



The Old Rectory  
Main Road, Old Brampton

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**Exterior and Gardens**

From Main Road, a block paved driveway leads to a sliding electric gate with a separate pedestrian gate, both of which open to the courtyard. The courtyard is block paved and provides parking for several vehicles with exterior lighting and provision for an electric car charging point. There is a lawned area with a mature tree, pebbled borders and raised stone borders with mature shrubs and trees. To one side of the courtyard, there is a stone well. Access can be gained to the main entrance door, lobby, dining kitchen, office and triple garage/gym.

**Triple Garage/Gym**

**43'0 x 19'0 (13.10m x 5.78m)**

Having three sets of double timber doors, light, power and rear facing glazed panels. There is a range of fitted base units with a work surface and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. One side of the garage houses the Ideal boiler and hot water cylinder. A drop-down ladder gives access to attic storage. Folding timber doors with glazed panels open to the rear of the property.

**Attic Storage**

**48'7 x 19'0 (14.80m x 5.78m)**

Having a Velux roof window.



A Truly Extraordinary Six Bedroomed  
Detached Family Residence...







# Welcome to The Old Rectory

Standing proudly in the village of Old Brampton on a plot of approximately 1.2 acres, The Old Rectory is a remarkable six bedroomed detached residence that is filled with period charm. Skillfully and sympathetically renovated in recent years, adding a contemporary twist, this extraordinary home boasts over 5,000 sq.ft. of accommodation that is complemented by substantial gardens and far-reaching countryside views.



The specification of this home combined with its generous living spaces is what makes it truly special. This stone-built residence is filled with a wealth of character features, such as heavy exposed beams, a 300 year old brick wash tub and stone sink, coved ceilings and two stone wells. Historically, The Old Rectory had a separate Coach House, which in modern times has been formed into one large dwelling.

The centrepiece of The Old Rectory is the stunning dining kitchen that is flooded by natural light thanks to floor-to-ceiling glazing and a roof lantern. Showcasing high-quality appliances and a large central island with a dining booth and a breakfast bar, the dining kitchen is the perfect space for everyday family living, and also entertaining due to sliding doors which create a seamless link to the superb outdoor kitchen. It doesn’t stop there for hosting family and friends; located on the first floor of the old Coach House is a magnificent bar that is furnished with stylish bar fixtures, incorporating two drinks fridges, a Kaelo integrated worktop wine cooler and a twin draft tap. Family movie nights can be enjoyed in the comfort of your own home from the cinema room, which is complete with two rows of seating and a log effect electric fire.

Set on the ground floor are five well-proportioned reception rooms, including a beautiful formal lounge and formal dining room. Within two of the reception rooms are Stüv log burners and another has a Clearview multi-fuel stove, enabling cosy relaxation in the winter. Additionally, there is a useful office, a prep kitchen and a downstairs bedroom that is convenient for guests.

Rising to the first floor from the formal entrance hall is an attractive stone staircase, adorned by oak balustrading and a carpet stair runner. A sumptuous master bedroom suite awaits, featuring a luxurious en-suite bathroom and a dressing room that has a comprehensive range of custom built-in furniture. Four double bedrooms, including one with an en-suite bathroom, occupy the rest of the first floor, along with a modern shower room. Used historically as the private school to St Peter’s and St Paul’s Church, the second floor houses a versatile day room and the fifth bedroom.

Throughout the home is CAT 5 cabling and WiFi signal repeaters (also externally), ensuring connectivity no matter where you are in the property. There is also air conditioning in three of the rooms and provision for a surround sound system.



## A Peaceful Semi-Rural Setting Paired with Beautifully Designed Living Spaces Makes The Old Rectory a Magnificent Family Home

Perfectly accompanied by the tranquil environment of semi-rural surroundings, extensive gardens wrap around the right side and rear of the home. A hidden garden is set within mature trees to one side of the garden, which has a model sculpture of The Old Rectory itself and an Arctic Cabin with a fire pit. A landscaped ornamental garden containing gravelled paths, decorative planted borders and a timber pergola, leads into a further lawned garden that is fully enclosed. At the bottom of the plot is a detached barn, which offers superb potential for renovation (subject to planning consents).

The Old Rectory is accessed by a sliding electric gate with a separate pedestrian gate, opening to a block paved courtyard. The courtyard provides parking for several vehicles, a stone flagged patio and access to the triple garage/gym.

The village of Old Brampton is quaint and close to the amenities of Brampton, including shops, supermarkets and public houses. Chesterfield town centre can be reached within a short drive, offering additional conveniences and access to Chesterfield train station for direct journeys to Sheffield, Nottingham, Liverpool and London. From the village, there are public footpaths that lead through local countryside and also to Linacre Reservoirs. Popular attractions of the Peak District such as Chatsworth House, Haddon Hall and many walking/cycling trails are easily accessible by a short drive.

**The property briefly comprises of on the ground floor:** Entrance vestibule, boot/shower room, cinema room, prep kitchen, office, bedroom 6, hall, dining kitchen, pantry, laundry room, formal dining room, formal entrance hall, formal lounge, inner hallway, utility room, cold store, cloaks cupboard, lobby, music room, WC and snug. Accessed externally is the triple garage/gym with attic storage above.

**Basement Level:** Cellar.

**On the first floor:** Bar, games room, WC, storage cupboard, half landing, shower room, bedroom 3, inner landing, bedroom 4, landing, master bedroom, master en-suite bathroom, master dressing room, bedroom 2 and bedroom 2 en-suite bathroom.

**On the second floor:** Day room and bedroom 5.

**Outbuildings:** Arctic Cabin and a stone outbuilding comprising store 1, stable, wood store, store 2 and store 3. Accessed by an external staircase is the attic.

### Ground Floor

A composite oak door with double glazed panels opens to the:

#### Entrance Vestibule

Having recessed lighting, exposed timber beams, central heating radiator, an oak fitted shelf and stone flagged flooring. Doors open to the boot/shower room and cinema room. A wide opening gives access to the hall.

#### Boot/Shower Room

A useful room with plenty of storage. Having automatic recessed lighting, exposed timber beams, heated towel rail and LVT flooring. There is a range of fitted furniture, incorporating two benches, coat hooks, drawers, cupboards and open shelving. To one corner, there is a fully tiled shower enclosure with a hand shower and a Merlyn glazed screen/door.

#### Cinema Room

13’9 x 10’6 (4.20m x 3.20m)  
A fantastic cinema room for movie nights at home. Having recessed lighting, an exposed timber beam with feature lighting, partially panelled walls with mood lighting and a central heating radiator. There is LVT flooring and a split-level carpeted area with LED lighting and two rows of seating. Additionally, there is provision for a speaker. The focal point of the room is the log effect electric fire, which has a space above for a wall mounted television with CAT 5 cabling. Doors open to the prep kitchen, bedroom 6 and office.

#### Prep Kitchen

11’3 x 10’9 (3.42m x 3.28m)  
Having front facing hardwood double glazed windows, exposed timber beam, flush light points, central heating radiator and LVT flooring. There is a range of fitted base, wall and drawer units, incorporating Silestone work surfaces, upstands, under-counter lighting and an inset 1.0 bowl Blanco sink with a black mixer tap. Appliances include a Smeg range cooker with a six-ring gas hob, three ovens, Smeg extractor hood above, a slimline dishwasher and a Siemens full-height fridge/freezer. A composite oak door with double glazed panels opens to the right side of the property.

#### Bedroom 6

12’6 x 9’2 (3.80m x 2.80m)  
A double bedroom that is ideal for guests. Having a front facing hardwood double glazed window, exposed timber beams, flush light point, central heating radiator and LVT flooring.

#### Office

A fabulous office that is perfect for working from home or studying. Having a coffered ceiling, pendant light point, wall mounted light points, central heating radiator and LVT flooring. There is a range of fitted office furniture, incorporating a desk, shelving and drawers. Double hardwood doors with double glazed panels and matching side panels open to the courtyard.





**Dining Kitchen**  
**25'5 x 24'5 (7.74m x 7.45m)**

A truly magnificent dining kitchen that is flooded with natural light and exudes luxury. Having a timber double glazed roof lantern with two manually opening windows and two sets of aluminium floor-to-ceiling sliding doors with double glazed panels opening to the courtyard and right-hand side of the property. Also having a front facing aluminium floor-to-ceiling double glazed panel, pendant light points, recessed lighting, provision for a speaker, Daikin air conditioning unit, exposed stone wall and LVT flooring with under floor heating.

The focal point of the dining kitchen is the substantial central island, which provides storage, breakfast seating and space for dining. Incorporating a Dekton engineered marble effect work surface with two pop-up power points, a Kaelo integrated worktop wine cooler and an integrated bin. There is a 2.0 bowl Belfast sink with a gold Zip Hydrotap that has hot, cold, sparkling, still and chilled water functions. Within the island, there is a curved seating booth and an oak work surface that extends to provide breakfast seating. The integrated appliances include a Liebherr pull-out fridge, Caple wine cooler and a Gaggenau dishwasher. Double Crittall glazed doors open to the pantry and a cupboard with oak shelving.

The Heart of the Home is the  
Exquisite Dining Kitchen...





## Pantry

A stylish addition to the dining kitchen with a rear facing aluminium double glazed panel, LED lighting, recessed light point and LVT flooring. There is a range of fitted base units with a Dekton engineered marble effect work surface and oak shelving.



The cooking area incorporates drawer units with a Dekton engineered marble effect work surface, recessed lighting and splash backs with tiles and an antique effect mirror. The integrated appliances are by Gaggenau and include a full surface induction hob, extractor fan, conventional oven, a multi-functional oven with steam function and a vacuuming drawer.





## Formal Lounge

21'5 x 14'9 (6.53m x 4.50m)

A luxuriously spacious reception room with a rear facing bay window containing timber double glazed sash windows and a separate side facing hardwood double glazed window. Also having a coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiators, TV/aerial point, CAT 5 cabling and deep skirtings. There is also an arched alcove with built-in storage. The focal point of the room is the Stüv log burner, which is set within a fireplace incorporating a sandstone mantel, a brick surround and a sandstone hearth. The vendors are willing to include 3 commissioned pieces of artwork from local artist Rebecca Clitheroe. These are called 'hidden histories' and come with a corresponding portfolio featuring the history of the property and features some of the people who have lived here together with depictions of the local area and showcases some of the unique features of the property.



An Elegant Reception Room  
Featuring a Stüv Log Burner...







**Formal Dining Room**  
20'2 x 15'0 (6.14m x 4.56m)

An opulent dining room with a side facing hardwood double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, framed wallpaper panels and dado rail. Also having central heating radiators with decorative covers and LVT flooring. The focal point of the room is the Stuv log burner, which is set within a fireplace incorporating a sandstone mantel, a brick surround and a sandstone hearth. A timber door opens to the formal entrance hall.



**Music Room**  
13'7 x 11'6 (4.00m x 3.50m)

A homely reception room with a rear facing hardwood double glazed sash window, coved ceiling, pendant light point, fitted book shelves, central heating radiator with a decorative cover and CAT 5 cabling. The focal point of the room is the Clearview multi-fuel stove that sits within a fireplace with a gritstone mantel, a brick surround and a sandstone hearth.



**Snug**  
20'0 x 13'1 (6.10m x 4.00m)

Another spacious room to rest and relax. Having a side facing hardwood double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and a central heating radiator. The focal point of the room is the media wall that has space for a wall mounted television, CAT 5 cabling, illuminated shelving and a log effect electric fire. There is built-in storage and a timber door with glazed panels opens to the dining kitchen.



**Formal Entrance Hall**

A beautiful formal entrance hall that has been tastefully decorated to preserve its origins. Having a pendant light point with a decorative ceiling rose, wall mounted light points, partially panelled walls, central heating radiator and stone flagged flooring. Timber doors open to the formal lounge, inner hall, cloaks cupboard, lobby, snug and formal dining room. A composite oak door with double glazed panels opens to the right side of the property.







*The Old Rectory*



## Sympathetically Adapted for Contemporary Living through Extensive Renovations, Creating over 5,000 Sq.Ft of Stunning Accommodation

From the entrance vestibule, a wide opening with steps leads to the:

### Hall

A characterful hall, featuring a double-height ceiling with a pendant light point, up-lighters and a timber single glazed window looking into the dining kitchen. Also having a central heating radiator and LVT flooring. Historic features dating back around 300 years include a washtub with a fire beneath and a decorative stone sink. A door opens to the dining kitchen. A timber staircase with a hand rail and balustrading also rises to the first floor.

### First Floor (A)

#### Bar

26'9 x 19'8 (8.15m x 6.00m)

A stunning bar of grand proportions that has been thoughtfully designed for entertaining with ease. The bar sits beneath an impressive vaulted ceiling with exposed timber beams that have custom integrated hue lighting and there is even a disco ball. There are Velux roof windows, rear and side facing hardwood double glazed windows, pendant light points, Daikin air conditioning unit, central heating radiators, LVT flooring and provision for a speaker. One of the focal points is the Clearview multi-fuel stove with a sandstone hearth. A comprehensive bar sits to one side of the room, incorporating base units with matching granite work surfaces, upstands and an inset 1.0 Blanco bowl sink with a black mixer tap. Distressed copper surfaces provide two bars that have space for six stools, brass foot rails and an integrated worktop Kaelo wine cooler. Appliances include two Husky drinks fridges, Neff dishwasher and a Porta twin draft tap with connections to two barrels. To one wall, there is an extensive range of storage with LED lighting, including wine racks and glazed shelving. Steps rise to a door that is set within an exposed stone wall and opens to the games room.

#### Games Room

13'7 x 12'6 (4.13m x 3.80m)

Having a side facing hardwood double glazed window, vaulted ceiling, exposed timber beams, pendant light points, central heating radiator and LVT flooring. Timber doors open to the WC and storage cupboard.

#### WC

Having a Velux roof window, an exposed timber beam with integrated automatic LED lighting, one tiled wall, heated towel rail and tiled flooring. There is also a large fitted antique effect mirror and an inset tiled shelf with recessed lighting. There is a suite, which comprises of a white low-level WC, a Villeroy and Boch urinal and a wall mounted wash hand basin with a gold mixer tap and an illuminated mirror above.

#### Storage Cupboard

With LVT flooring and an exposed timber beam that has integrated automatic LED lighting.

### Ground Floor Continued

From the hall, a door opens to the:

#### Dining Kitchen

25'5 x 24'5 (7.74m x 7.45m)

A truly magnificent dining kitchen that is flooded with natural light and exudes luxury. Having a timber double glazed roof lantern with two manually opening windows and two sets of aluminium floor-to-ceiling sliding doors with double glazed panels opening to the courtyard and right-hand side of the property. Also having a front facing aluminium floor-to-ceiling double glazed panel, pendant light points, recessed lighting, provision for a speaker, Daikin air conditioning unit, exposed stone wall and LVT flooring with under floor heating.

The cooking area incorporates drawer units with a Dekton engineered marble effect work surface, recessed lighting and splash backs with tiles and an antique effect mirror. The integrated appliances are by Gaggenau and include a full surface induction hob, extractor fan, conventional oven, a multi-functional oven with steam function and a vacuuming drawer.

The focal point of the dining kitchen is the substantial central island, which provides storage, breakfast seating and space for dining. Incorporating a Dekton engineered marble effect work surface with two pop-up power points, a Kaelo integrated worktop wine cooler and an integrated bin. There is a 2.0 bowl Belfast sink with a gold Zip Hydrotap that has hot, cold, sparkling, still and chilled water functions. Within the island, there is a curved seating booth and an oak work surface that extends to provide breakfast seating. The integrated appliances include a Liebherr pull-out fridge, Caple wine cooler and a Gaggenau dishwasher. Double Crittall glazed doors open to the pantry and a cupboard with oak shelving.

#### Pantry

A stylish addition to the dining kitchen with a rear facing aluminium double glazed panel, LED lighting, recessed light point and LVT flooring. There is a range of fitted base units with a Dekton engineered marble effect work surface and oak shelving.

From the dining kitchen, a door opens to the:

#### Laundry Room

9'10 x 5'8 (3.00m x 1.72m)

Having an exposed timber beam, automatic strip lighting, heated towel rail and LVT flooring. There is a comprehensive range of fitted furniture with a Dekton engineered marble effect work surface. A cupboard houses the Ideal boiler. There is space/provision for an American style fridge/freezer, a washing machine and a tumble dryer.

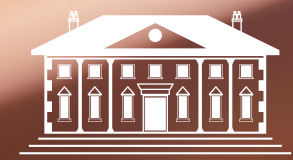




## Bar

26'9 x 19'8 (8.15m x 6.00m)

A stunning bar of grand proportions that has been thoughtfully designed for entertaining with ease. The bar sits beneath an impressive vaulted ceiling with exposed timber beams that have custom integrated hue lighting and there is even a disco ball. There are Velux roof windows, rear and side facing hardwood double glazed windows, pendant light points, Daikin air conditioning unit, central heating radiators, LVT flooring and provision for a speaker. One of the focal points is the Clearview multi-fuel stove with a sandstone hearth. A comprehensive bar sits to one side of the room, incorporating base units with matching granite work surfaces, upstands and an inset 1.0 Blanco bowl sink with a black mixer tap. Distressed copper surfaces provide two bars that have space for six stools, brass foot rails and an integrated worktop Kaelo wine cooler. Appliances include two Husky drinks fridges, Neff dishwasher and a Porta twin draft tap with connections to two barrels. To one wall, there is an extensive range of storage with LED lighting, including wine racks and glazed shelving. Steps rise to a door that is set within an exposed stone wall and opens to the games room.







### Hall

A characterful hall, featuring a double-height ceiling with a pendant light point, up-lighters and a timber single glazed window looking into the dining kitchen. Also having a central heating radiator and LVT flooring. Historic features dating back around 300 years include a washtub with a fire beneath and a decorative stone sink. A door opens to the dining kitchen. A timber staircase with a hand rail and balustrading also rises to the first floor.



### Cinema Room

13'9 x 10'6 (4.20m x 3.20m)

A fantastic cinema room for movie nights at home. Having recessed lighting, an exposed timber beam with feature lighting, partially panelled walls with mood lighting and a central heating radiator. There is LVT flooring and a split-level carpeted area with LED lighting and two rows of seating. Additionally, there is provision for a speaker. The focal point of the room is the log effect electric fire, which has a space above for a wall mounted television with CAT 5 cabling. Doors open to the prep kitchen, bedroom 6 and office.



### Prep Kitchen

11'3 x 10'9 (3.42m x 3.28m)

Having front facing hardwood double glazed windows, exposed timber beam, flush light points, central heating radiator and LVT flooring. There is a range of fitted base, wall and drawer units, incorporating Silestone work surfaces, upstands, under-counter lighting and an inset 1.0 bowl Blanco sink with a black mixer tap. Appliances include a Smeg range cooker with a six-ring gas hob, three ovens, Smeg extractor hood above, a slimline dishwasher and a Siemens full-height fridge/freezer. A composite oak door with double glazed panels opens to the right side of the property.



### Office

A fabulous office that is perfect for working from home or studying. Having a coffered ceiling, pendant light point, wall mounted light points, central heating radiator and LVT flooring. There is a range of fitted office furniture, incorporating a desk, shelving and drawers. Double hardwood doors with double glazed panels and matching side panels open to the courtyard.







**Landing**

Having a coved ceiling, pendant light point with a decorative ceiling rose, partially panelled walls, recessed shelving with cupboards beneath and a central heating radiator. The landing is fitted with a nu-air positive input ventilation system, which pumps heated, filtered fresh air into the property. Timber doors open to the master bedroom and bedroom 2.



*The Old Rectory*



**Nestled within a Quaint Village Amongst Countryside, The Old Rectory Enjoys Far-Reaching Views from its Gardens and Interior**

**Formal Dining Room**

20’2 x 15’0 (6.14m x 4.56m)  
An opulent dining room with a side facing hardwood double glazed window, coved ceiling, pendant light point with a decorative ceiling rose, picture rail, framed wallpaper panels and dado rail. Also having central heating radiators with decorative covers and LVT flooring. The focal point of the room is the Stüv log burner, which is set within a fireplace incorporating a sandstone mantel, a brick surround and a sandstone hearth. A timber door opens to the formal entrance hall.

**Formal Entrance Hall**

A beautiful formal entrance hall that has been tastefully decorated to preserve its origins. Having a pendant light point with a decorative ceiling rose, wall mounted light points, partially panelled walls, central heating radiator and stone flagged flooring. Timber doors open to the formal lounge, inner hall, cloaks cupboard, lobby, snug and formal dining room. A composite oak door with double glazed panels opens to the right side of the property.

**Formal Lounge**

21’5 x 14’9 (6.53m x 4.50m)  
A luxuriously spacious reception room with a rear facing bay window containing timber double glazed sash windows and a separate side facing hardwood double glazed window. Also having a coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiators, TV/aerial point, CAT 5 cabling and deep skirtings. There is also an arched alcove with built-in storage. The focal point of the room is the Stüv log burner, which is set within a fireplace incorporating a sandstone mantel, a brick surround and a sandstone hearth. The vendors are willing to include 3 commissioned pieces of artwork from local artist Rebecca Clitheroe. These are called ‘hidden histories’ and come with a corresponding portfolio featuring the history of the property and features some of the people who have lived here together with depictions of the local area and showcases some of the unique features of the property.

**Inner Hall**

Having a wall mounted light point and stone flooring. Timber doors open to the utility room and cold store. A timber door also opens to a stone staircase that leads to the basement level.

**Utility Room**

Having a rear facing hardwood double glazed window, recessed lighting, central heating radiator, integrated full-height Hotpoint fridge/freezer and built-in storage with shelving. There is a range of fitted base and wall units, incorporating a work surface, a tiled splash back and an inset 1.0 bowl sink with a chrome mixer tap.

**Cold Store**

10’0 x 6’8 (3.06m x 2.04m)  
The original cold store of the home, offering excellent storage. Having a rear facing hardwood double glazed window, flush light point and stone slab tables.

**Basement Level**

From the stone staircase, a hallway with light leads to a timber door that opens to the:

**Cellar**

11’2 x 7’0 (3.40m x 2.14m)  
Having a barrel ceiling and stone slab tables.

**Ground Floor Continued**

From the formal entrance hall, a timber door opens to the:

**Cloaks Cupboard**

With light and cloaks hanging.

**Lobby**

Providing an alternative entrance to the home from the courtyard via a composite oak door with double glazed panels. Having a flush light point, central heating radiator and tiled flooring. Timber doors open to the music room and WC.

**Music Room**

13’7 x 11’6 (4.00m x 3.50m)  
A homely reception room with a rear facing hardwood double glazed sash window, coved ceiling, pendant light point, fitted book shelves, central heating radiator with a decorative cover and CAT 5 cabling. The focal point of the room is the Clearview multi-fuel stove that sits within a fireplace with a gritstone mantel, a brick surround and a sandstone hearth.

**WC**

With a side facing hardwood double glazed window, flush light point, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wall mounted NK Porcelanosa wash hand basin with a chrome mixer tap.

A timber door opens from the formal entrance hall to the:

**Snug**

20’0 x 13’1 (6.10m x 4.00m)  
Another spacious room to rest and relax. Having a side facing hardwood double glazed sash window, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points and a central heating radiator. The focal point of the room is the media wall that has space for a wall mounted television, CAT 5 cabling, illuminated shelving and a log effect electric fire. There is built-in storage and a timber door with glazed panels opens to the dining kitchen.

From the formal entrance hall, a stone staircase with a carpet runner, stair rods, an oak hand rail and balustrading rises to the first floor.





**Master Bedroom**  
**20'2 x 14'11 (6.14m x 4.55m)**

A sumptuous master bedroom with front and side facing hardwood double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, Daikin air conditioning unit, central heating radiator and CAT 5 cabling. The focal point of the room is the decorative cast iron fireplace with a timber mantel. There is also provision for a speaker. A timber door opens to the master en-suite bathroom.



**Master En-Suite Bathroom**

A lavish en-suite with a front facing timber double glazed window, pendant light point with a decorative ceiling rose, extractor fan, partially panelled walls, heated towel rail and tiled flooring. One wall has built-in storage with shelving and there is provision for a speaker. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a terrazzo work surface, two wash hand basins with Clearwater gold mixer taps, two illuminated vanity mirrors and storage beneath. Also having a freestanding bath with a Clearwater gold mixer tap and a hand shower facility. To one corner, there is a fully tiled shower enclosure with a fitted Clearwater rain head shower, a hand shower facility and a glazed screen/door. An opening gives access to the master dressing room.



**Master Dressing Room**  
**12'0 x 11'10 (3.67m x 3.60m)**

A splendid master dressing room with a side facing hardwood double glazed sash window with a window seat, pendant light point with a decorative ceiling rose, provision for a speaker and a heated towel rail. There is an extensive range of fitted furniture, incorporating automatic lighting, short hanging, shelving and drawers. In the centre of the room, there is an island with a Silestone work surface, drawers and a Caple wine cooler. There is also a decorative cast iron fireplace with a timber mantel. Access can be gained to the loft space.





**Bedroom 2**  
**14'11 x 11'10 (4.54m x 3.60m)**

A large double bedroom suite with a side facing hardwood double glazed window, coved ceiling, pendant light point, central heating radiator and CAT 5 cabling. There is also built-in storage. The focal point of the room is the decorative cast iron fireplace with a timber mantel. A timber door opens to the bedroom 2 en-suite bathroom.



**Bedroom 3**  
**13'5 x 12'0 (4.09m x 3.66m)**

A generously proportioned double bedroom with a rear facing hardwood double glazed sash window, pendant light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. There is also a built-in storage cupboard with shelving. The focal point of the room is the decorative cast iron fireplace.



**Bedroom 2 En-Suite Bathroom**

Having a side facing timber double glazed window, coved ceiling, pendant light point, extractor fan, gold heated towel rail, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with gold mixer tap and storage beneath. Also having a Villeroy & Boch panelled bath with a Clearwater mixer tap, recessed lighting and tiled walls. To one corner, there is a separate shower enclosure with a fitted Clearwater rain head shower, an additional hand shower facility and a glazed screen/door.



**Bedroom 4**  
**12'2 x 10'2 (3.70m x 3.10m)**

Another double bedroom with a rear facing hardwood double glazed sash window, wall mounted light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. There is also a built-in storage cupboard with a shelf.







### Day Room

13'1 x 12'0 (3.99m x 3.65m)

Having a rear facing hardwood double glazed sash window, Velux roof window, exposed timber beams, spotlighting and a central heating radiator. Steps rise to a timber door, which opens to bedroom 5.



### Bedroom 5

16'5 x 11'11 (5.00m x 3.63m)

Having a side facing hardwood double glazed window and an additional panel, two Velux roof windows, spotlighting and a central heating radiator. A door opens to eaves storage.

*The Old Rectory*



### First Floor (B)

#### Half Landing

Having a front facing hardwood double glazed sash window, decorative archway, pendant light point with a decorative ceiling rose and partially panelled walls. Timber doors open to the shower room, bedroom 3 and inner landing.

#### Shower Room

A contemporary shower room with a side facing hardwood double glazed sash window, recessed lighting, extractor fan, heated towel rail and tiled flooring. There is a suite in white, which comprises of a Tissino low-level WC and a wash hand basin with a black mixer tap, a tiled splash back and storage beneath. To one corner, there is a fully tiled shower enclosure with a fitted Clearwater rain head shower, an additional hand shower facility and a glazed screen/door.

#### Bedroom 3

13'5 x 12'0 (4.09m x 3.66m)

A generously proportioned double bedroom with a rear facing hardwood double glazed sash window, pendant light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. There is also a built-in storage cupboard with shelving. The focal point of the room is the decorative cast iron fireplace.

#### Inner Landing

Having a flush light point and a timber door opening to bedroom 4.

#### Bedroom 4

12'2 x 10'2 (3.70m x 3.10m)

Another double bedroom with a rear facing hardwood double glazed sash window, wall mounted light point and a central heating radiator. To one wall, there is a range of fitted furniture, incorporating short hanging, shelving and drawers. There is also a built-in storage cupboard with a shelf.

From the half landing, the stone staircase continues to the:

#### Landing

Having a coved ceiling, pendant light point with a decorative ceiling rose, partially panelled walls, recessed shelving with cupboards beneath and a central heating radiator. The landing is fitted with a nu-air positive input ventilation system, which pumps heated, filtered fresh air into the property. Timber doors open to the master bedroom and bedroom 2.

#### Master Bedroom

20'2 x 14'11 (6.14m x 4.55m)

A sumptuous master bedroom with front and side facing hardwood double glazed windows, coved ceiling, pendant light point with a decorative ceiling rose, wall mounted light points, Daikin air conditioning unit, central heating radiator and CAT 5 cabling. The focal point of the room is the decorative cast iron fireplace with a timber mantel. There is also provision for a speaker. A timber door opens to the master en-suite bathroom.

#### Master En-Suite Bathroom

A lavish en-suite with a front facing timber double glazed window, pendant light point with a decorative ceiling rose, extractor fan, partially panelled walls, heated towel rail and tiled flooring. One wall has built-in storage with shelving and there is provision for a speaker. There is a suite in white, which comprises of a low-level WC and a vanity unit, incorporating a terrazzo work surface, two wash hand basins with Clearwater gold mixer taps, two illuminated vanity mirrors and storage beneath. Also having a freestanding bath with a Clearwater gold mixer tap and a hand shower facility. To one corner, there is a fully tiled shower enclosure with a fitted Clearwater rain head shower, a hand shower facility and a glazed screen/door. An opening gives access to the master dressing room.

#### Master Dressing Room

12'0 x 11'10 (3.67m x 3.60m)

A splendid master dressing room with a side facing hardwood double glazed sash window with a window seat, pendant light point with a decorative ceiling rose, provision for a speaker and a heated towel rail. There is an extensive range of fitted furniture, incorporating automatic lighting, short hanging, shelving and drawers. In the centre of the room, there is an island with a Silestone work surface, drawers and a Caple wine cooler. There is also a decorative cast iron fireplace with a timber mantel. Access can be gained to the loft space.

#### Bedroom 2

14'11 x 11'10 (4.54m x 3.60m)

A large double bedroom suite with a side facing hardwood double glazed window, coved ceiling, pendant light point, central heating radiator and CAT 5 cabling. There is also built-in storage. The focal point of the room is the decorative cast iron fireplace with a timber mantel. A timber door opens to the bedroom 2 en-suite bathroom.

#### Bedroom 2 En-Suite Bathroom

Having a side facing timber double glazed window, coved ceiling, pendant light point, extractor fan, gold heated towel rail, central heating radiator and tiled flooring. There is a suite in white, which comprises of a low-level WC and a wash hand basin with gold mixer tap and storage beneath. Also having a Villeroy & Boch panelled bath with a Clearwater mixer tap, recessed lighting and tiled walls. To one corner, there is a separate shower enclosure with a fitted Clearwater rain head shower, an additional hand shower facility and a glazed screen/door.

### Second Floor

#### Day Room

13'1 x 12'0 (3.99m x 3.65m)

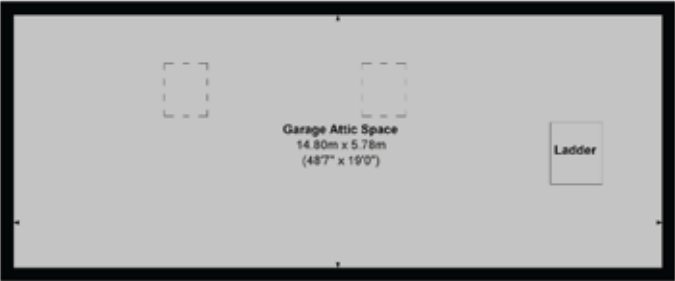
Having a rear facing hardwood double glazed sash window, Velux roof window, exposed timber beams, spotlighting and a central heating radiator. Steps rise to a timber door, which opens to bedroom 5.

#### Bedroom 5

16'5 x 11'11 (5.00m x 3.63m)

Having a side facing hardwood double glazed window and an additional panel, two Velux roof windows, spotlighting and a central heating radiator. A door opens to eaves storage.



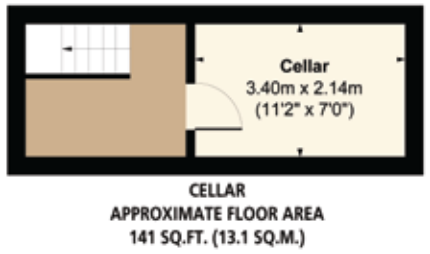


**GARAGE**  
**APPROXIMATE FLOOR AREA**  
**1736 SQ.FT. (161.3 SQ.M.)**

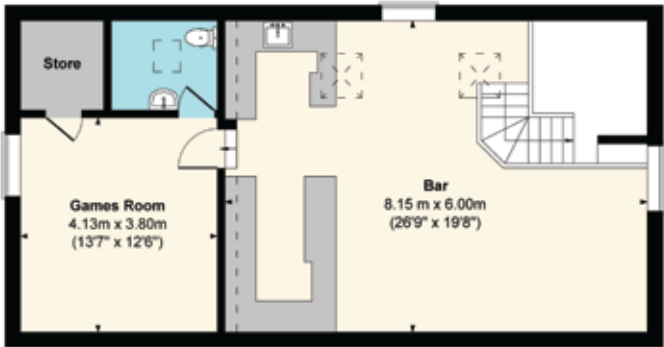


**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**2858 SQ.FT. (265.5 SQ.M.)**

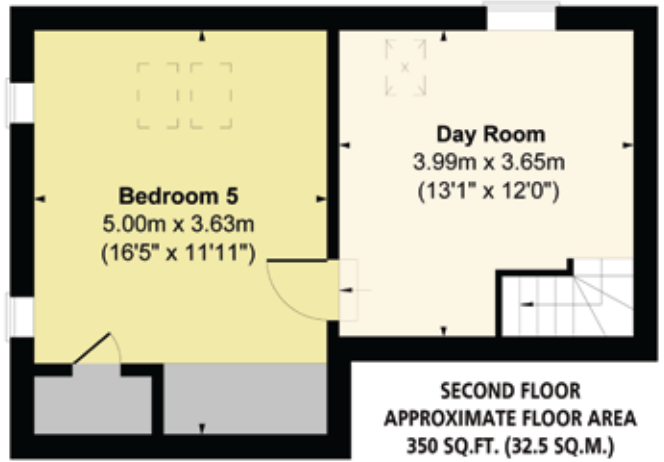
**TOTAL APPROXIMATE FLOOR AREA**  
**(EXCLUDING GARAGE & OUTBUILDING)**  
**5459 SQ.FT. (507.1 SQ.M.)**



**FIRST FLOOR (B)**  
**APPROXIMATE FLOOR AREA**  
**1390 SQ.FT. (129.1 SQ.M.)**



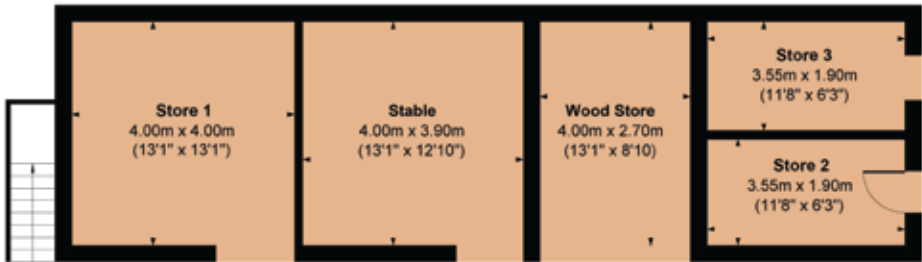
**FIRST FLOOR (A)**  
**APPROXIMATE FLOOR AREA**  
**720 SQ.FT. (66.9 SQ.M.)**



**SECOND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**350 SQ.FT. (32.5 SQ.M.)**



**OUTBUILDING FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
**349 SQ.FT. (32.4 SQ.M.)**



**OUTBUILDING GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**644 SQ.FT. (59.8 SQ.M.)**

**OUTBUILDING**  
**TOTAL APPROXIMATE**  
**FLOOR AREA**  
**993 SQ.FT. (92.2 SQ.M.)**





**Exterior and Gardens Continued**

From the hidden garden, a gravelled path leads down to right side boundary of the plot to an ornamental garden. Gravelled paths lead around decorative planted borders and a central timber pergola. There is also a mature tree and a stone well. The ornamental garden is enclosed by stone walling with a small break for a wrought iron fence by a seating area to enable enjoyment of the far-reaching views. One of the paths leads to a timber pedestrian gate opening to a further garden which is mainly laid to lawn with mature trees and shrubs. It can be accessed by two timber pedestrian gates from the main garden and ornamental garden. To the bottom of the garden, a timber pedestrian gate gives access to a stone outbuilding that offers superb potential for renovation (subject to planning consents). An external stone staircase rises to a large room above. The area is enclosed by timber fencing.

\*Image for Illustration Purposes Only



Standing on a Substantial Plot of  
Approximately 1.2 Acres







### Exterior and Gardens Continued

To the right side of the property, there is a stone flagged patio with exterior lighting and a water tap. Beyond the patio, there is a garden that is mainly laid to lawn with mature shrub borders. Double timber gates open to stone steps with stone balustrading, which rise to a stepping stone path leading to the main garden.

The garden is mainly laid to lawn with mature trees, shrubs and a raised stone planter. Sitting adjacent to the house is a tiered stone flagged seating terrace where there is an outdoor kitchen.

The rest of the stone flagged seating terrace provides ample space for comfortable seating with exterior lighting, an external power point and box hedging. Access can be gained to the formal entrance door, which sits beneath a covered porch with glazing. A step set between two pillars leads back to the garden.

The seating terrace and garden wrap around to the rear of the property. To the rear, a block paved path leads along the back of the house with exterior lighting and an external power point. Access can be gained to the triple garage/gym. The garden to the rear is substantial and mainly laid to lawn with a variety of mature trees, shrubs and plants. To one corner of the garden, a block paved path leads to a hidden garden.

A Large Seating Terrace for Entertaining  
with a Fabulous Outdoor Kitchen







#### Arctic Cabin

A timber door with a double glazed panel opens to the cabin, which has double glazed windows, fitted benches and a fire pit.



#### Hidden Garden

A unique feature of the hidden garden is the custom model of The Old Rectory which sits on a timber sleeper platform. Gravelled paths meander through the garden, lined with mature trees and shrubs. There is exterior lighting and space for a shed. Access can be gained to the Arctic Cabin.





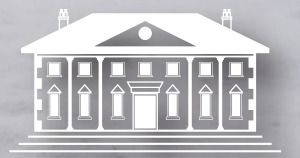




### Outdoor Kitchen

15'1" x 8'2" (4.60m x 2.50m)

Set beneath an aluminium pergola with a remote control opening slatted roof, the outdoor kitchen comprises fitted base units with drawers and matching granite work surfaces. Appliances include a one-ring hob, Napoleon barbecue and a Napoleon under-counter fridge. There is also external power points and exterior lighting. Access can be gained to the dining kitchen.





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Viewing strictly by appointment with our consultant on

0114 358 2020

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**Tenure:** Freehold

**Council Tax Band:** H

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is fibre to the premises and the mobile signal quality is average.

**Rights of Access/Shared Access:** None.

**Covenants, Easements, Wayleaves and Flood Risk:** There is a covenant on the title for the Barn which states that it must always remain part of the rectory. There are no other covenants and no easements or wayleaves. The flood risk is very low.

**Conservation Area and Tree Preservation Orders:** The property is located within the Old Brampton conservation area. There is a TPO on one of the large trees in the garden.

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.



The Old Rectory  
Main Road, Old Brampton,  
Chesterfield S42 7JG

**Offers in the Region of £1,995,000**