

# OVERTHWARTS HOUSE



BLenheim





MAGNIFICENT  
ROLLING VIEWS  
FROM EVERY ANGLE

PEACE AND TRANQUILLITY  
AWAIT AT OVERTHWARTS  
HOUSE. THIS INCREDIBLE FOUR/  
FIVE BEDROOMED COUNTRY  
RESIDENCE IS SURROUNDED BY  
FIELDS AND ENJOYS BREATHTAKING  
PANORAMIC VIEWS OF HOPE  
VALLEY.

*Offering farmhouse charm whilst catering to modern living, Overthwarts House provides a versatile layout and stands within just under an acre.*





DINING HALL

The centrepiece of the home is the dining hall. Sitting beneath a double-height vaulted ceiling and showcasing double oak doors with glazing, which have views of the gardens and beyond.

Adjacent to the dining hall is a wonderful breakfast kitchen that incorporates granite work surfaces and integrated appliances. Presenting the ideal spot to relax, the spacious lounge boasts a triple-aspect outlook of the rural vistas and a feature gritstone fireplace with a log burner. A long hallway connects a useful utility room, superb downstairs WC and the fifth bedroom/living space, which has potential for conversion into a self-contained annexe with a mezzanine floor.

A galleried landing on the first floor is situated above the dining hall, and leads to the generously proportioned master bedroom suite and an inner landing. There is a further double bedroom suite with fitted furniture, and a fully tiled en-suite wet room, plus two additional double bedrooms. A family bathroom of considerable proportions adds a touch of luxury, with its freestanding bath and large wet room style shower.

Positioned to the front of the home is an extensive, south-facing garden, which is mainly laid to lawn, populated by an array of established planting and has a fabulous stone flagged patio. The garden wraps around to one side of the home, enjoying open views of the fields beyond and having a small courtyard alongside the rear elevation. Also to the rear is a gravelled driveway that has space for up to six vehicles and gated access.





Overthwarts House is a stone-built dwelling that was constructed in 2009, creating a home that sits seamlessly amongst its natural landscape setting. Modern technologies were incorporated, such as under floor heating throughout the ground floor and CAT 6 data points and audio cabling to every room.

The property is conveniently located for access to the neighbouring villages of Castleton and Hope by walking or by car, where there are a range of amenities, including shops, restaurants, cafes and public houses. Scenic walking routes can be enjoyed from the doorstep, with public footpaths close by that lead to Lose Hill and Back Tor. The famous attractions of Win Hill, Winnats Pass, Mam Tor and the Blue John, Peak, Speedwell and Treak Cliff Cavern are all within a short distance of the home. Sheffield is reachable within a short journey and Manchester Airport is approximately 45 minutes by car. Hope Train Station provides direct rail connections to Sheffield, Manchester, Bamford, Hathersage, Grindleford and Dore & Totley.

**The property briefly comprises of on the ground floor:** Entrance hallway, bedroom 5/living space, WC, utility room, lounge, dining hall and breakfast kitchen.

**On the first floor:** Galleried landing, master bedroom, master en-suite wet room, inner landing, bedroom 2, bedroom 2 en-suite wet room, linen cupboard, family bathroom, bedroom 3 and bedroom 4.

# GROUND FLOOR

*A hardwood door opens to the entrance hallway.*

## Entrance Hallway

A long hallway with a front facing hardwood double glazed window, recessed lighting, feature wall lighting and engineered oak flooring with under floor heating. An oak door with a glazed panel opens to bedroom 5/living space. Oak doors open to the WC, utility room and lounge. Two wide openings give access to the dining hall. Double oak doors with double glazed panels open to the rear of the property.

## Bedroom 5/Living Space

20'9 x 12'3 (6.32m x 3.70m)

Designed for use as an independent living space/annexe or a fifth bedroom with potential for a mezzanine floor. This room has a vaulted ceiling, Velux roof windows, a rear facing hardwood double glazed window, pendant light points, wall mounted light points, CAT 6 data point, audio cabling and engineered oak flooring with under floor heating. Double insulated timber doors open to the rear of the property.

## WC

Having recessed lighting, extractor fan, partially tiled walls and engineered oak flooring with under floor heating. A suite in white comprises a low-level WC and an Ideal Standard wall mounted wash hand basin with a chrome mixer tap.

## Utility Room

Having recessed lighting and engineered oak flooring with under floor heating. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap and a separate drainer. There is space/provision for a washing machine. The utility room houses the Viessmann boiler and Viessmann hot water cylinder.

## Lounge

22'8 x 17'2 (6.90m x 5.20m)

A homely reception room that enjoys pleasant views to three aspects through front, side and rear facing hardwood

double glazed windows. Also having recessed lighting, TV/aerial/CAT 6 points, audio cabling and under floor heating. To one wall is a range of oak fitted furniture, which incorporates glazed display cabinets, shelving, cupboards and drawers. The focal point of the room is the log burner, set within a Derbyshire gritstone fireplace with a mantel, surround and hearth. A hardwood door opens to the front of the property.

From the entrance hall, two wide openings lead into the:

## Dining Hall

14'1 x 10'6 (4.30m x 3.20m)

Sitting beneath an impressive double-height ceiling, the dining hall features rear facing hardwood double glazed windows, a feature pendant light point, wall mounted light points, CAT 6 point, audio cabling and engineered oak flooring with under floor heating. A wide opening leads into the breakfast kitchen. Double oak doors with double glazed panels, matching side panels and arched panels above open to the front of the property.

## Breakfast Kitchen

14'7 x 14'0 (4.44m x 4.26m)

A well-appointed breakfast kitchen with front, side and rear facing hardwood double glazed windows, recessed lighting, wall mounted light points, TV/aerial/CAT 6 points, audio cabling and engineered oak flooring with under floor heating. A range of fitted base/wall and drawer units incorporate matching granite work surfaces, upstands and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap. Appliances include a five-ring induction hob with an extractor hood above, two Smeg fan assisted ovens, a wine cooler and a Kenwood dishwasher. There is space/provision for an American style fridge/freezer.

From the dining hall, a staircase with an oak hand rail, glazed balustrading and feature lighting rises to the first floor.



DINING HALL



LOUNGE



LOUNGE



LOUNGE



LOUNGE



DINING HALL



BREAKFAST KITCHEN



BREAKFAST KITCHEN



BEDROOM 5/LIVING SPACE



BREAKFAST KITCHEN



WC

# FIRST FLOOR

## Galleried Landing

Having a rear facing hardwood double glazed window, wall mounted light points and an oak door opening to the master bedroom. An opening leads into the inner landing.

## Master Bedroom

14'6 x 13'11 (4.42m x 4.25m)

A generously sized master bedroom with front and side facing hardwood double glazed windows, pendant light point, central heating radiator, TV/aerial/CAT 6 point and audio cabling. A range of fitted furniture incorporates short hanging and shelving. An oak door with a glazed panel opens to the master en-suite wet room. Access can also be gained to the loft space.

## Master En-Suite Wet Room

Being fully tiled and having recessed lighting, an extractor fan, an illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a wet room style shower with a fitted Triton rain head shower.

## Inner Landing

Having a rear facing hardwood double glazed window, two circular roof lights, recessed lighting, central heating radiator, TV/aerial/CAT 6 point and audio cabling. Oak doors open to bedroom 2, the linen cupboard, the family bathroom, bedroom 3 and bedroom 4.

## Bedroom 2

12'4 x 10'4 (3.76m x 3.16m)

A well-proportioned bedroom suite with a front facing hardwood double glazed window, pendant light point, central heating radiator, TV/aerial/CAT 6 point and audio cabling. A range of fitted furniture incorporates short hanging, shelving and drawers. An oak door with a glazed panel opens to the bedroom 2 en-suite wet room.

## Bedroom 2 En-Suite Wet Room

Being fully tiled and having recessed lighting, an extractor fan, an illuminated vanity mirror and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a wet room style shower with a fitted Triton rain head shower.

## Linen Cupboard

Having a flush light point and fitted shelving.

## Family Bathroom

A luxurious family bathroom that is fully tiled and has a front facing hardwood double glazed window, recessed lighting, extractor fan, illuminated vanity mirror, central heating radiator, chrome heated towel rail and a wall mounted bathroom television. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To one corner is a wet room style shower with a fitted rain head shower, body jets, feature lighting and a glazed screen.

## Bedroom 3

14'3 x 8'4 (4.34m x 2.54m)

Currently used as a dressing room and having a front facing hardwood double glazed window, flush light point, central heating radiator, TV/aerial/CAT 6 point and audio cabling. A range of fitted furniture incorporates short hanging, shelving, drawers and a vanity table.

## Bedroom 4

10'8 x 8'5 (3.26m x 2.56m)

Another double bedroom with a rear facing hardwood double glazed window, flush light point, central heating radiator, TV/aerial/CAT 6 point and audio cabling. A range of fitted furniture incorporates shelving.



GALLERIED LANDING



MASTER BEDROOM



BEDROOM 2



MASTER EN-SUITE WET ROOM



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



BEDROOM 4



FAMILY BATHROOM



FAMILY BATHROOM

# EXTERIOR & GARDENS

From Warehouse Lane, a timber gate and a separate pedestrian gate opens to the rear of Overthwarts House. A gravelled driveway provides parking for six vehicles and has exterior lighting. Access can be gained to the main entrance door and bedroom 5/living space.

A wide gravelled path leads alongside the right side of the property, which wraps around to the front. To the front of the property is a pleasant stone flagged seating terrace that is surrounded by beautiful borders, which contain mature shrubs and trees. Access can be gained to the dining hall.

Stone steps lead down to an extensive garden beyond the terrace, which is mainly laid to lawn and incorporates mature trees, shrubs and box hedging. The garden is fully enclosed by dry stone walling.



From the seating terrace, a gravelled path with a water tap and exterior lighting continues along the front elevation, providing access to the lounge and left side of the property.

To the left side of the property, the gravelled path and lawned garden continues to the rear, where there is a sizeable lawned garden and a block paved courtyard with exterior lighting, an external power point and providing access to the entrance hallway. The gravelled path continues back to the driveway at the rear, and has an external power point, a water tap and provision for an electric car charging point.







\*IMAGE FOR ILLUSTRATION PURPOSES ONLY



# GROUND FLOOR

Approximate Floor Area:  
1267 SQ.FT. (117.7 SQ.M)  
Total Approximate Floor Area:  
2222 SQ.FT. (206.4 SQ.M)



# FIRST FLOOR

Approximate Floor Area:  
955 SQ.FT. (88.7 SQ.M)



BEDROOMS 4/5	BATHROOMS 3
LIVING ROOMS 2	SQFT 2,222
TENURE Freehold	COUNCIL TAX D

## Services

Mains gas, mains electricity, mains water and the drainage is connected to a sewage treatment plant. The broadband is fibre to the cabinet 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		95
81-91	B		
69-80	C	77	
55-68	D		
39-54	E		
21-38	F		
01-20	G		

# OVERTHWARTS HOUSE

Castleton, Hope Valley, Derbyshire,  
S33 8WB

Offers in Excess of  
£1,100,000

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

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