/aerial point. The focal point of the room is the original stone fireplace. Double doors with double glazed panels and a matching panel open to the conservatory. A staircase rises to the inner hallway.

Conservatory

35'6 x 17'7 (10.81m x 5.36m)

Having sky lights, front and side facing timber double glazed panels, timber panelling, exposed stone walling, wall mounted light points and a central heating radiator. To one wall is a wash hand basin with an outdoor-style tap. Timber double doors with double glazed panels open to the front of the property.

Inner Hallway

With wall mounted light points, a fitted book case and exposed original oak cruck beams. A staircase with a timber handrail rises to the snug. A timber door with a double glazed panel opens to the rear of the property.

From the inner hallway, timber doors open to bedroom 4, family bathroom and bedroom 3.

Bedroom 4

13'9 x 10'8 (4.18m x 3.26m)

A double bedroom with a front facing timber double glazed panel, pendant light point, exposed original oak cruck beams and a central heating radiator.

Family Bathroom

With recessed lighting, partially tiled walls, shaver point 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. To one wall is a panelled bath with a chrome mixer tap and an additional hand shower facility. A separate shower enclosure has a fitted shower, inset shelving and a glazed screen/door.

Bedroom 3

13'6 x 11'11 (4.11m x 3.62m)

A further double bedroom with rear and side facing timber double glazed windows, pendant light point, exposed original oak cruck beams and a central heating radiator. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Having recessed lighting, partially tiled walls and a graphite heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A separate shower enclosure has a fitted shower and a glazed screen/door.

From the inner hallway, a staircase with a timber handrail rises to the first floor.

First Floor

Snug

19'11 x 13'6 (6.06m x 4.12m)

Having Velux roof windows, a front facing timber double glazed panel, wall mounted light point, exposed original oak cruck beams and exposed stone walling. A timber door opens to the master bedroom.

Master Bedroom

13'6 x 12'11 (4.11m x 3.94m)

A large double bedroom with rear and side facing timber double glazed windows, wall mounted light points, spotlights and a central heating radiator. An opening gives access to the master en-suite shower room.

Master En-Suite Shower Room

With Velux roof windows, recessed lighting and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A separate shower enclosure has a fitted shower and a glazed screen/door.

SNUG

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5/OFFICE

MASTER BEDROOM

BEDROOM 4 EN-SUITE BATHROOM

BEDROOM 3 EN-SUITE SHOWER ROOM

MASTER EN-SUITE SHOWER ROOM

MASTER EN-SUITE SHOWER ROOM

PLOT - IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

A timber gate opens to the front of the property, where there is parking for multiple vehicles and exterior lighting. Access can be gained to the entrance hallway, the formal entrance hall, conservatory and the garage.

Garage

18'6 x 17'1 (5.64m x 5.20m)

With an electric-operated up-and-over door, light and power. There is boarded loft storage.

A stone flagged path continues to the left-side of the property, where there is a variety of plants, mature trees and a seating area. A feature is an original water well. Access can be gained to a garden shed and the side porch.

To the rear of the property is a large, secondary driveway with parking for multiple vehicles. Access can be gained to the inner hallway.

Beyond the driveway is a stunning, expansive garden with glorious views over local countryside that is mainly laid to lawn, with mature trees and hedging. Within the garden are two areas for seating and access can be gained to a further, hardstanding workshop. The exterior of the property is fully enclosed.

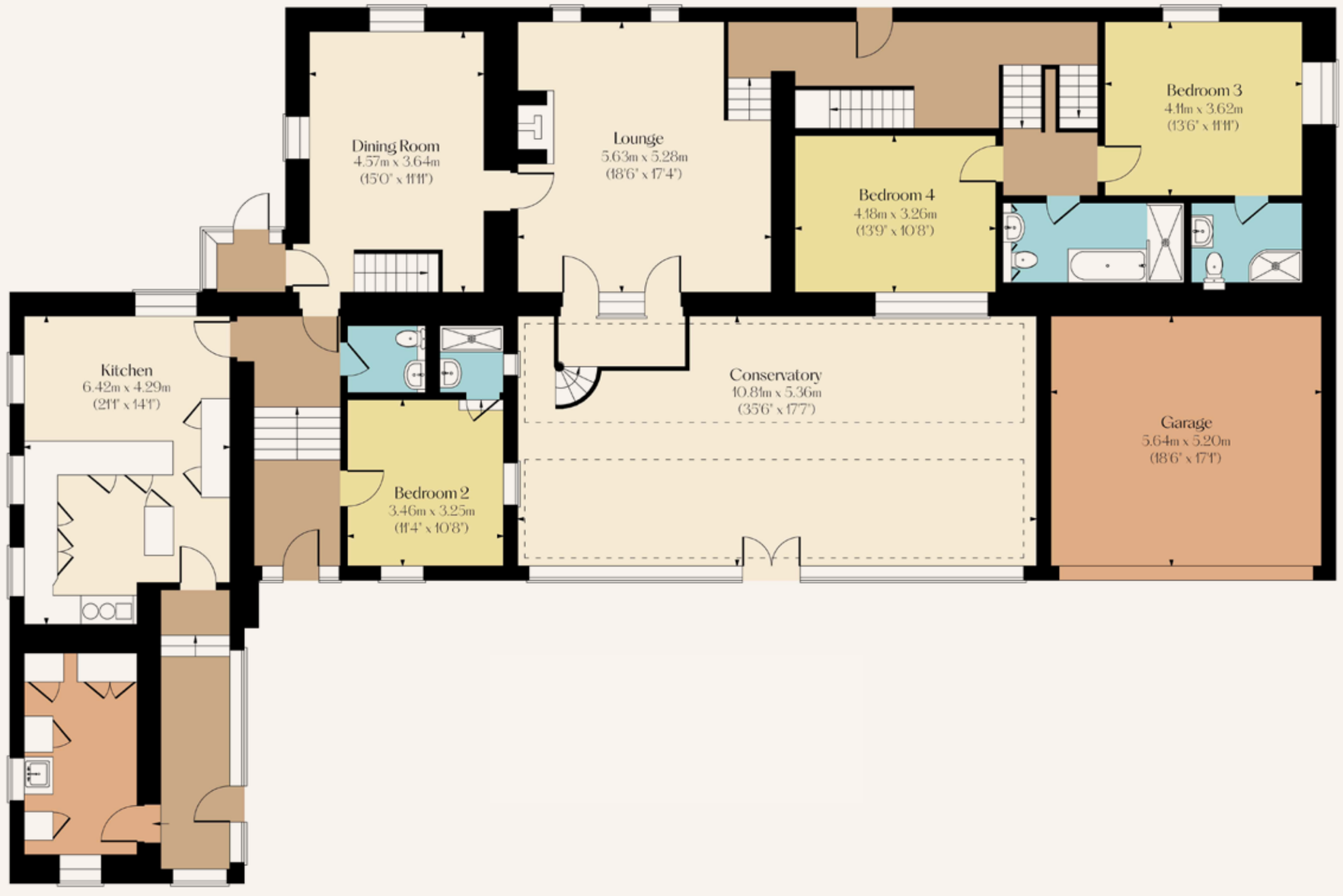
Workshop

With timber glazed windows, lighting and power.

GROUND FLOOR

Ground Floor Approximate Floor Area:
2824 SQ.FT. (262.4 SQ.M)

Garage Approximate Floor Area:
315 SQ.FT. (29.3 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
832 SQ.FT. (77.3 SQ.M)

Total Approximate Floor Area (Including Garage):
3971 SQ.FT. (369.0 SQ.M)

BEDROOMS	BATHROOMS
5	4
LIVING ROOMS	SQFT (INCLUDING GARAGE)
4	3,971
TENURE	COUNCIL TAX
Freehold	G

Services

Mains gas, mains electricity, mains drainage and mains water. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None 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.

OAK CRUCK BARN

Thornhill, Bamford, Hope Valley
Derbyshire, S33 0BR

Offers in the Region of £995,000

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

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