





PROUDLY PRESENTING

Rolling Hills

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WWW.ROLLINGHILLSCOLLECTION.CO.UK

ONE SITE, EIGHT PLOTS

The Collection



Nestled on the edge of The Peak District National Park, one of the UK's most picturesque locations, Rolling Hills is perfectly situated for eight architecturally remarkable forever homes to come to life. Inspired by the unique landscape of the Peak and its natural beauty, Blenheim design and build homes for contemporary luxury living.

We work with nature to create a sense of belonging. From the breathtaking views, to the bespoke interiors and services Blenheim provides, we consider every detail, ensuring that it is created and crafted to be in tune with your life, today and in the future.



Redefining Peak Living

The Peak District is a sublime place. An area where the rugged meets the gentle, where you can choose how you want to interact with the landscape, whether it's an atmospheric hike across Blacka Moor Nature Reserve, a leisurely drive to the Chatsworth Estate, or exploring the calm of ancient woodlands.

It's the first ever National Park in the UK, lying at the heart of the country, a landscape that has been shaped by the interaction of nature and people over thousands of years. There's a wealth of cultural history to explore, as well as awe-inspiring outdoor adventures, all within easy reach of Rolling Hills. The Monsal Trail takes a disused rail line through the Peak, including a spectacular viaduct; stone circles are to be found in several spots such as Arbor Low, and closer by, Froggatt Edge.

Rolling Hills offers something truly unique in the Peak. Every detail is considered - from the approach to the property, the turn of the key in the lock, into the interior spaces and a deep consideration of how they meet the epic scenery beyond. Ours is an approach that exceeds our clients' expectations.

"A unique location. A place to curate forever homes. Nestled with the beautiful landscape which offers tranquillity, security, unrivalled possibilities and wonderful vistas. The Peak, a place to build, dream, and live."



“The process of designing and curating your forever home, is at the very heart of the Blenheim ethos. Blenheim was forged from a desire to deliver a unique, unrivalled experience, which galvanises every aspect of the home design and construction process.

A design process in which time is taken to listen, to understand, to consider and discuss all aspects of our clients’ needs, while crafting their breathtaking homes, spaces, and sanctuaries, for a lifetime of living.

A construction process where attention to detail, craftsmanship, exquisite materials and modern technologies are seamlessly blended with our clients’ every wish at the heart of every decision.

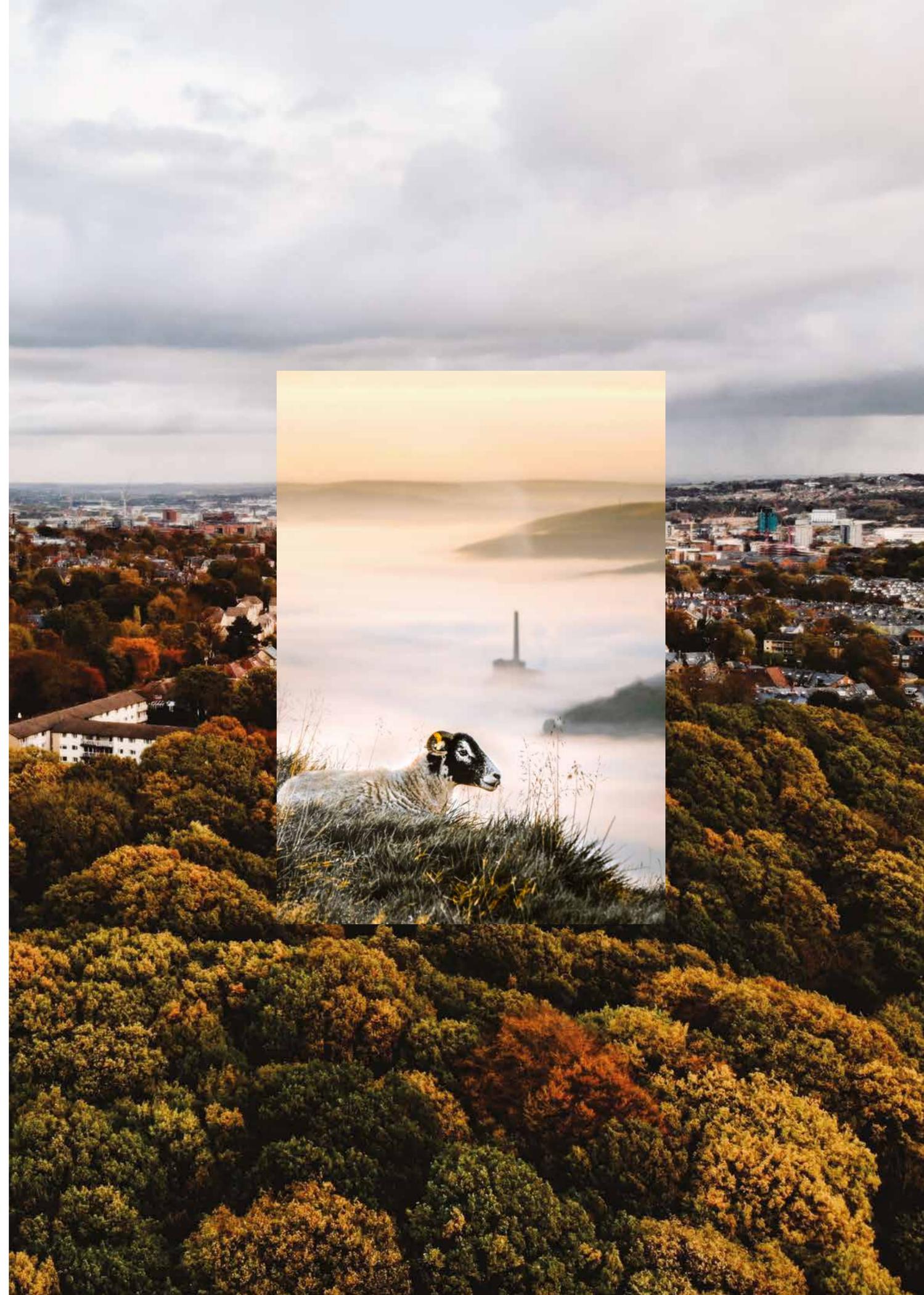
At Blenheim, it is a privilege to spend time with wonderful people creating dreams and homes which will last a lifetime, and be passed on through the generations.”

Paul Blackburn
Managing Director, Blenheim

The Best of

Situated in a peaceful yet accessible location on the edge of the Peak, Rolling Hills lies a short drive away from the vibrant city of Sheffield. Within easy reach are a myriad of natural, cultural and historical attractions. Your future home sits in the Eastern Peak District Moors—a protected area. Rolling Hills represents a rare opportunity to live an unparalleled life in the Peak.

Both Worlds



- 01. Newcastle
- 02. York
- 03. Leeds
- 04. Manchester
- 05. Sheffield
- 06. Nottingham
- 07. Birmingham
- 08. London
-  Peak District
-  Rolling Hills



The Heart of the UK

The Peak sits at the heart of the UK and are conveniently placed between several cities that all hold their own unique appeal. Sheffield is closest and is well connected to the rest of the country — trains south to London and on to Europe, or north to Edinburgh and the Highlands beyond, while shorter hops to neighbouring cities Leeds and Manchester are within an hours reach.

If you're looking to go further afield, Manchester and East Midlands airports serve a host of global destinations—from Adu Dhabi to Zurich, Rome, Vienna and Mallorca are all within easy reach.

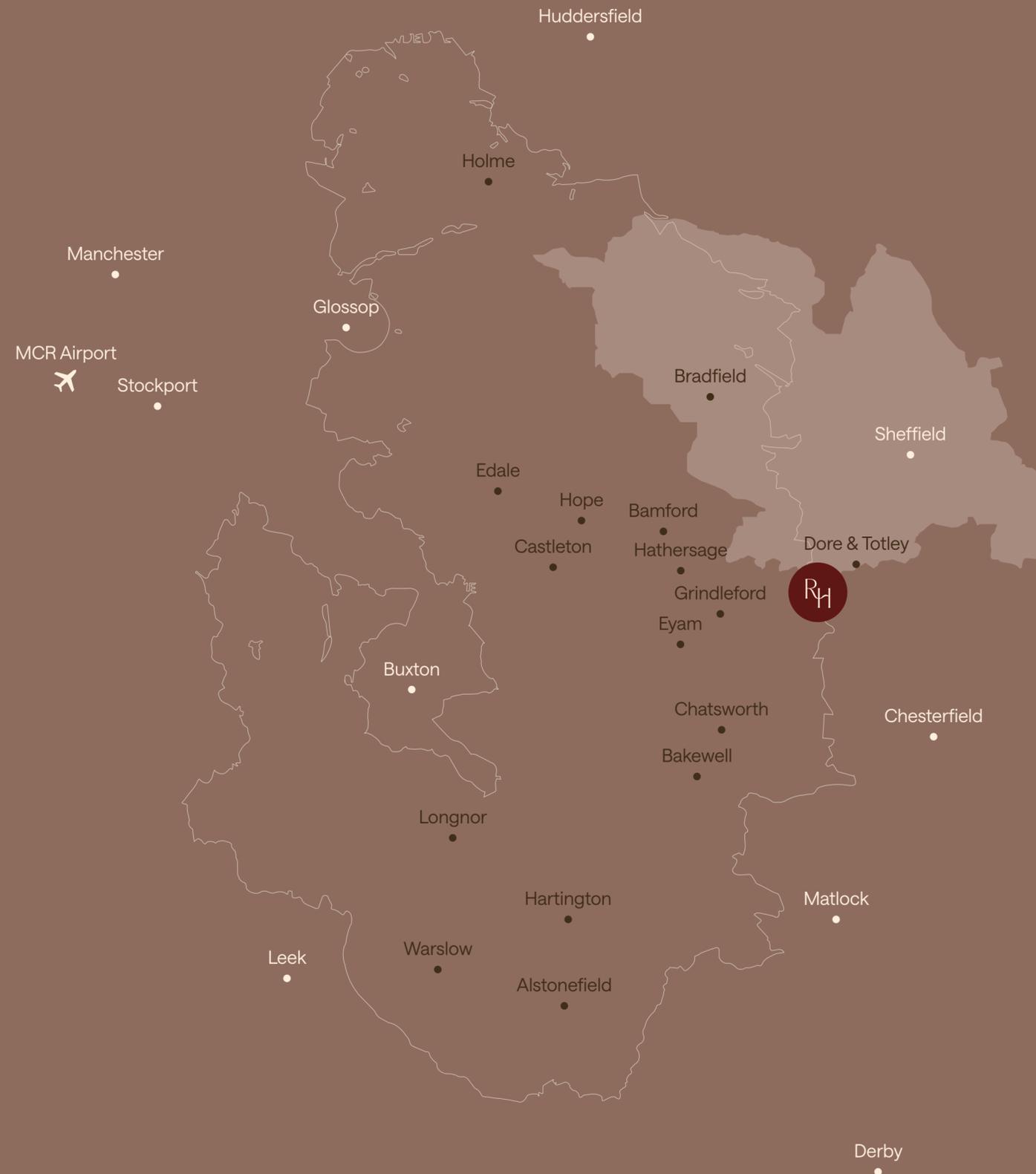
The Peak Connection

As well as Sheffield, with its major cultural and heritage attractions, the Peak are home to many picturesque towns, villages and other rural gems. Near to Rolling Hills, lies the stunning historic home of Chatsworth with its famous gardens, house, and thousands of acres of ground, seen by millions across the world in *Pride & Prejudice*. Slightly further afield is the majestic Yorkshire Sculpture Park with its James Turrell: Deer Shelter Skyspace and Barbara Hepworth sculptures.

The beautiful Longshaw Estate is half a mile from Padley Gorge, a perfect spot for a picturesque wander through ancient sessile oaks and birch woodland. These are just two of several National Trust sites within easy reach of Rolling Hills.

There's plenty of spectacular nature to explore locally—from the gritstone escarpments of Stanage Edge, to the Eastern Moors with their dramatic tumbling streams, and across to Lud's Church—a unique chasm that has its own microclimate, remaining cool even on the hottest of days.

The spectacular Ladybower and Derwent Reservoirs are famous for being the testing grounds for *The Dambusters* of WW2. Further historical adventures to indulge in include the plague village of Eyam, and Hathersage—(reputedly) the birthplace of Robin Hood's chief lieutenant, Little John, it also provided inspiration to Charlotte Bronte when writing *Jane Eyre*.

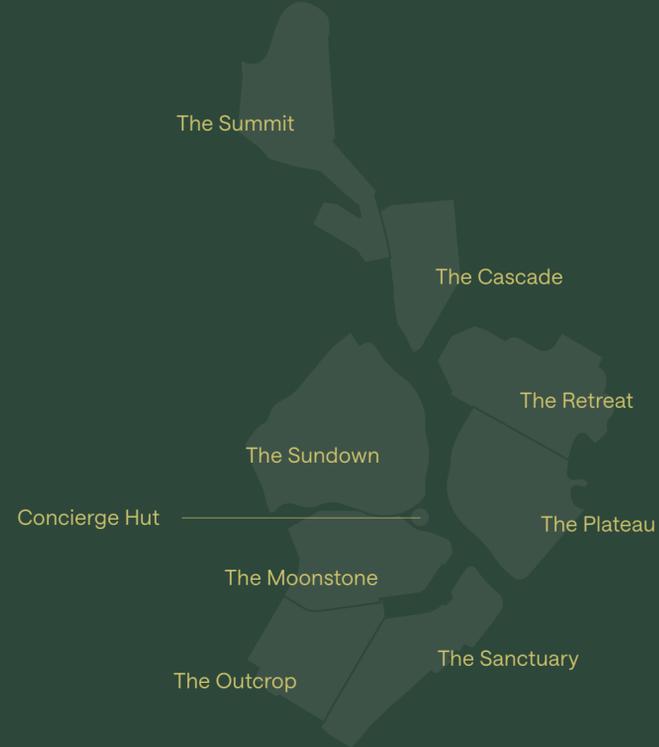


THE COLLECTION

One Site, Eight Plots



Rolling Hills offers eight unique plots, each with its own distinct setting and character. Nestled on the edge of the Peak, in the heart of the UK—perfectly placed to enjoy the very best of what life in this spectacular landscape has to offer.





The Sanctuary

PLOT 01
0.69 Acres

LATITUDE
53.306970

LONGITUDE
-1.556516





The Sanctuary has a profound sense of protection from the moment you arrive in its courtyard driveway. It is a property that is harmonious with its surroundings—from local materials that echo the landscape, to the interior connection to the outside world. It has an affinity with the passing seasons via spectacular gallery-style views to the natural gardens and pond beyond.



PLOT 01 The Sanctuary	STORAGE & PLANT ROOM FACILITY 180m ² / 1,938ft ²
DOMESTIC CURTILAGE 0.69 Acres	LOWER GROUND FLOOR ENTERTAINMENT SUITE 416m ² / 4,478ft ²
OVERALL SITE AREA 1.74 Acres	GROUND FLOOR LIVING 490m ² / 5,274ft ²
	GARAGING & GUEST ACCOMMODATION 153m ² / 1,647ft ²
	OVERALL 1,239m ² / 13,337ft ²





*The
Sanctuary*

The Outcrop



PLOT 02
0.60 Acres

LATITUDE
53.306956

LONGITUDE
-1.557392



The
Outcrop

The Outcrop's expanse of stone and cladding creates an impressively solid facade that hints at what is to be discovered within. The rear of the home has a largely glazed panorama, offering views into the gardens and treeline beyond. At the core of the home is a serene double height entrance that contrasts with the other materials, providing punctuation and light.



PLOT 02
The Outcrop

DOMESTIC CURTLAGE
0.69 Acres

OVERALL SITE AREA
1.52 Acres

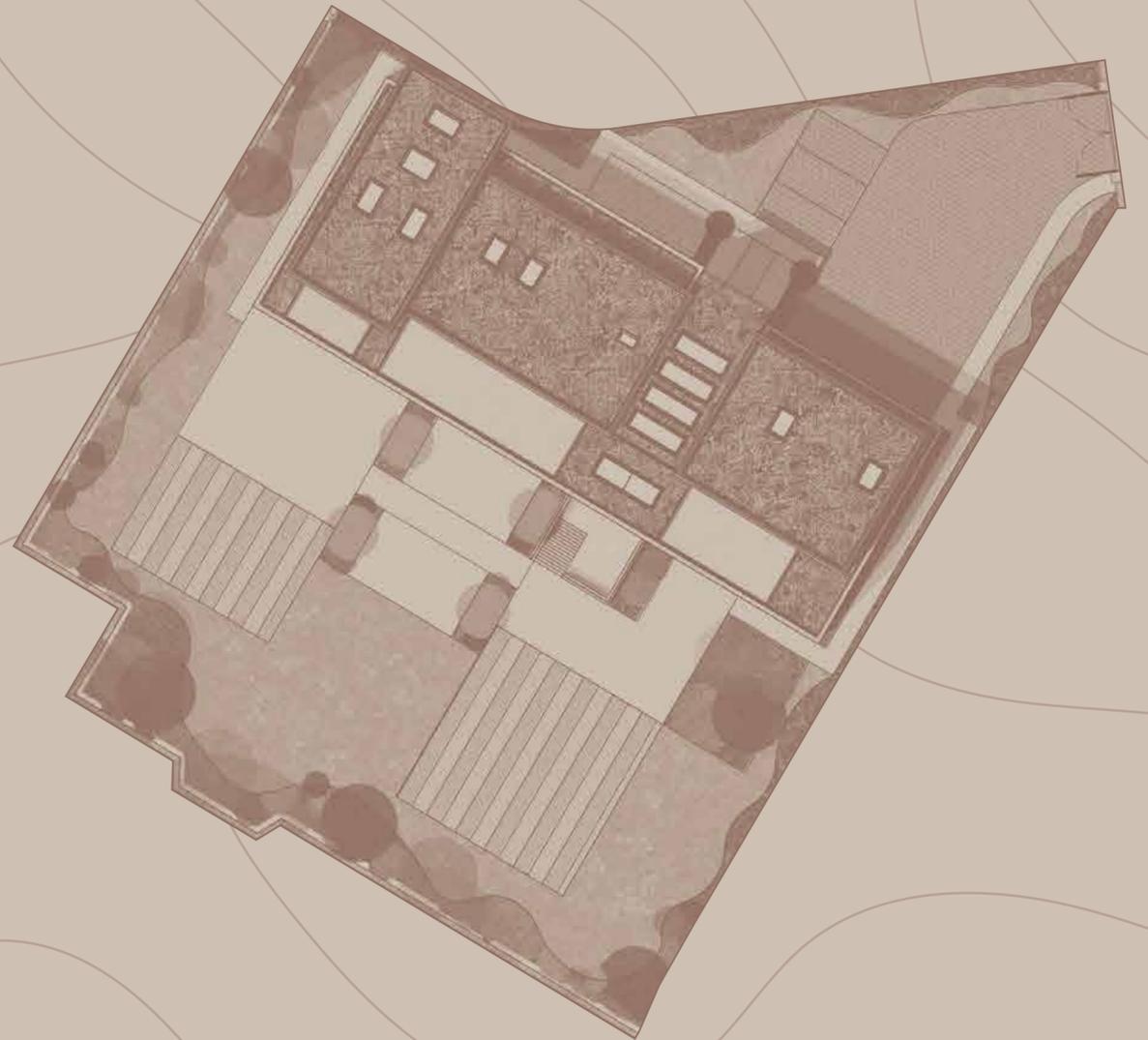
STORAGE & PLANT ROOM FACILITY
325m² / 3,498ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
520m² / 6,028ft²

GROUND FLOOR LIVING
563m² / 5,274ft²

GARAGING & GUEST ACCOMMODATION
315m² / 3,391ft²

OVERALL
1,763m² / 18,191ft²







*The
Outcrop*



The Moonstone

PLOT 03
0.72 Acres

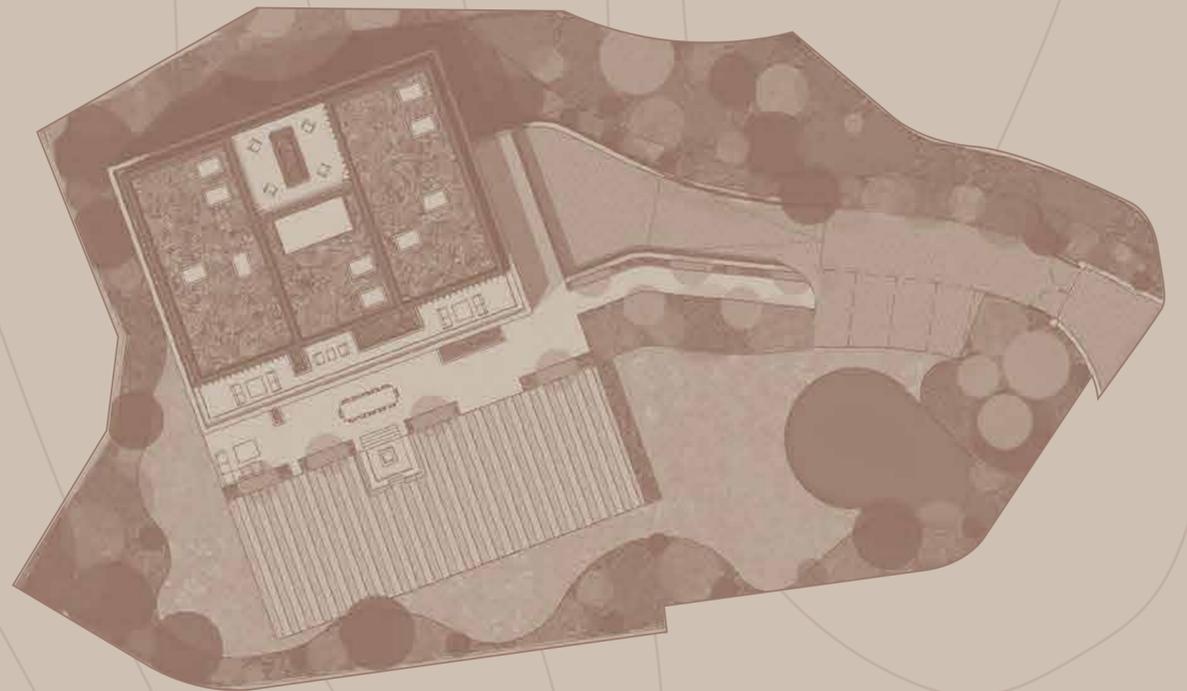
LATITUDE
53.307132

LONGITUDE
-1.557332





Named for its soaring central space, The Moonstone makes the most of the natural levels found at Rolling Hills and offers two sublime features. The three storey internal atrium allows light to reach the lower ground floor, while a hidden garden sits at first floor level and frames the view into the countryside beyond.



PLOT 03
The Moonstone

DOMESTIC CURTILAGE
0.72 Acres

OVERALL SITE AREA
3.98 Acres

LOWER GROUND FLOOR ENTERTAINMENT SUITE
455m² / 4,898ft²

GROUND FLOOR LIVING
441m² / 4,747ft²

FIRST FLOOR
270m² / 2,906ft²

OVERALL
1,166m² / 12,551ft²





*The
Moonstone*



The Sundown

PLOT 04
0.88 Acres

LATITUDE
53.307449

LONGITUDE
-1.556372





The Sundown sits at the end of a walled cobblestone drive, creating a sense of protection and calm as you approach. This feeling of careful orchestration continues inside, with private garden views throughout, and from the first floor, inspiring views of the Peak beyond. The expansive ground floor has a south facing garden that is ideal for long summer days, with a large covered terrace and nearby fire pit for cooler, atmospheric evenings under the stars.



<p>PLOT 04 The Sundown</p> <p>DOMESTIC CURTILAGE 0.88 Acres</p> <p>OVERALL SITE AREA 5.72 Acres</p>	<p>STORAGE & PLANT ROOM FACILITY 121m² / 1,302ft²</p> <p>LOWER GROUND FLOOR ENTERTAINMENT SUITE 509m² / 5,479ft²</p> <p>GROUND FLOOR LIVING 540m² / 5,813ft²</p> <p>GARAGING & GUEST ACCOMMODATION 348m² / 3,746ft²</p> <p>OVERALL 1,518m² / 16,340ft²</p>
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*The
Sundown*



The Retreat

PLOT 05
0.86 Acres

LATITUDE
53.3075540

LONGITUDE
-1.5572166



The curving, silver birch lined drive that leads up to The Retreat creates a sense of anticipation as you approach the hand cut dry stone walled frontage. A centrally-placed entrance draws you into the heart of the home, with its view into the south facing treeline at the rear of the property.



PLOT 05
The Retreat

DOMESTIC CURTILAGE
0.86 Acres

OVERALL SITE AREA
2.4 Acres

STORAGE & PLANT ROOM FACILITY
182m² / 1,959ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
349m² / 3,757ft²

GROUND FLOOR
452m² / 4,865ft²

FIRST FLOOR
241m² / 2,594ft²

OVERALL
1,224m² / 13,175ft²





*The
Retreat*

The Plateau



PLOT 06
0.84 Acres

LATITUDE
53.308110

LONGITUDE
-1.556163

ARTIST'S
IMPRESSION



The Plateau is designed for a holistic lifestyle, with living space and bedrooms all existing on one seemingly boundless floor, intuitively laid out to allow for different needs. The garden is drawn into the house at every opportunity, offering breathtaking panoramic views throughout.



PLOT 06
The Plateau

DOMESTIC CURTILAGE
0.84 Acres

OVERALL SITE AREA
0.87 Acres

STORAGE & PLANT ROOM FACILITY
261m² / 1,959ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
452m² / 4,865ft²

GROUND FLOOR
683m² / 7,352ft²

OVERALL
1,296m² / 15,026ft²







*The
Plateau*

The Cascade



PLOT 07
0.48 Acres

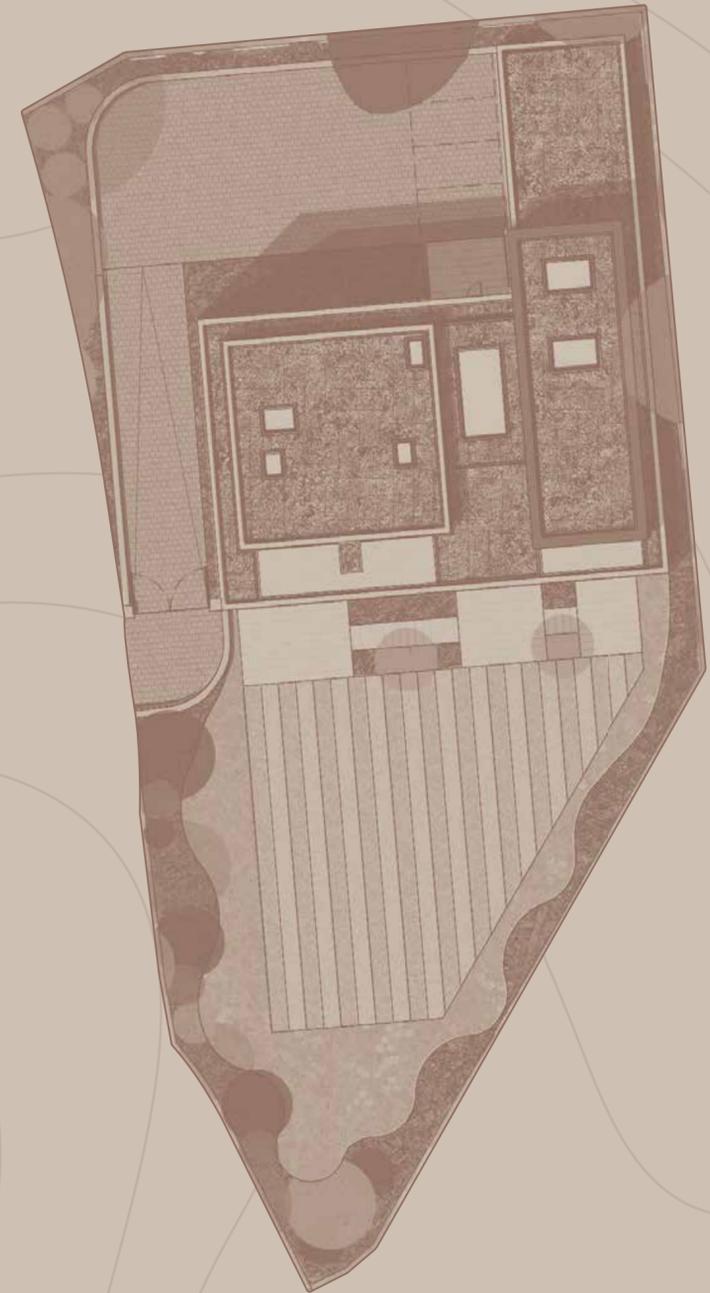
LATITUDE
53.308519

LONGITUDE
-1.5567893





The Cascade lies below the rest of the site, nestling into the surrounding banks and existing planting. The setting makes for a discrete and welcoming experience, via a drive that follows the curve of the plot, providing a sense of arrival.



PLOT 07
The Cascade

DOMESTIC CURTLAGE
0.48 Acres

OVERALL SITE AREA
1.96 Acres

STORAGE & PLANT ROOM FACILITY
147m² / 1,582ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
296m² / 3,186ft²

GROUND FLOOR
506m² / 5,447ft²

FIRST FLOOR
241m² / 2,594ft²

OVERALL
1,190m² / 12,809ft²





*The
Cascade*

The Summit



PLOT 08

1.18 Acres

LATITUDE

53.308432

LONGITUDE

-1.557385



The Summit presents a unique opportunity to live life in the round, its curved windows creating a cinematic view of the surrounding moorland, framing life in a spectacular manner, while at its heart is a light-filled core from which the building comes to life.



PLOT 08
The Summit

DOMESTIC CURTILAGE
1.18 Acres

OVERALL SITE AREA
12.36 Acres

STORAGE & PLANT ROOM FACILITY
187m² / 2,013ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
576m² / 6,200ft²

GROUND FLOOR
439m² / 4,725ft²

FIRST FLOOR
333m² / 3,584ft²

OVERALL
1,535m² / 16,522ft²







*The
Summit*



Credits

DESIGN & BUILD

Blenheim

ARCHITECTURE & INTERIORS

Blenheim

BOOK & IDENTITY DESIGN

93FT

PRINT PRODUCTION

ASAP Digital

VISUALISATION

Blenheim / Found & Co

ILLUSTRATION

Simone Ridyard

COPYWRITING

Adam Thompson

PHOTOGRAPHY

Benjamin Elliot

Rob Bates

Dan Cook

Daniel Casson

Helena Dolby

Grant Ritchie

David Lezcano

Roxxie Blackham

Jonny Gios

Michael Cummins

Luca Capron

David Mellor Museum

Gary Butterfield

Jose Iltamas

Stephen Kidd

Gary Flack

Jacob Amson

Edward Howell

Tim Green

Mana Restaurant

Oladapo Olusula

Michael Tomlinson

William Navarro

Harrison Qi

Raygar He

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