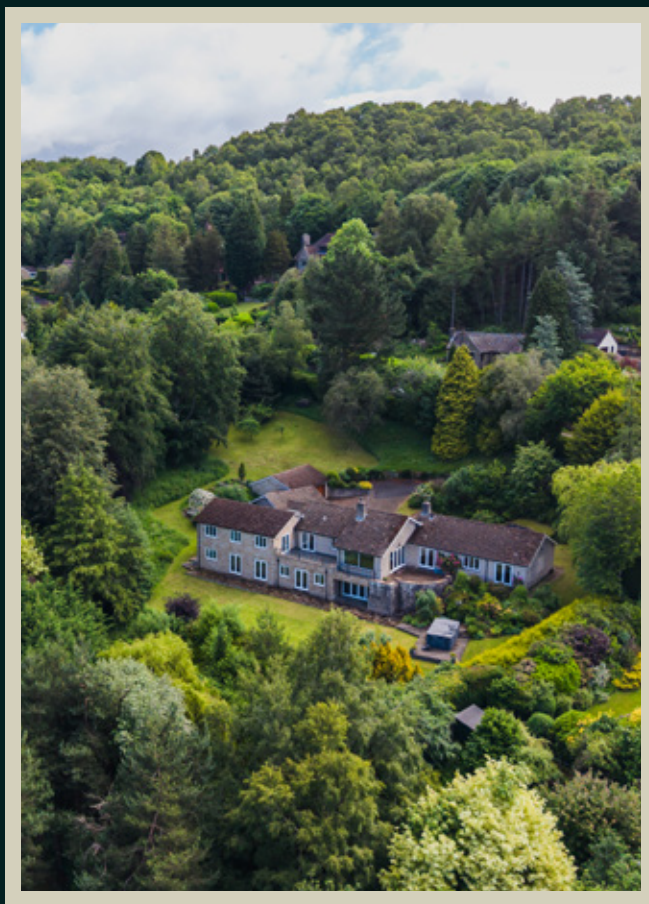


RIVER VIEW



BLenheim



PROPOSED DEVELOPMENT

YOUR NEXT HOME IN
THE PEAKS...

A ONCE IN A LIFETIME OPPORTUNITY IN THE HEART OF THE PEAK DISTRICT NATIONAL PARK.

Occupying a plot of approximately 2 acres, River View is an unmissable offering, which presents exciting scope for a purchaser to adapt, renovate, extend or redevelop the existing six bedroomed home to their exact requirements.

The unique characteristic of this plot is such that the home sits in a position which combines wonderful views with a sense of being the only property on the hill, creating a magical feeling of exclusivity from all rooms and terraces. Yet, you're still only a few minutes' walk from cafes, public houses and a train station.



PROPOSED DEVELOPMENT



EXISTING DWELLING

Redevelopment – Construct a Luxurious Superhome

The property is sold with the benefit of full planning permission for a 15,300 square foot dwelling, designed by Blenheim Architecture. The proposed plans have been thoughtfully considered for the requirements of modern family living, resulting in incredible spaces that complement the property's surroundings. Where panoramic views over Hope Valley are framed by floor-to-ceiling glazing and a peaceful environment can be enjoyed throughout, the potential for River View has been made tangible through imaginative design.

Renovate – Tailored to your Every Requirement

River View currently stands as a detached dwelling that spans over 6,000 square feet. A versatile layout for family living incorporates an open plan living kitchen with impressive views over Hope Valley, an extensive master bedroom suite, four additional double bedrooms and five bathrooms. Surrounding the home are landscaped grounds, with a level garden to the rear and various seating terraces. From updating the interiors to reconfiguring the room layouts to work in harmony with your lifestyle, the possibilities for River View are waiting to be unlocked.

Extend – Making the Home Uniquely Yours

Due to the granted planning permission for full redevelopment, there is scope to extend the property in line with the existing plans, enabling the new owner the opportunity to adapt the spaces as little or as much as they desire.



MAGNIFICENT VIEWS FROM THE LOUNGE & MASTER BEDROOM

In the *Heart* of the Peaks

Country walks can be enjoyed from the doorstep, including the scenic Padley Gorge, the Longshaw Estate, Froggatt Edge, Owler Tor and Millstone Edge. 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. Whilst enjoying the tranquillity of River View, the property 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.

Grasp the *opportunity* to immerse yourself in the *journey* of transforming River View into your *forever* home.





EXISTING DWELLING

*IMAGE FOR ILLUSTRATION PURPOSES ONLY



EXISTING LOUNGE



EXISTING MASTER BEDROOM



EXISTING DINING KITCHEN



EXISTING GAMES ROOM

PROPOSED DEVELOPMENT

The feeling of luxury has been incorporated into every corner of the plans for this residence, with sizeable living spaces set over three floors and an impressive wrap-around outdoor terrace to two of the levels.

The ground floor is where you will find a grand entrance hallway, connecting to an open plan living kitchen, library and an additional hallway leading to two bedroom suites and the integral triple garage.

The remainder of the bedrooms will be set on the first floor, all with en-suites and dressing rooms.

For anyone seeking space to host, the proposed plans for River View dedicate an entire lower ground floor for leisure and entertaining, including a twelve-seater cinema and bar. An impressive swimming pool, along with changing facilities, sauna and steam rooms, a gymnasium and a treatment room, present the perfect retreat for a leisurely pace of life.



PROPOSED GROUND FLOOR

A Space Where All of the Family can Enjoy...

A grand entrance will be provided from the extensive driveway at the front of the property, with water features flanking the pathway, into a welcoming entrance hall. Across the ground floor will be areas for practicality, such as the pantry, boot room and laundry room, along with places to dine and relax within beautiful reception rooms and an open plan kitchen.

Comprising:

- Spacious Entrance Hall with Reception Area and a WC
- Useful Boot Room
- Utility/Laundry Room
- Inner Hall with a Lift Taking you to All Floors
- Magnificent Living Kitchen, with Direct Access to the Outdoor Terrace
- Pantry with WC
- Play/Study, Offering Great Versatility in Use
- Library/Lounge and Adjacent Study
- Contemporary Glass Link, Connecting to Garaging and Two Bedrooms
- Garage with Space to Park Four Vehicles
- Bed 1 with En-Suite Shower Room
- Bed 2 with Dressing & En-Suite Shower Room
- Secondary Access to Garage





EXISTING DWELLING



EXISTING DWELLING



PROPOSED DEVELOPMENT

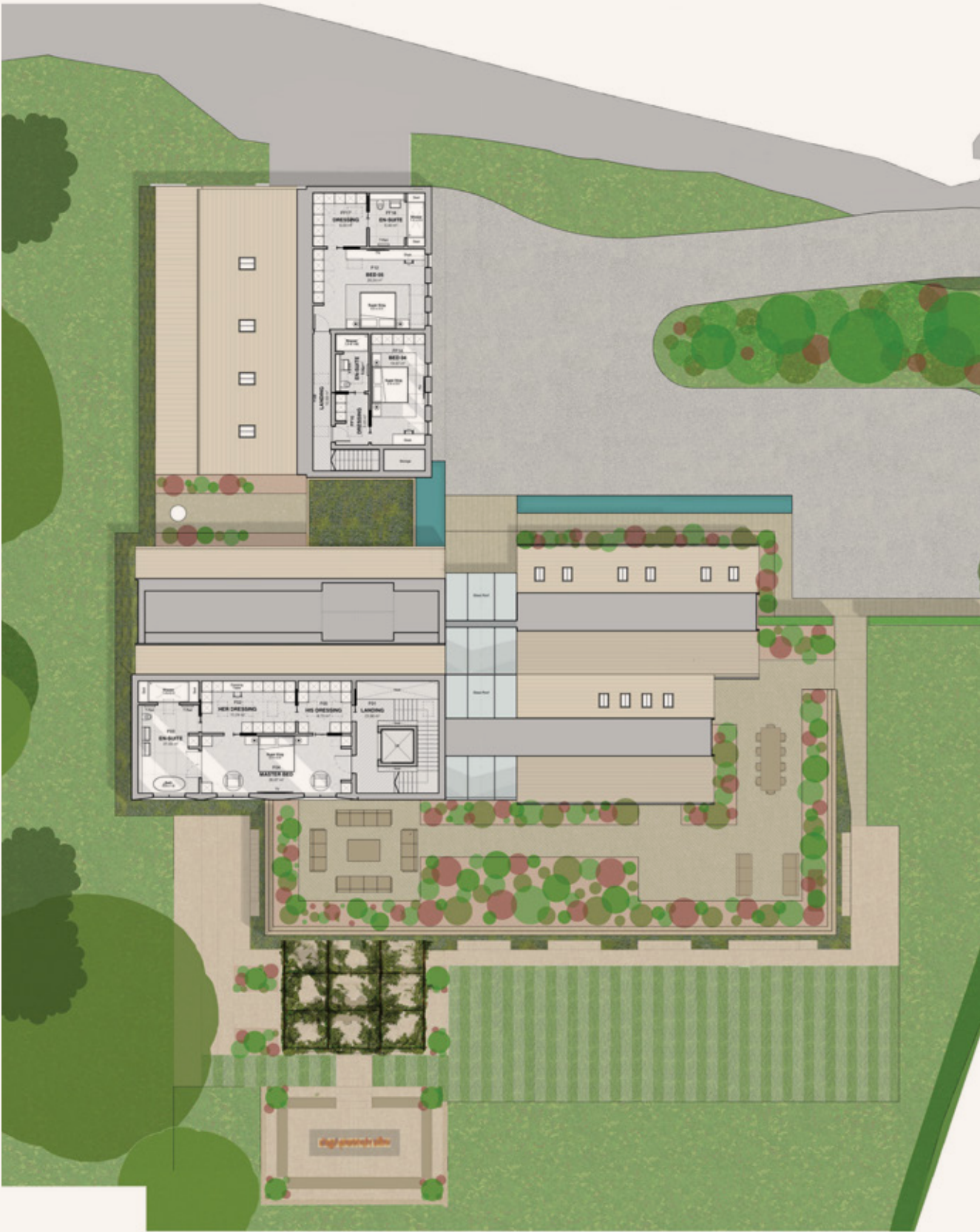
PROPOSED FIRST FLOOR

A Luxurious Sanctuary...

In addition to the bedrooms on the ground floor, three further bedroom suites will be housed on the first floor. A sumptuous master bedroom suite will enjoy views across the Valley and include two dressing rooms that have space for a comprehensive range of fitted furniture, as well as a large en-suite bathroom. The other two bedrooms will also feature dressing rooms and en-suite shower rooms.

Comprising:

- Landing 1 with a Lift to All Floors
- Master Bedroom with Scenic Views Through Floor-to-Ceiling Windows
- Two Dressing Rooms & Well-Appointed En-Suite Bathroom
- Landing 2
- Bed 4 with Dressing & En-Suite Shower Room
- Bed 5 with Dressing & En-Suite Shower Room





EXISTING DWELLING



PROPOSED DEVELOPMENT

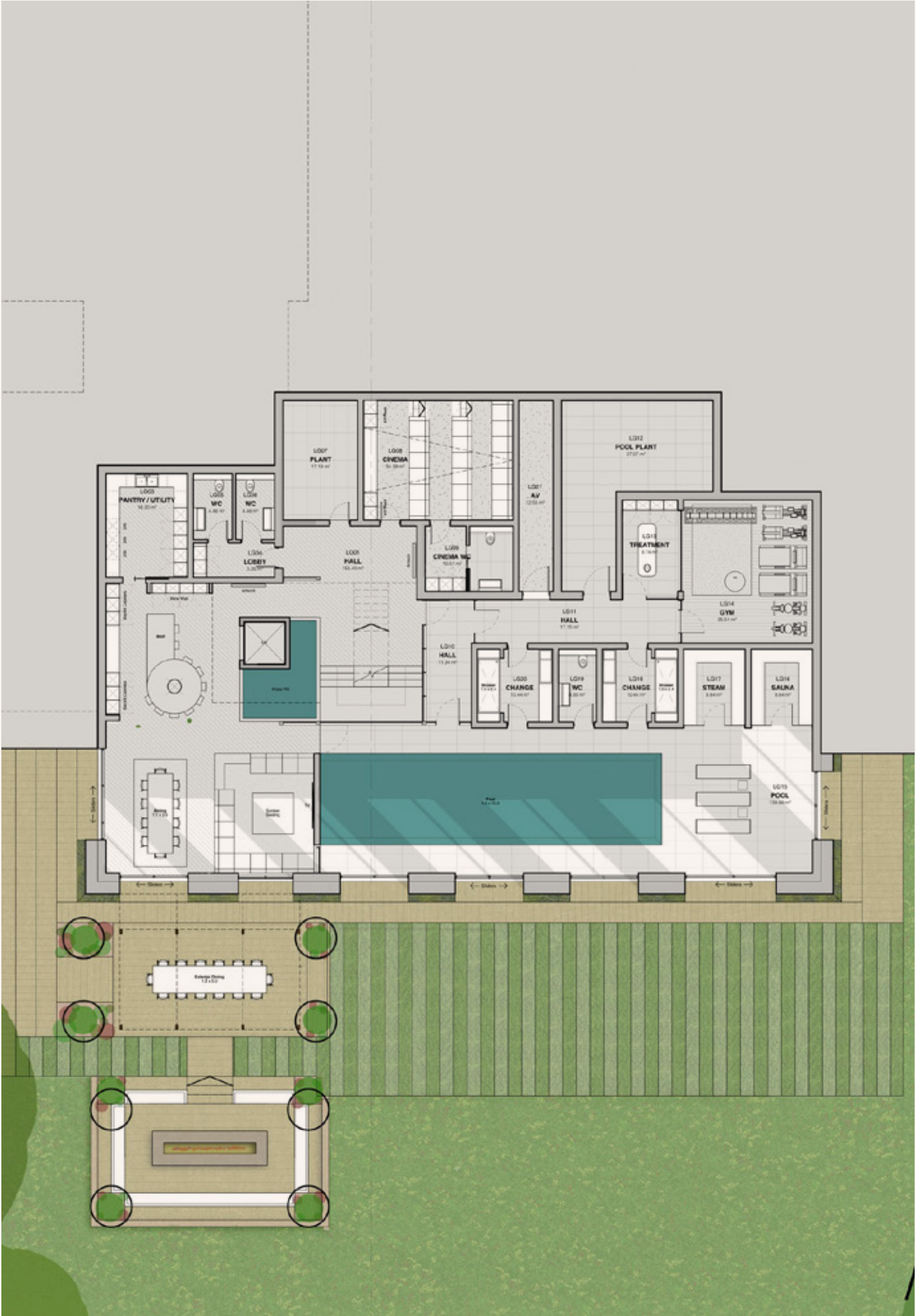
PROPOSED LOWER GROUND FLOOR

Exquisite Leisure and Entertainment Facilities...

The lower ground floor boasts everything you could need to host guests and unwind in the comfort of your own home. The main feature of this floor is the swimming pool complex, showcasing two changing rooms, a steam room, a sauna and sliding doors connecting to the gardens. The plans also include a gymnasium perfect for home workouts, a treatment room, a cinema and a bar that caters for dining and comfortable seating. Sliding doors link to an outdoor terrace that is ideal for alfresco dining or enjoying a spot of sunshine with family and friends.

Comprising:

- Hall with a Lift to All Floors
- Bar with Dining & Seating Space
- Pantry/Utility
- Fantastic Swimming Pool
- Sauna and Steam Rooms
- Two Changing Rooms with Showers
- WC
- Sizeable Gym
- Treatment Room
- Pool Plant Room
- Twelve-Seater Cinema Room
- Cinema WC
- Plant Room
- Lobby
- Two WCs







EXISTING DWELLING





HOPE VALLEY VIEWS

GROUND FLOOR (EXISTING)

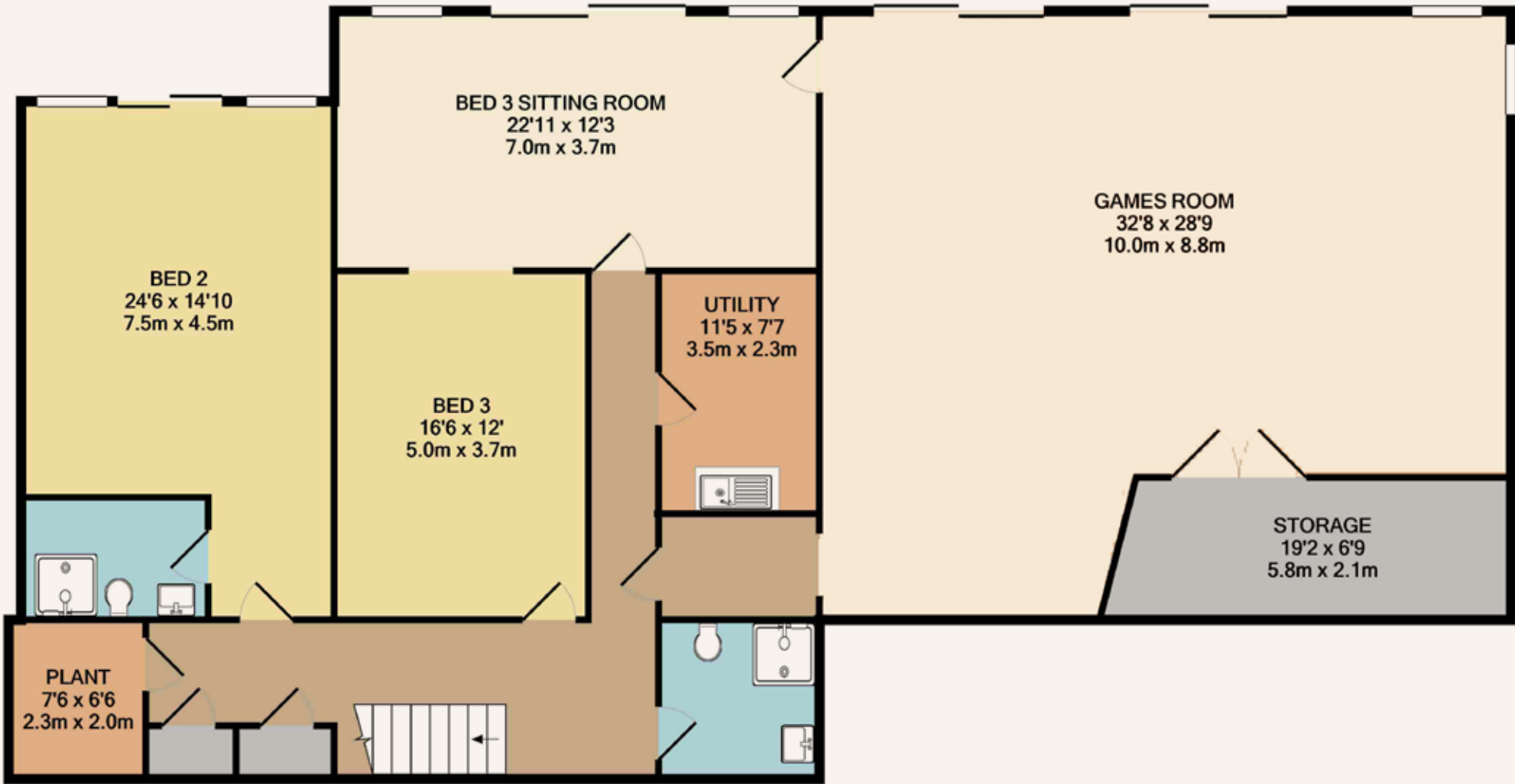
Ground Floor Approximate Floor Area:
3773 SQ.FT. (350.5 SQ.M)

Total Approximate Floor Area:
6021 SQ.FT. (559.4 SQ.M)



LOWER GROUND FLOOR (EXISTING)

Approximate Floor Area:
2248 SQ.FT. (208.9 SQ.M)



BEDROOMS 6	BATHROOMS 5
LIVING ROOMS 4	EXISTING SQFT 6,021
TENURE Freehold	COUNCIL TAX G

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	69	78
39-54	E		
21-38	F		
01-20	G		

RIVER VIEW

Tedgness Road, Grindleford, Hope
Valley, Derbyshire, S32 2HX

Offers in Excess of
£2,250,000

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

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