NEARENOUGH COTTAGE



BLENHEIM



WELCOME TO NEARENOUGH COTTAGE, A CHARMING THREE BEDROOMED DETACHED HOME OFFERING A FLEXIBLE LAYOUT, CHARACTERFUL INTERIORS AND A STUNNING SETTING IN ONE OF THE PEAK DISTRICT'S MOST SOUGHT-AFTER LOCATIONS.

Complemented by a detached one bedroomed annexe within the grounds, this unique property presents an exceptional opportunity for a variety of lifestyles.





ENTRANCE HALL

The ground floor features a welcoming lounge, a well-appointed kitchen fitted with a range of integrated appliances, a spacious bedroom and a contemporary shower room.

On the lower ground floor is a double bedroom, an additional shower room, a home office and a versatile workroom, whilst the first floor provides a third bedroom.

Enhancing the property's versatility, the detached annexe offers independent accommodation comprising an open-plan living room/bedroom, a fitted kitchen and a shower room, making it ideal for guests, multi-generational living or potential holiday letting, subject to any necessary consents. Externally, the property is exceptionally presented, benefitting from having a large driveway, two seating terraces and luscious green space, all whilst overlooking Padley Gorge, which meanders adjacent to the grounds of the property.

The property is located in the sought-after area of Upper Padley, Grindleford, in the heart of the Peak District National Park. Within Grindleford village, there is a public house and a hotel, (The Maynard), a community shop and Grindleford train station, providing direct rail links to Sheffield, Manchester and a host of Peak District locations such as Hathersage and Hope. There are a range of walking routes available from the doorstep, including Padley Gorge, the Longshaw Estate, Froggatt Edge, Owler Tor and Millstone Edge. It is a short drive away from Sheffield, providing additional conveniences within the city centre and suburbs.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hall, kitchen, lift entrance, inner hallway, shower room, bedroom 3 and lounge.

On the lower ground floor: Hallway, workroom, office, bedroom 2 and shower room.

On the first floor: Landing and bedroom 1.

Annexe ground floor: Living room/bedroom, kitchen and shower room.

Annexe first floor: Mezzanine/bedroom.

GROUND FLOOR

A timber door with a glazed panel opens to the entrance vestibule.

Entrance Vestibule

Having a side facing timber glazed window, recessed lighting, a fitted bench and tiled flooring. Double timber doors open to a storage space and a timber door opens to the entrance hall.

Entrance Hall

With a Velux roof window, a front facing timber double glazed window, wall mounted light point, a central heating radiator and timber flooring. Openings give access to the inner hallway and lift entrance. A timber door with a glazed panel opens to the kitchen.

Kitchen

18'3 x 10'7 (5.57m x 3.23m)

A well-appointed kitchen with Velux roof windows, a rear facing timber double glazed window, recessed lighting, central heating radiator and timber flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl, stainless steel sink with a chrome mixer tap. Appliances include a Rangemaster cooker, Samsung fridge and an extractor hood. A cupboard houses the boiler. UPVC double doors with double glazed panels open to the side of the property.

Lift Entrance

With rear and side facing double glazed panels and recessed lighting. Access can be gained to the lift that goes between the lower ground and ground floor.

Inner Hallway

Having recessed lighting. Timber doors open to the shower room and bedroom 3. A timber door with double glazed panels opens to the lounge.

Shower Room

A modern shower room with recessed lighting and a heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap and an illuminated vanity mirror above. To one wall is a walk-in shower with a rainhead shower, additional hand shower facility and a glazed screen.

Bedroom 3

10'4 x 7'10 (3.16m x 2.39m)

Having front and side facing timber double glazed windows and recessed lighting.

Lounge

17'5 x 16'1 (5.32m x 4.89m)

A good-sized lounge with front and side facing timber double glazed windows, a rear facing glazed panel, exposed walling, central heating radiator, TV/aerial point and timber flooring. The focal point of the room is the log burner.

From the entrance hall, a spiral staircase descends to the lower ground floor and rises to the first floor.

LOWER GROUND & FIRST FLOOR

Hallway

With recessed lighting. Timber doors with glazed panels open to the utility room, workroom, office and bedroom 2. A sliding timber door opens to the shower room.

Utility Room

Having lighting. A base unit has an inset sink with a chrome mixer tap.

Workroom

With lighting. Access can be gained to the lift. A UPVC door with double glazed panels opens to the rear of the property.

Office

9'10 x 7'8 (3.00m x 2.33m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator. Fitted furniture includes a desk. Timber doors open to a storage space.

Bedroom 2

14'7 x 14'1 (4.45m x 4.29m)

With a rear facing timber double glazed window, side facing glazed panels, recessed lighting, central heating radiator and tiled flooring. Timber doors open to a storage space.

Shower Room

Being fully tiled with a side facing timber double glazed window, recessed lighting and a heated towel rail. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap, storage beneath and a vanity mirror above.

First Floor

Landing

Having a Velux roof window. A timber door opens to bedroom 1.

Bedroom 1

16'10 x 12'2 (5.13m x 3.70m)

A double bedroom with roof windows, a pendant light point and a central heating radiator.

KITCHEN



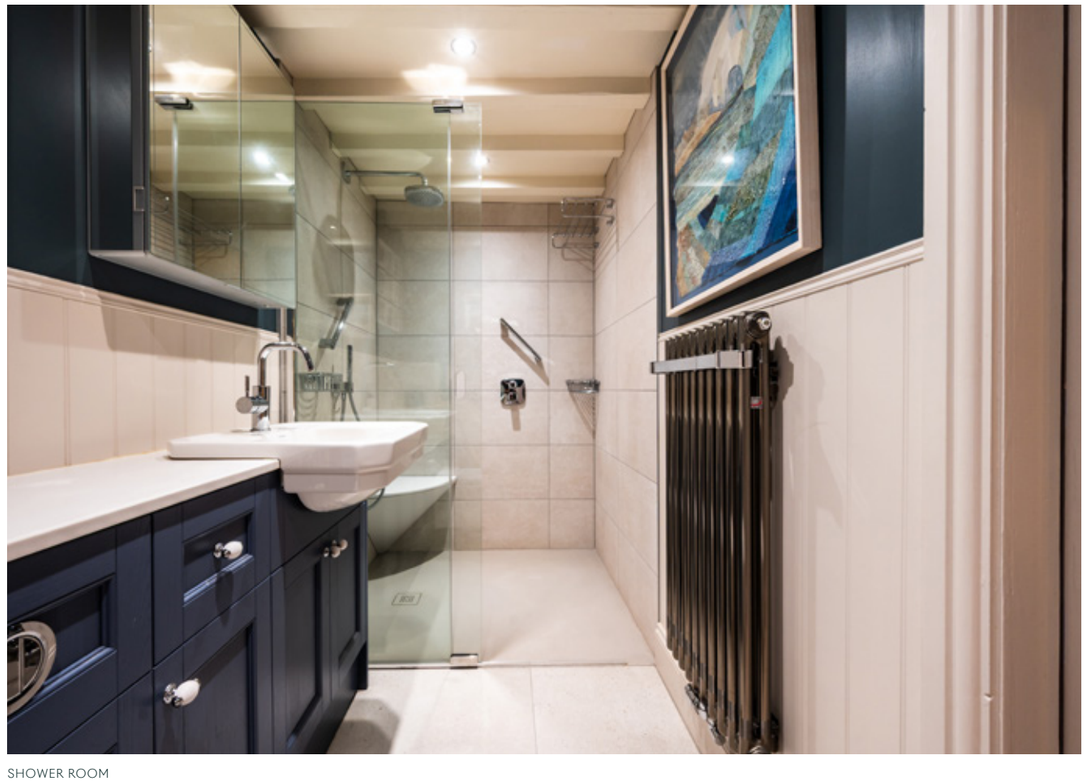
LOUNGE



KITCHEN



LOUNGE



SHOWER ROOM



BEDROOM 3



OFFICE



SHOWER ROOM



BEDROOM 2



BEDROOM 1

ANNEXE

A timber door opens to the living room/bedroom.

Living Room/Bedroom

19'6 x 13'4 (5.95m x 4.06m)

With a side facing timber double glazed window, exposed beams, pendant light point, wall mounted light point and heaters. An opening gives access to the kitchen. A staircase rises to the mezzanine/bedroom.

Kitchen

8'6 x 7'1 (2.59m x 2.15m)

Having a Velux roof window, side facing UPVC double glazed window, exposed beams and recessed lighting. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl, stainless steel sink with a chrome mixer tap. Appliances include an oven, a four-ring gas hob and an extractor hood. A timber door opens to the shower room.

Shower Room

With a rear facing timber double glazed window, recessed lighting, extractor fan 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.

Mezzanine/Bedroom

13'4 x 7'3 (4.06m x 2.20m)

With lighting. Overlooking the living room/bedroom.



LIVING ROOM/BEDROOM



LIVING ROOM/BEDROOM



KITCHEN

EXTERIOR & GARDENS

Electric operated vehicular gates and a timber pedestrian gate open to the front of the property.

To the front of the property is a block paved drive and an array of mature plants and exterior lighting. Access can be gained to the annexe and main entrance door.

To the left is a stone flagged patio with exterior lighting, an external power point and a water tap. Access can be gained to the kitchen.

Steps descend to a further stone flagged seating terrace that has exterior lighting. Access can be gained to the workroom.

A further set of steps descend to a garden, mainly laid to lawn with a wide variety of plants and mature trees.

To the right-hand side are further mature trees and plants. The exterior is fully enclosed.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY









GROUND FLOOR

Ground Floor Approximate Floor Area:
877 SQ.FT. (158.9 SQ.M)

Total Approximate Floor Area (Including Annexe):
2162 SQ.FT. (340.5 SQ.M)



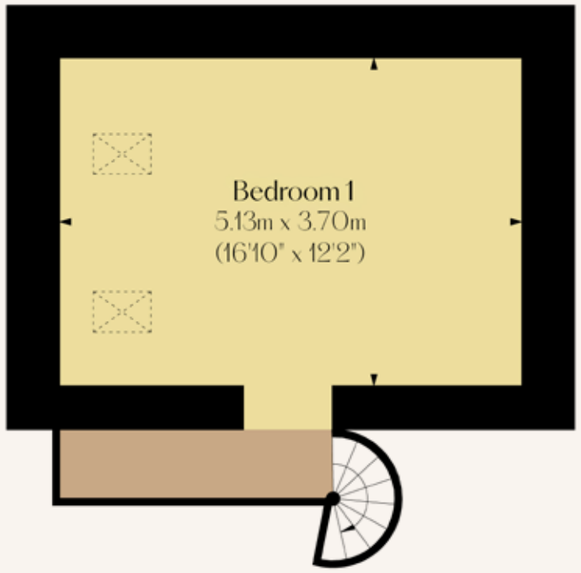
LOWER GROUND FLOOR

Lower Ground Floor Approximate Floor Area:
625 SQ.FT. (58.1 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
208 SQ.FT. (81.5 SQ.M)



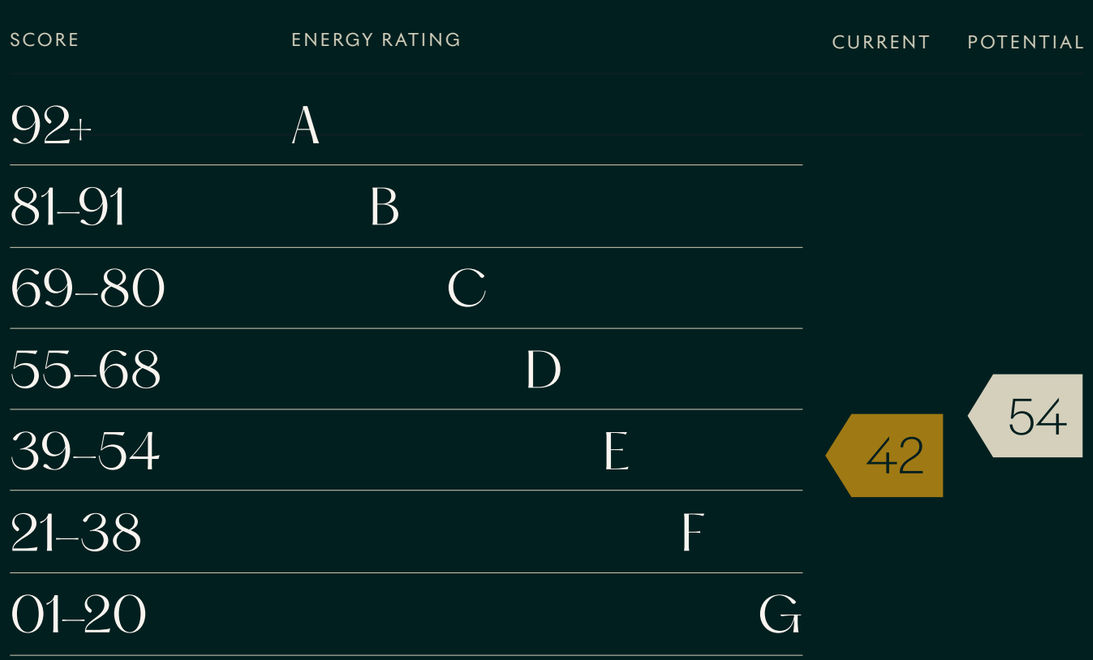
ANNEXE

Annexe Ground Floor Approximate Floor Area:
356 SQ.FT. (33.1 SQ.M.)

Mezzanine Approximate Floor Area:
96 SQ.FT. (8.9 SQ.M.)



BEDROOMS (MAIN HOUSE & ANNEXE)	BATHROOMS (MAIN HOUSE & ANNEXE)
3/1	2/1
LIVING ROOMS (MAIN HOUSE & ANNEXE)	SQFT (MAIN HOUSE & ANNEXE)
1/1	1,710/452
TENURE	COUNCIL TAX
Freehold	F



NEARENOUGH COTTAGE ANNEXE - CURRENT D55 / POTENTIAL B81

Services

Mains gas, mains electricity, mains water and drainage is via a septic tank. The mobile signal quality is moderate.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants. 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.

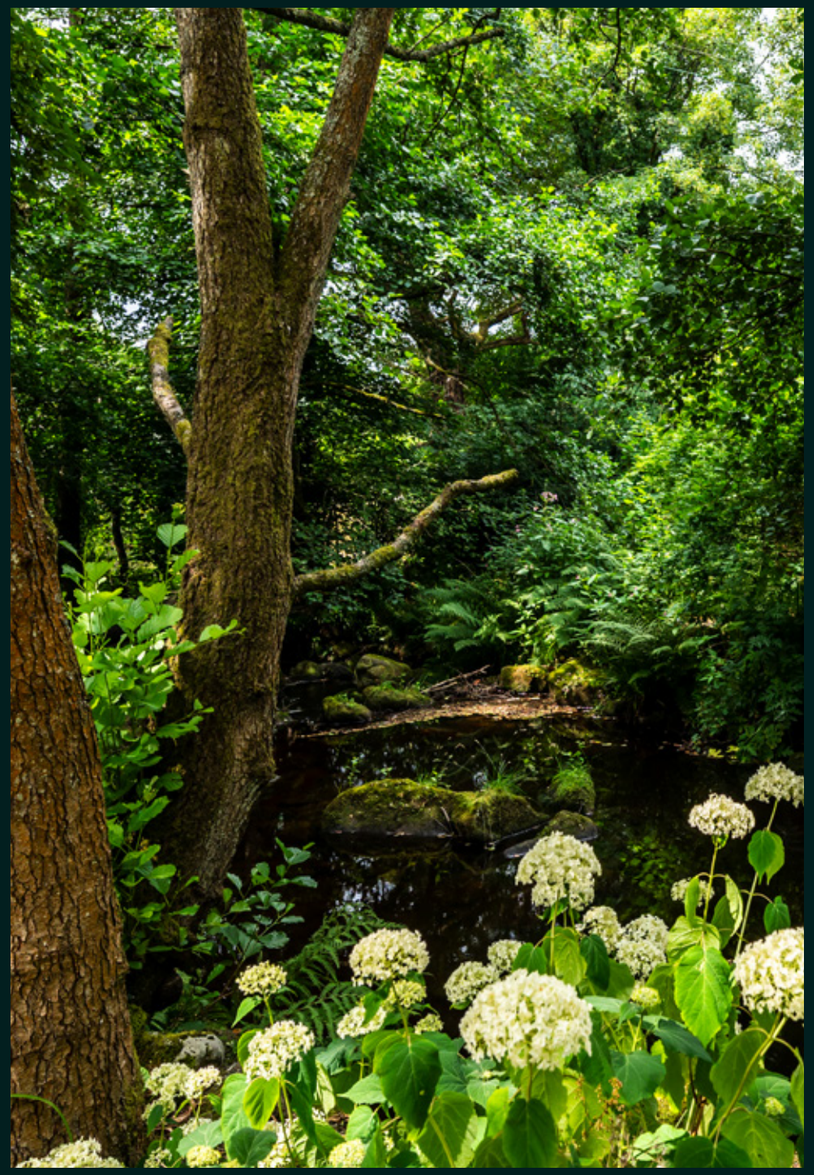
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Asking Price
£995,000

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

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