MONKWOOD FARM



BLENHEIM



POSITIONED AT THE TOP OF A LONG, ELECTRIC GATED DRIVEWAY, MONKWOOD FARM LIES WITHIN APPROXIMATELY 74 ACRES OF PRIVATE GROUNDS, WOODLAND AND GRAZING LAND.

Stunning far-reaching views are enjoyed throughout the internal and outdoor spaces, creating a scenic setting for semi-rural living. Monkwood Farm is brimming with the inherent character of a Derbyshire Longhouse and boasts four double bedrooms, three reception rooms and two bathrooms.





The lounge, sitting room and dining room present wonderful spaces for relaxation and entertaining, and each feature focal-point stone fireplaces, one of which has an Aarrow log burner.

The traditional breakfast kitchen exudes a wealth of charm and includes a range of bespoke cabinetry and a Rangemaster range cooker set beneath a stone mantel. There is a useful secondary entrance lobby that doubles as a utility room and has access to a WC.

Across the first floor, four character-filled bedrooms allow ample room for a growing family. The master bedroom has the benefit of an en-suite shower room, while bedroom 2 offers the ideal setup for guests or dependant relatives due to its separate access from the lounge.

Wrapping around the property is a sweeping driveway, which is accessed by wrought iron electric gates from the lane and leads to a courtyard that provides parking for multiple vehicles and has an open-fronted garage with a further three spaces. Attached to the house is a two-storey stone barn which is currently utilised for storage, has two workshops, three stables and a log store. The barn offers versatile usage and exciting potential for conversion into 2/3 bedroomed accommodation (subject to planning).

Monkwood Farm is set beautifully within an expansive plot. Enveloping the home are landscaped gardens, incorporating lawns, seating areas and a stone flagged patio with a barbecue/pizza oven area and a garden room overlooking the views. Over 70 acres of the land included in the sale is a mixture of grazing land and woodland, creating an all encompassing yet compact estate. Accessible from the main driveway are the equestrian facilities, which contain a manège and an American barn with seven stables and a tack room. There is also an option to purchase only the house, driveway and equestrian facilities (totalling 2.8 acres), if desired.

The property is situated on the outskirts of Barlow village, which has a highly-rated public house, a cafe, a Church, a village hall and schooling options for pre-schoolers and primary. Other localities nearby include Baslow, Cutthorpe and Holmesfield, offering additional amenities. Chesterfield and Sheffield are reachable within a reasonable journey, as are the respective train stations that provide rail links to Nottingham, Leeds and London. Rail travel from Chesterfield and Sheffield takes you to London in 2 hours. The beauty of life at Monkwood Farm is that you are surrounded by attractive vistas and plenty of opportunities for exploring local footpaths and bridleways through fields and woodland. The Peak District is also just a short distance away.

The property briefly comprises of on the ground floor: Entrance hall, dining room, breakfast kitchen, secondary entrance lobby, WC, sitting room and lounge.

On the first floor: Landing, master bedroom, master en-suite shower room, bedroom 3, bedroom 4 and family bathroom. Bedroom 2 is accessible from the lounge via a separate staircase and landing.

Outbuildings: Garage, two-storey barn with three stables, two workshops, a log store and loft storage above, garden room and an American barn with seven stables.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

An oak entrance door with a glazed panel opens to the entrance hall.

Entrance Hall

Having a side facing hardwood double glazed panel, wall mounted light point, a fitted storage unit and oak flooring. An oak door opens to the dining room.

Dining Room

15'4 x 12'6 (4.68m x 3.80m)

A characterful dining room with front and rear facing hardwood double glazed windows, exposed timber beams, wall mounted light points, oak panelling to one wall, central heating radiators and oak flooring. The focal point of the room is the open fireplace with a gritstone surround/hearth and a metal chimney hood. A hidden door within the oak panelling provides access to a cloakroom for storage. A pine door opens to the breakfast kitchen and oak doors open to the sitting room and to the staircase that rises to the first floor.

Breakfast Kitchen

17'9 x 10'2 (5.40m x 3.11m)

Overlooking the panoramic views, the breakfast kitchen has side and rear facing hardwood double glazed windows, exposed timber beams, recessed lighting, pendant light point, partially panelled walls, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate granite work surfaces, splashbacks, plinth lighting and heater and an inset 1.0 bowl sink with a chrome mixer tap. The main cooking appliance is the Rangemaster range cooker, which is set beneath a stone mantel, stands on a stone hearth and incorporates a five-ring gas hob, wok burner, two ovens, a grill and a storage drawer. There is also a four-ring electric hob and a dishwasher. An oak stable-style door with a glazed panel opens to the secondary entrance lobby.

Secondary Entrance Lobby

Having a front facing hardwood glazed window, exposed timber beams, pendant light point, wall mounted light point and stone flagged flooring. A range of fitted units incorporate a granite work surface with an inset Twyfords Belfast sink with a mixer tap. A cupboard houses the boiler. There is space/provision for a freestanding fridge/freezer and a washing machine. Oak doors open to the WC and front of the property.

WC

Having a side facing hardwood obscured glazed window, pendant light point and stone flagged flooring. A suite in white comprises a low-level WC and a Twyfords pedestal wash hand basin with traditional chrome taps and a granite splashback.

From the dining room, an oak door opens to the:

Sitting Room

15'2 x 13'5 (4.63m x 4.10m)

A homely reception room with front and rear facing hardwood double glazed windows, exposed timber beams, wall mounted light points, central heating radiators and TV/aerial cabling. The focal point of the room is the Aarrow log burner, which is set within a stone fireplace with a mantel, surround and hearth. An oak door opens to stone steps, which rise to the lounge.

Lounge

18'6 x 16'4 (5.65m x 4.97m)

A wonderful lounge with front and rear facing hardwood double glazed panels, exposed timber beams, wall mounted light points, central heating radiator and a TV/aerial point. The focal point of the room is the cast iron stove with a stone mantel, surround and hearth. Double hardwood doors with double glazed panels and a matching side panel open to the rear garden.



DINING ROOM

DINING ROOM



BREAKFAST KITCHEN

SITTING ROOM

LOUNGE



LOUNGE



LOUNGE



LOUNGE

FIRST FLOOR

From the lounge, a staircase with an oak handrail, balustrading and an under-stairs storage cupboard rises to bedroom 2 on the first floor.

Landing

Having exposed timber beams, a spotlight and an oak door opening to bedroom 2.

Bedroom 2

16'2 x 15'1 (4.93m x 4.61m)

An exceptionally spacious bedroom with a vaulted, beamed ceiling, a front facing hardwood double glazed panel and a rear facing hardwood double glazed window. Also having flush light points and central heating radiators. A range of fitted furniture incorporates long hanging and a built-in storage cupboard.

Ground Floor Continued

From the dining room, an oak door opens to a staircase, which rises to the:

First Floor

Landing

Having a rear facing hardwood double glazed window and two matching panels, exposed stone and timber beams, pendant light point and a central heating radiator. Pine doors open to the master bedroom, bedroom 3, bedroom 4 and family bathroom.

Master Bedroom

15'7 x 14'2 (4.76m x 4.33m)

A generously proportioned master bedroom with front and rear facing hardwood double glazed windows, pendant light point, exposed timber beams and central heating radiators. A range of fitted furniture incorporates two wardrobes with short/long hanging and shelving. The focal point of the room is the decorative stone fireplace with a surround and hearth. An oak door opens to the master en-suite shower room. Access can also be gained to a loft space via a ceiling hatch.

Master En-Suite Shower Room

Having a recessed light point, extractor fan, exposed timber beams, tiled walls and tiled flooring. There is a wash hand basin with a chrome mixer tap and storage beneath. A shower enclosure incorporates a fitted rain head shower and a glazed screen/door.

Bedroom 3

12'5 x 12'3 (3.78m x 3.74m)

Another double bedroom with a front facing hardwood double glazed window, exposed timber beams, pendant light point and a central heating radiator. A range of fitted furniture incorporates short/long hanging and shelving. Access can also be gained to a loft space via a ceiling hatch.

Bedroom 4

10'6 x 9'9 (3.21m x 2.96m)

Having a side facing hardwood double glazed window, pendant light point, central heating radiator and a Roca wash hand basin with a chrome mixer tap and storage beneath.

Family Bathroom

Being fully tiled and having a side facing hardwood double glazed window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with an Instinct chrome mixer tap. Also having a panelled bath with a chrome bath filler, a fitted rain head shower, spa jets and a glazed screen.



LANDING



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 4



BEDROOM 3



FAMILY BATHROOM

BEDROOM 2

EXTERIOR & GARDENS

From Furnace Lane, a private gravelled road leads between fields and woodland to the main entrance gates of Monkwood Farm. Wrought iron electric gates operated by a keypad and a separate pedestrian gate open to the property.

A driveway forks off in two directions, one to a track leading through the woodland and another to house.

A driveway runs along the rear of the property, providing access to the lounge, and continues to wrap around the left side of the property and leads to a courtyard at the front of the property. The driveway has exterior lighting, external power points, a water tap and provides parking for multiple vehicles. From the front, an opening within a stone wall leads to a stone flagged patio, with access to the main entrance door and secondary entrance lobby.

Positioned around the courtyard are a garage and a two-storey stone barn with access to workshop 1, the stables and a log store. A timber gate also opens to the property's grazing land.

Garage

23'2 x 21'4 (7.05m x 6.50m)

An open-fronted garage providing parking for three vehicles and having a side facing timber double glazed window, light and power.

Two-Storey Stone Barn

Two timber doors provide access to the stables and workshop 1.

Workshop 1

16'8 x 16'6 (5.07m x 5.02m)

Having light and power.

Stables

22'8 x 15'5 (6.91m x 4.70m)

Having light, power, water supply and three stables. A timber door opens to workshop 2.

Workshop 2

16'2 x 15'5 (4.92m x 4.70m)

Having a side facing timber glazed window, light and power. A wooden ladder provides access to loft storage.

Attached to the barn is a stone-built log store.

Log Store

17'1 x 12'0 (5.21m x 3.67m)

Having light.

Bordering the courtyard is a lawned garden with a stone flagged patio set beneath a timber pergola. A wrought iron pedestrian gate within stone walling provides access to a further lawned garden at the left side of the property, which has mature trees and shrubs. Access can be gained to a stone outbuilding containing an outdoor WC. A gate opens to the property's grazing land and an opening within hedging leads to the rear.

To the rear of the property, a substantial garden is laid to lawn and incorporates a raised planting bed and a stone flagged seating terrace that is perfect for taking in the views and has a built-in barbecue area, a pizza oven and fitted stone benches. Access can be gained to a garden room. From the garden, a gate opens to the property's grazing land.

Garden Room

Having double UPVC doors with double glazed panels, a glazed roof lantern, UPVC double glazed windows/panels and tiled flooring. A range of fitted base/drawer units incorporate a work surface and an inset 1.0 bowl stainless steel sink with traditional chrome taps.

From the main driveway, a timber gate opens to a track that leads through the property's woodland, as well as a public footpath. A metal gate opens to the property's equestrian facilities.

Equestrian Facilities

A gravelled area provides parking and storage space. Access can be gained to the American barn, manège and grazing land.

American Barn

Having a sliding access door with an integrated personnel door, light, power, six enclosed stables with water supply and a feed store/stable 7. A timber door opens to the tack room with light and power. Four of the stables have direct external access.

To one side of the American barn is a wide pathway with exterior lighting and gates opening to the manège and grazing land.

Manége

A fully enclosed manège with a horse walker (not currently in use) and a timber pedestrian gate opening to the grazing land.



AMERICAN BARN

REAR OF THE PROPERTY















GROUND & FIRST FLOORS

Ground Floor Approximate Floor Area:
1,067 SQ.FT. (99.1 SQ.M)

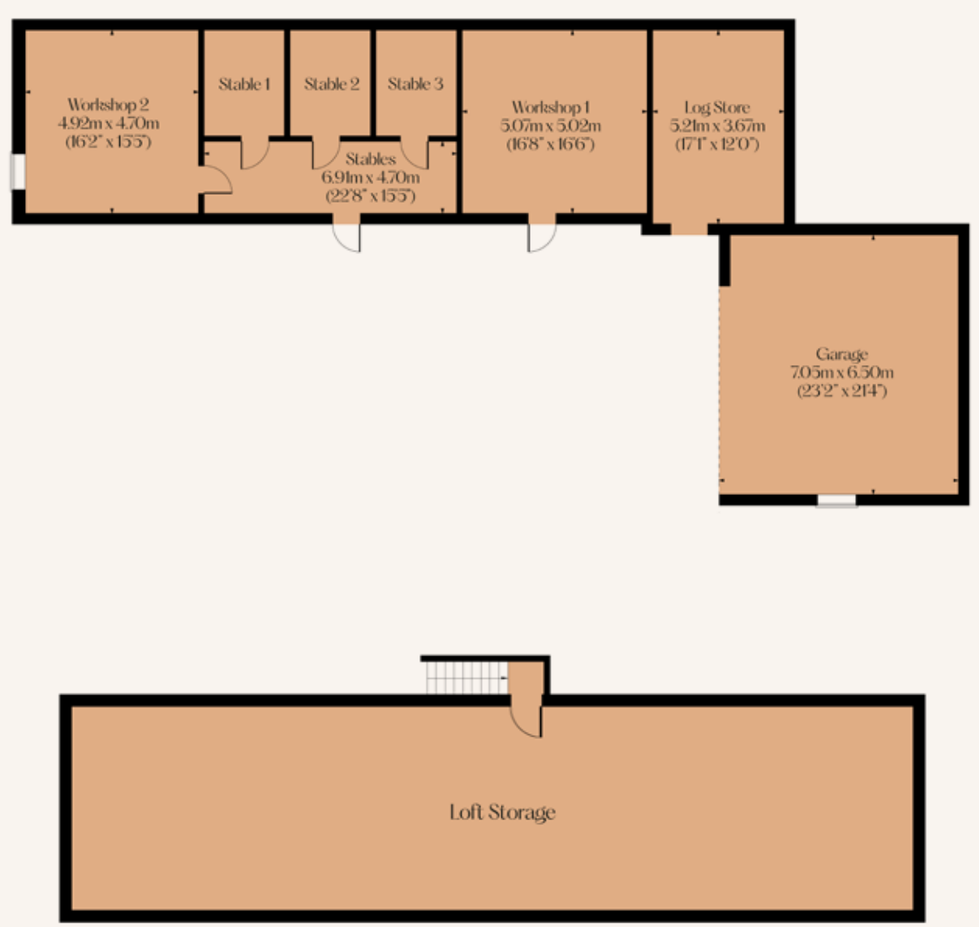
First Floor Approximate Floor Area:
960 SQ.FT. (89.2 SQ.M)



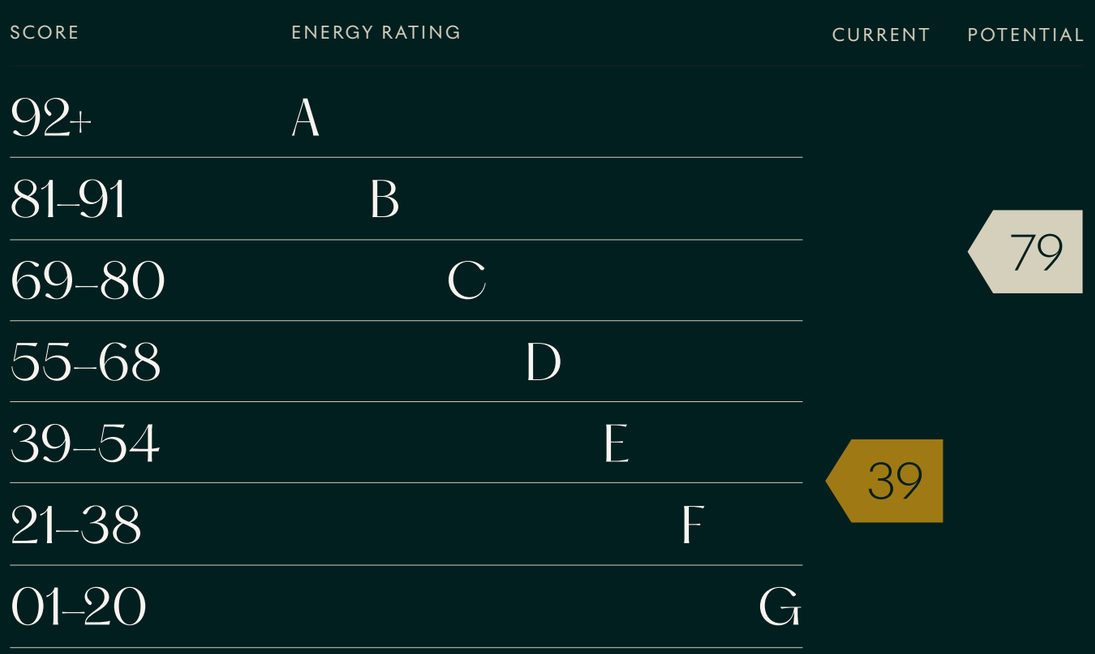
TWO STOREY BARN

Barn Approximate Floor Area (Excluding Loft Storage):
1,113 SQ.FT. (103.4 SQ.M)

Garage Approximate Floor Area):
493 SQ.FT. (45.8 SQ.M)



BEDROOMS 4	BATHROOMS 2
LIVING ROOMS 3	SQFT (HOUSE & BARN) 2,027 / 1,606
TENURE Freehold	COUNCIL TAX G



Services

Oil, mains electricity, mains water and the drainage is connected to a septic tank. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

There is a public footpath through the woodland and a bridleway leads up the main gated driveway and alongside the woodland.

Covenants, Easements, Wayleaves & Flood Risk

There are covenants and easements. There are no wayleaves. 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.

MONKWOOD FARM

Monkwood, Barlow, Dronfield,
Derbyshire, S18 7SY

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

Purchasing Options:

74 Acres (Full Offering)

Asking Price
£1,995,000

2.8 Acres (House, Driveway and
Equestrian Facilities)

Asking Price
£1,250,000

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