HIGHGATE HOUSE

BLENHEIM

WONDERFUL VIEWS OF THE PEAK DISTRICT PROVIDE AN EVER-CHANGING OUTLOOK

BEAUTIFULLY SITUATED IN AN ENVIABLE, ELEVATED POSITION, HIGHGATE HOUSE HAS BEEN DESIGNED TO TAKE FULL ADVANTAGE OF THE STUNNING FAR-REACHING VIEWS, CREATING A WONDERFUL HOME FOR COUNTRY LIVING.

This six bedroomed detached residence occupies a plot of approximately 2.8 acres overlooking the Peak District, offers excellent versatility and boasts generously proportioned accommodation across one, convenient level.

The centrepiece of the home is the living/dining room. Showcasing the magnificent vistas through the clever use of floor-to-ceiling glazing, including a gable end window.

This reception room is filled with natural light and an abundance of space. It even has the potential to be transformed into a haven for entertainment, with provisions in place for a projector and viewing screen.

Seamlessly connected through a wide opening, the breakfast kitchen features a central island ideal for informal dining, along with ample space for multiple appliances. Throughout the living/dining room, the designer has incorporated natural local stone features, giving the space a distinctive and characterful appeal.

Arranged across two interconnecting hallways are six bedrooms, each with individual walk-in wardrobes. The master bedroom is extremely well-proportioned and includes an en-suite bathroom and double doors opening to the outdoor terrace. Bedroom 2 also has its own en-suite shower room, whilst bedrooms 4 and 5 share a jack-and-jill WC. Additionally, there is a modern family bathroom.

Highgate House provides great flexibility for a variety of purchasers, including those with equestrian interests. Fabulous facilities include a three stable block with a tack room and a hay/storage room. There is a gate that leads to a field at the back, ideal for grazing with additional gated safe access to Fanshaw Gate Lane.

To the front of the property is an extensive gated driveway allowing parking for multiple vehicles and access to a detached double garage and a useful storage shed. The double garage has a WC plumbed in and is partitioned to be adapted to a bathroom. The lawned garden is positioned to the rear of the home and benefits from a west-facing aspect and enjoys the open, rolling countryside vistas. Two stone flagged seating terraces, one of which is of considerable size, present ideal spots for pleasant seating.

As well as being a superb family home, Highgate House has the advantage of a ground source heat pump, zonal under floor heating throughout and a 6KW wind turbine located in the grazing land, which powers the house, with leftover energy being fed back to the grid for monetary return.

The property is situated on the outskirts of Holmesfield, which has public houses and convenient access to scenic countryside walks from the doorstep. Popular Peak District attractions are a short distance away, and further amenities can be found in Dronfield, such as shops, supermarkets, restaurants and cafes. Dronfield train station also allows rail journeys to Sheffield, Manchester, Nottingham, Leeds and London.

The property briefly comprises of on the ground floor: Entrance hall, WC, games room/gym, living/dining room, breakfast kitchen, utility room, hallway, office, bedroom 5, bedroom 5 walk-in wardrobe, jack-and-jill en-suite WC, bedroom 4, bedroom 4 walk-in wardrobe, family bathroom, linen cupboard, bedroom 2, bedroom 2 walk-in wardrobe, bedroom 2 en-suite shower room, inner hallway, bedroom 3, bedroom 3 walk-in wardrobe, bedroom 6, bedroom 6 walk-in wardrobe, master bedroom, master walk-in wardrobe and master en-suite bathroom.

Outbuildings: Detached double garage, storage shed, three stable block with a tack room and hay/storage room.

GROUND FLOOR

Double oak doors open to the entrance hall.

Entrance Hall

14'8 x 13'5 (4.47m x 4.09m)

Providing a warm welcome to the home, the entrance hall has a side facing aluminium double glazed window, Velux roof windows, flush light points, pendant light points and marble tiled flooring with under floor heating. An oak door opens to the WC. Oak doors with glazed panels open to the games room/gym and living/dining room.

WC

Having a front facing aluminium double glazed obscured window, flush light points, extractor fan and mosaic tiled flooring with under floor heating. There is a suite in white, which comprises a Viva low-level WC and a granite work surface with upstands, a wash hand basin and a chrome mixer tap.

Games Room/Gym

15'9 x 13'11 (4.80m x 4.25m)

Currently set up as a double bedroom, this room offers excellent versatility to utilised as another reception room if preferred. Having front facing aluminium double glazed windows, recessed lighting, wall mounted light points, wall mounted speakers and tiled flooring with under floor heating.

Living/Dining Room

31'6 x 25'2 (9.60m x 7.68m)

An impressive living/dining room boasting stunning far-reaching views through side facing floor-to-ceiling aluminium double glazed panels. There is another set of side facing aluminium double glazed panels, a vaulted ceiling, exposed timber beams, recessed lighting, spotlighting, TV/aerial cabling and tiled flooring with under floor heating. The focal point of the room is the Derbyshire stone handcrafted chimney breast, which houses a log burner and has a stone hearth. Another feature of the room is an exposed handcrafted Derbyshire stone wall with a wide opening leading into the breakfast kitchen. The living/dining room has provisions in place for a projector and viewing screen if desired. An oak door with glazed panels opens to the hallway. An aluminium door with a double glazed panels opens to the rear of the property. Double aluminium doors with double glazed panels and matching side panels also open to the rear of the property.

Breakfast Kitchen

17'5 x 14'6 (5.31m x 4.43m)

A contemporary breakfast kitchen sitting beneath a tall, vaulted ceiling. Having rear facing aluminium double glazed windows, Velux roof windows, recessed lighting and spotlights. Also having wall mounted light points, wall mounted speakers, TV/aerial point, telephone point and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate granite work surfaces, upstands, under-counter lighting and an Armitage Shanks Belfast sink with a brushed chrome mixer tap. A central island provides further storage and has a matching granite work surface that extends to provide space for up to six chairs. The main appliance is the Rangemaster range cooker, which includes a six-ring hob, two ovens and a storage drawer, and has a Rangemaster extractor hood above. There is space/provision for a dishwasher, an American style fridge/freezer and a washing machine. An oak door opens to the utility room.

Utility Room

Having rear facing aluminium double glazed windows, strip lighting, fitted shelving and tiled flooring with under floor heating. There is a range of fitted base units, incorporating a granite work surface, a matching upstand and an Armitage Shanks Belfast sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. The utility room houses the NIBE heat pump and Thermia hot water cylinder. An aluminium door with a double glazed panel opens to the left side of the property. Access can also be gained to a loft space.

ENTRANCE HALL

LIVING/DINING ROOM

BREAKFAST KITCHEN

GROUND FLOOR CONTINUED

From the living/dining room, an oak door with glazed panels opens to the:

Hallway

Having Velux roof windows, recessed lighting, wall mounted light points and limestone tiled flooring with under floor heating. Oak doors open to the office, bedroom 5, bedroom 4, family bathroom, linen cupboard, bedroom 2 and inner hallway.

Office

16'8 x 6'7 (5.09m x 2.00m)

Having side facing aluminium double glazed windows, strip lighting, data points and tiled flooring with under floor heating.

Bedroom 5

13'9 x 9'8 (4.20m x 2.94m)

A good-sized double bedroom suite with a side facing aluminium double glazed window, flush light point, wall mounted light points, TV/aerial cabling, data point and limestone tiled flooring with under floor heating. Oak doors open to the bedroom 5 walk-in wardrobe and jack-and-jill en-suite WC.

Bedroom 5 Walk-in Wardrobe

Having a flush light point and limestone tiled flooring with under floor heating. Fitted furniture includes short hanging and shelving.

Jack-and-Jill En-Suite WC

Having a Velux roof window, recessed lighting, extractor fan and limestone 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. Oak doors open to bedrooms 4 and 5.

Bedroom 4

13'9 x 9'9 (4.18m x 2.96m)

Another double bedroom with a side facing aluminium double glazed window, pendant light point, wall mounted light point, data point, TV/aerial cabling and limestone tiled flooring with under floor heating. Oak doors open to the bedroom 4 walk-in wardrobe and jack-and-jill en-suite WC.

Bedroom 4 Walk-in Wardrobe

Having a flush light point and limestone tiled flooring with under floor heating. Fitted furniture includes short hanging, shelving and drawers.

Family Bathroom

A modern family bathroom with a side facing aluminium double glazed obscured window, recessed lighting, extractor fan and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a splashback. Also having a freestanding bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted shower, body jets, a fitted seat and a glazed screen/door.

Linen Cupboard

Having a flush light point and fitted shelving.

Bedroom 2

16'3 x 11'6 (4.96m x 3.50m)

A spacious double bedroom suite with front and side facing aluminium double glazed windows, pendant light point, wall mounted light points, TV/aerial cabling, data point and limestone tiled flooring with under floor heating. Oak doors open to the bedroom 2 walk-in wardrobe and bedroom 2 en-suite shower room.

BEDROOM 5

BEDROOM 4

FAMILY BATHROOM

BEDROOM 2 EN-SUITE SHOWER ROOM

BEDROOM 2

HALLWAY

MASTER BEDROOM

GROUND FLOOR CONTINUED

Bedroom 2 Walk-in Wardrobe

Having a flush light point and limestone tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and a drawer.

Bedroom 2 En-Suite Shower Room

Having a rear facing aluminium double glazed obscured window, recessed lighting, extractor fan and limestone tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall is a shower enclosure with a fitted rain head shower and a glazed screen/door.

From the hallway, a concealed door opens to the:

Inner Hallway

Having a rear facing aluminium double glazed panel, Velux roof window, sun tunnel, recessed lighting, wall mounted light points and limestone tiled flooring with under floor heating. Oak doors open to bedroom 3, bedroom 6 and the master bedroom.

Bedroom 3

13'11 x 10'10 (4.25m x 3.29m)

Having a front facing aluminium double glazed window, pendant light point, wall mounted light points, TV/aerial cabling, data point and limestone tiled flooring with under floor heating. An oak door opens to the bedroom 3 walk-in wardrobe.

Bedroom 3 Walk-in Wardrobe

Having a flush light point and limestone tiled flooring with under floor heating. Fitted furniture includes short hanging and shelving.

Bedroom 6

13'11 x 6'10 (4.25m x 2.09m)

Having a front facing aluminium double glazed window, pendant light point, wall mounted light points, TV/aerial cabling, data point and limestone tiled flooring with under floor heating. An oak door opens to the bedroom 6 walk-in wardrobe. Access can also be gained to a loft space.

Bedroom 6 Walk-in Wardrobe

Having a flush light point and limestone tiled flooring with under floor heating. There is a range of fitted furniture incorporating short hanging and shelving.

Master Bedroom

27'2 x 18'3 (8.29m x 5.55m)

An exceptionally spacious master bedroom suite with front, side and rear facing aluminium double glazed windows, allowing views over countryside and the gardens. Having a vaulted ceiling, recessed lighting, ceiling fan, spotlighting, wall mounted speakers, TV/aerial cabling and data points. The flooring is limestone tile and carpet, and has under floor heating. A range of fitted furniture incorporates short hanging and shelving. Oak doors open to the master walk-in wardrobe and master en-suite bathroom. Double aluminium doors with double glazed panels and matching side panels open to the rear of the property. A UPVC door with a double glazed panel opens to the front of the property.

Master Walk-in Wardrobe

10'4 x 4'8 (3.15m x 1.43m)

Having recessed lighting, under floor heating and a range of fitted furniture, incorporating short/long hanging, shelving and drawers.

Master En-Suite Bathroom

Having a front facing aluminium double glazed obscured window, recessed lighting, extractor fan, built-in ceiling speakers and limestone tiled flooring with under floor heating. A suite in white comprises a low-level WC and a bidet with a chrome mixer tap. A vanity unit incorporates storage, a granite work surface with upstands, two wash hand basins with chrome mixer taps and a fitted vanity mirror. Also having a freestanding bath with a chrome mixer tap. To one corner is a shower enclosure with a fitted rain head shower, an additional hand shower facility, body jets, a fitted seat and a glazed screen/door.

MASTER BEDROOM

MASTER EN-SUITE BATHROOM

*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

A driveway shared with a neighbouring property and owned by Highgate House leads to an electric gate. The electric gate opens to an extensive gravelled driveway that provides parking for several vehicles and has exterior lighting. Access can be gained to the detached double garage. A front garden is mainly laid to lawn with a central stone flagged area with stone flagged paths leading off to the driveway, storage shed and stabling.

Detached Double Garage

20'2 x 20'1 (6.14m x 6.12m)

Having an electric up-and-over door, rear facing aluminium double glazed window, light, power and two personnel entrance doors. One corner of the garage is partitioned and has the potential to be turned into a bathroom with plumbing provisions in place.

Storage Shed

A sizeable storage or potting shed with double glazed panels, light, power, electric heaters and a timber entrance door.

From the driveway, a timber gate and a wrought iron pedestrian gate opens to an area in front of the stable block, which has exterior lighting and a water tap. Access can also be gained to the master bedroom and a timber gate opens to the grazing land. A stone flagged path with exterior lighting leads down the right side of the property and to a timber pedestrian gate that opens to the rear of the property.

Stable Block

Hay/Storage Room

19'5 x 11'2 (5.92m x 3.41m)

Having double timber access doors and light.

Tack Room

11'2 x 7'7 (3.41m x 2.30m)

Having a timber access door, light and power.

Stable 1

11'7 x 11'2 (3.52m x 3.41m)

Having a timber stable-style door, window and light.

Stable 2

11'6 x 11'2 (3.51m x 3.41m)

Having a timber stable-style door, window and light.

Stable 3

11'5 x 11'2 (3.49m x 3.41m)

Having a timber stable-style door, window and light.

Grazing Land

Fully enclosed grazing land, ideal for horses or livestock.

From the driveway, a wide stone flagged path with exterior lighting provides access to the main entrance door and detached double garage. The path continues down the left side of the property, where there is exterior lighting and access can be gained to the utility room A wide opening leads to the rear.

To the rear is a substantial lawned garden with mature shrubs. A stone flagged path with exterior lighting, a water tap and an external power point leads to a stone flagged patio with access to the living/dining room. The path continues around the home to a large stone flagged seating terrace that has exterior lighting, fitted stone benches and a water tap. Access can be gained to the master bedroom and a timber pedestrian gate opens to a path that leads back to the front of the property. From the terrace, stone steps rise to a grass path, which leads to a gate that opens to the grazing land.

Beneath the garden is an area of land belonging to the property, which is accessible from the B6054 via a timber gate.

GROUND FLOOR

Total Approximate Floor Area:
3706 SQ.FT. (344.3 SQ.M)

OUTBUILDINGS

Approximate Floor Area:
1384 SQ.FT. (128.6 SQ.M)

BEDROOMS	BATHROOMS
6	3
LIVING ROOMS	**SQFT (HOUSE & OUTBUILDINGS)**
3	3,706 / 1,384
TENURE	**COUNCIL TAX**
Freehold	G

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	76	79
55–68	D		
39–54	E		
21–38	F		
01–20	G		

Services

Ground source heat pump, mains electricity, mains water and the drainage is connected to a shared septic tank. The broadband is ADSL and the mobile signal quality is average - good.

Rights of Access & Shared Access

The driveway is shared with the neighbouring property, The Old Robin Hood, up to the gate of Highgate House.

Covenants, Easements, Wayleaves & Flood Risk

Any restrictions are to be confirmed 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.

HIGHGATE HOUSE

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£1,400,000

Viewing strictly by appointment with
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