



Sycamore Farm

Ingmanthorpe, Cutthorpe



An Outstanding Three Bedroomed Country Residence, with Stunning Panoramic Views





Sycamore Farm

Welcome to Sycamore Farm

This outstanding three bedroomed detached country residence is situated in an idyllic rural location with stunning panoramic views over the surrounding countryside. There is also a detached three bedroomed barn belonging to the property, which offers a versatile opportunity for accommodating dependant relatives or holiday let guests.

Sycamore Farm boasts a wealth of character throughout and presents a wonderful family home. This beautiful home has an impressive lounge with a vaulted ceiling and a large stone fireplace, a country-style breakfast kitchen and a sitting room with a log burning stove and fireplace dating back to 1698. There is also a fabulous ground floor master bedroom suite, and two generous double bedrooms upstairs, along with a family bathroom.

The property is situated in the small hamlet of Ingmanthorpe, which comprises of a small number of houses and sits just outside of the Peak District. There is good access to the amenities of Cutthorpe village, including public houses and Cutthorpe Primary School. Located a short walk or drive away from the property is the Linacre Reservoirs, ideal for beautiful walking and cycling routes. Additionally, there are countryside walks on offer from the doorstep. Also being well placed for Chesterfield's town centre, Sheffield, Manchester and Derby.

Sycamore Farm

On the ground floor: Entrance vestibule, entrance hall, lounge, WC/cloakroom, breakfast kitchen, garden room, sitting room, master bedroom, master en-suite and inner hall.

On the first floor: Landing, bedroom 2, bedroom 3 and family bathroom.

Linacre Barn

On the ground floor: Entrance hallway, shower room, bedroom 3/study, living room/kitchen and two storage cupboards.

On the first floor: Bedroom 1 and bedroom 2.

Sycamore Farm

Ground Floor

A heavy timber door opens to the:

Entrance Vestibule

Having side facing stained glass panels, exposed timber beams, pendant light point, central heating radiators and stone flagged flooring. Double timber doors with decorative obscured glazed panels open to the entrance hall.

Entrance Hall

Offering a warm welcome to this lovely home, with exposed timber beams, recessed lighting, pendant light point, central heating radiators and stone flagged flooring. Pine doors open to the lounge, WC/cloakroom and breakfast kitchen.

Lounge

24'7 x 15' (7.5m x 4.6m)

An impressive reception room with a feature vaulted ceiling and exposed timber trusses. Also having front facing timber double glazed windows, a rear facing timber double glazed panel, wall mounted light points, central heating radiators (one with a decorative cover) and parquet flooring. The focal point of the room is the open fireplace with a gritstone mantel, surround and a raised stone hearth. In front of the fireplace, there is one row of stone flagged flooring and to one side, there's a fitted storage unit. Double timber doors with double glazed panels open to the seating terrace at the side of the property.

WC/Cloakroom

Having a side facing timber double glazed window, flush light point, central heating radiator and oak flooring. There's a suite in white, which comprises of a low-level WC and a Heritage pedestal wash hand basin with traditional chrome taps. There's a range of fitted furniture, incorporating shelving and also having space/plumbing for an automatic washing machine.



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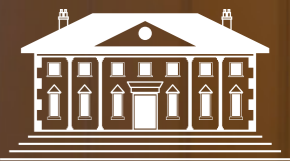
An Impressive Reception Room
with a Large Stone Fireplace...





Breakfast Kitchen
15' x 12'10 (4.6m x 3.9m)

A superb country-style breakfast kitchen. Having front facing timber double glazed windows with stone lintels above, exposed timber beams, pendant light points, a recessed light point, recessed timber shelving unit, telephone point and stone flagged flooring. There's a range of fitted base/wall and drawer units with granite and oak work surfaces, upstands and a Belfast style sink with traditional chrome taps. There is a central island with a matching granite work surface, which extends to provide breakfast seating for two chairs. Appliances include an Aga incorporating two ovens and two hot plates, a fan assisted oven/grill, Neff two-ring induction hob, Neff wok burner, integrated Neff microwave, integrated Bosch dishwasher, integrated full-height Indesit fridge/freezer and a separate under-counter freezer. A wide opening gives access to the garden room and a pine door opens to the sitting room.





Garden Room
17'2 x 9'4 (5.2m x 2.8m)

A versatile reception room for dining, which enjoys the open countryside views through rear facing timber double glazed panels and side facing timber double glazed windows. Also having a beamed ceiling, recessed lighting, wall mounted light points, exposed stone walling and parquet flooring. A timber door with glazed panels opens to the inner hall and double timber doors with double glazed panels open to the rear.

A Fabulous Garden Room
for Dining & Enjoying the View



Sitting Room

16' x 15' (4.9m x 4.6m)

A fantastic sitting room with a cosy feel. Having a front facing timber double glazed window and a separate panel, exposed timber beams, feature light points, central heating radiator, telephone point and stone flagged flooring. The focal point of the room is the log burner with a gritstone mantel that dates back to 1698 and a stone brick surround. A pine door opens to the master bedroom and an opening gives access to the inner hall.



A Characterful Room with a
Fireplace Dating Back to the 1600's





Master Bedroom
15' x 12'5 (4.6m x 3.8m)

A generous master bedroom suite, incorporating a front facing timber double glazed window with a stone lintel above, exposed timber beams, feature light points and a central heating radiator. There's a range of fitted furniture, including long hanging and a dresser with drawers. A pine door opens to the master en-suite.

A Generous Master
Bedroom Suite...





Sycamore Farm

Sycamore Farm is Filled with Character Features and is Situated in an Idyllic Rural Location

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Master Bedroom

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A generous master bedroom suite, incorporating a front facing timber double glazed window with a stone lintel above, exposed timber beams, feature light points and a central heating radiator. There's a range of fitted furniture, including long hanging and a dresser with drawers. A pine door opens to the master en-suite.

Master En-Suite

Having a rear facing timber double glazed window, recessed lighting,

one partially tiled wall, heated towel rail, shaver point and tiled flooring. To one wall, there's fitted furniture, incorporating long hanging, shelving and housing the Worcester boiler. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a separate, fully tiled shower enclosure with a fitted shower and a glazed screen/door.

Inner Hall

Having two roof windows, a pendant light point and a central heating radiator. A staircase with a timber hand rail, timber balustrading and an under-stairs storage cupboard rises to the:

First Floor

Landing

Having a flush light point and pine doors opening to bedroom 2, bedroom 3 and the family bathroom.

Bedroom 2

14'8 x 12'10 (4.5m x 3.9m)

A well-proportioned double bedroom. Having a front facing timber double glazed window with an exposed timber beam above, recessed lighting, pendant light point, built-in ceiling speakers, central heating radiator, telephone point and a TV/aerial point. There's a range of fitted furniture, incorporating long hanging and shelving, a shelving unit and a desk.

Bedroom 3

15'9 x 12'7 (4.8m x 3.8m)

Another good-sized double bedroom with a focal point of a stone brick chimney breast. Having a front facing timber double glazed window with an exposed timber beam above, recessed lighting, pendant light point, built-in ceiling speakers and a central heating radiator. There's a range of fitted furniture, incorporating long hanging and shelving, a shelving unit and a desk.

Family Bathroom

Having a rear facing timber double glazed window, flush light point, recessed light point, heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having an inset bath with a chrome mixer tap. To one corner, there's a separate walk-in shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen.

Master En-Suite

Having a rear facing timber double glazed window, recessed lighting, one partially tiled wall, heated towel rail, shaver point and tiled flooring. To one wall, there's fitted furniture, incorporating long hanging, shelving and housing the Worcester boiler. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a separate, fully tiled shower enclosure with a fitted shower and a glazed screen/door.





Inner Hall

Having two roof windows, a pendant light point and a central heating radiator. A staircase with a timber hand rail, timber balustrading and an under-stairs storage cupboard rises to the first floor.



Bedroom 2

14'8 x 12'10 (4.5m x 3.9m)

A well-proportioned double bedroom. Having a front facing timber double glazed window with an exposed timber beam above, recessed lighting, pendant light point, built-in ceiling speakers, central heating radiator, telephone point and a TV/aerial point. There's a range of fitted furniture, incorporating long hanging and shelving, a shelving unit and a desk.



Bedroom 3

15'9 x 12'7 (4.8m x 3.8m)

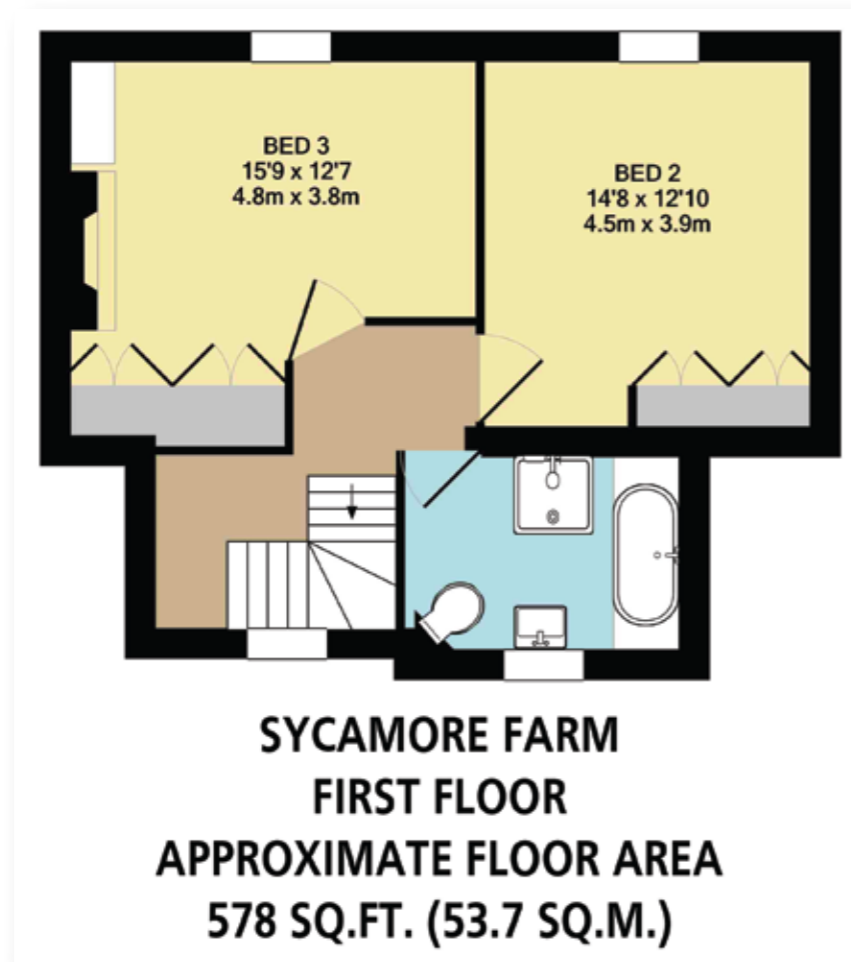
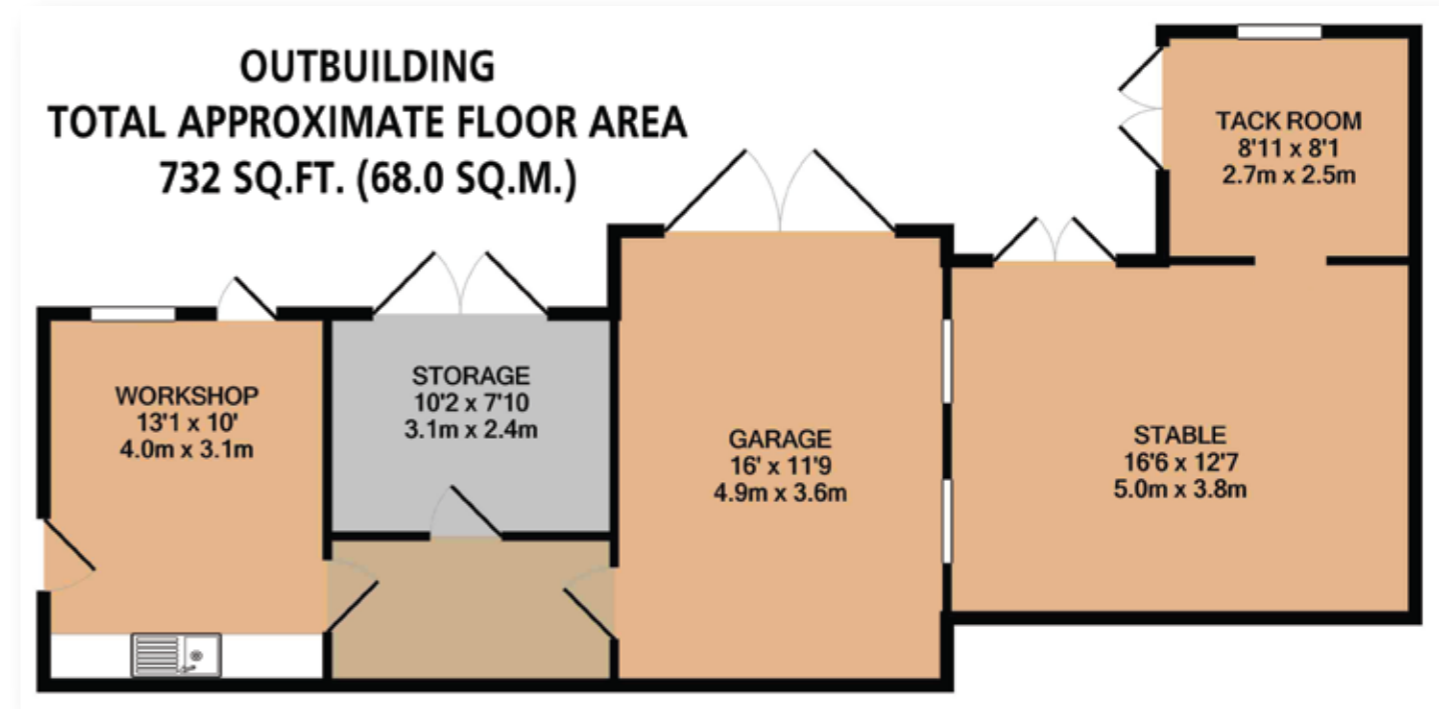
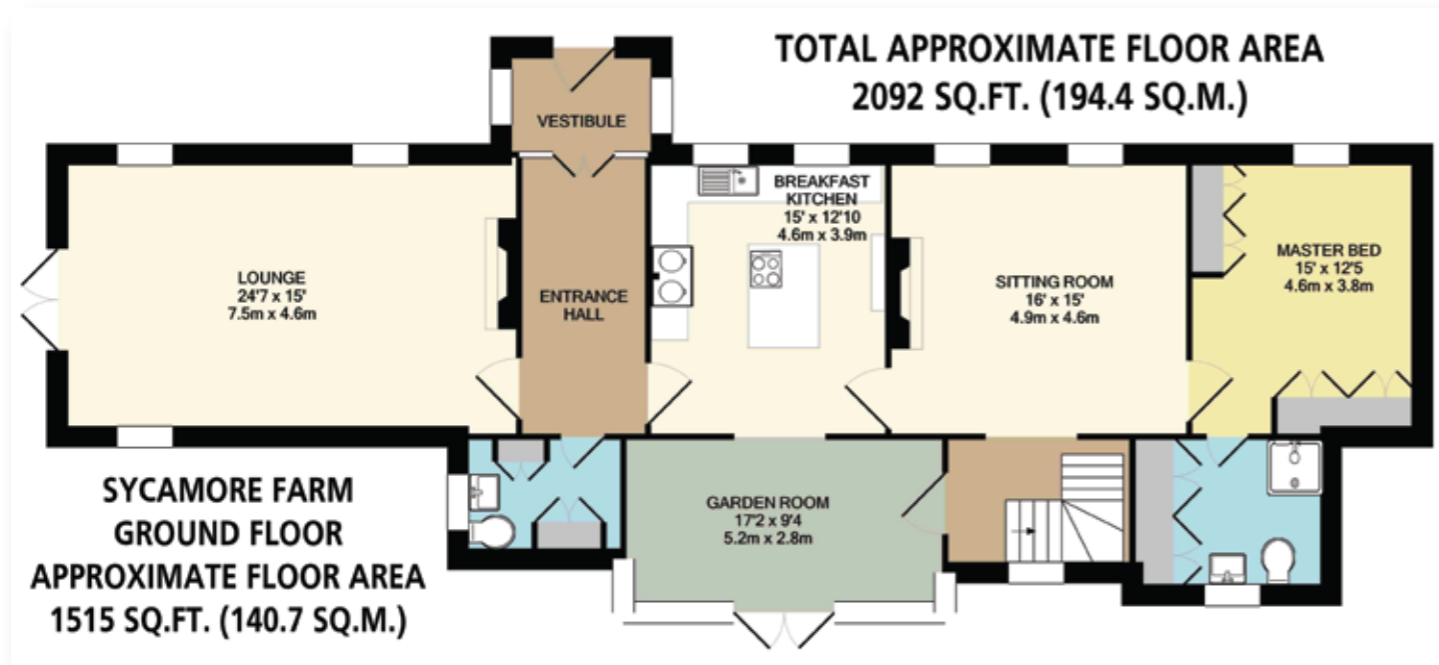
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Family Bathroom

Having a rear facing timber double glazed window, flush light point, recessed light point, heated towel rail and tiled flooring. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having an inset bath with a chrome mixer tap. To one corner, there's a separate walk-in shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		



Situated within Approximately
1.8 Acres of Gardens and Paddocks





Exterior and Gardens

To the front of Sycamore Farm, there's a large stone flagged seating terrace. From the driveway, an opening in a stone wall gives access to a stone flagged seating terrace, which wraps around to the side and rear of the property and has exterior lighting, mature shrubs and a lawned area. The terrace is enclosed by stone walling and timber fencing and access can be gained to the lounge and garden room.

A timber gate opens from the driveway to an enclosed hard-standing with exterior lighting, a water tap and access can be gained to an outbuilding. A timber gate also opens to a fully enclosed paddock, which is divided into two with a timber gate providing access to the second field.

Outbuilding

A versatile outbuilding, sectioned into a variety of rooms, including a stable and offering the potential to use one of the rooms as an additional stable.

Workshop

13'1 x 10' (4.0m x 3.1m)

Having a timber glazed window, strip lighting, power and a timber door opens to the hardstanding. To one corner, there's a fitted base unit with a work surface and a Belfast sink with a cold water tap to one side. A timber door also opens to the driveway and another to a storage room.

Storage Room

10'2 x 7'10 (3.1m x 2.4m)

Split into two by a half-wall and a gate with strip lighting, power and double timber doors opening to the hard-standing. A half gate opens to a garage.

Garage

16' x 11'9 (4.9m x 3.6m)

Having double timber doors and strip lighting.

Stable

16'6 x 12'7 (5.0m x 3.8m)

Having light, an obscured glazed block panel and a large door opening to the hard-standing.

Tack Room

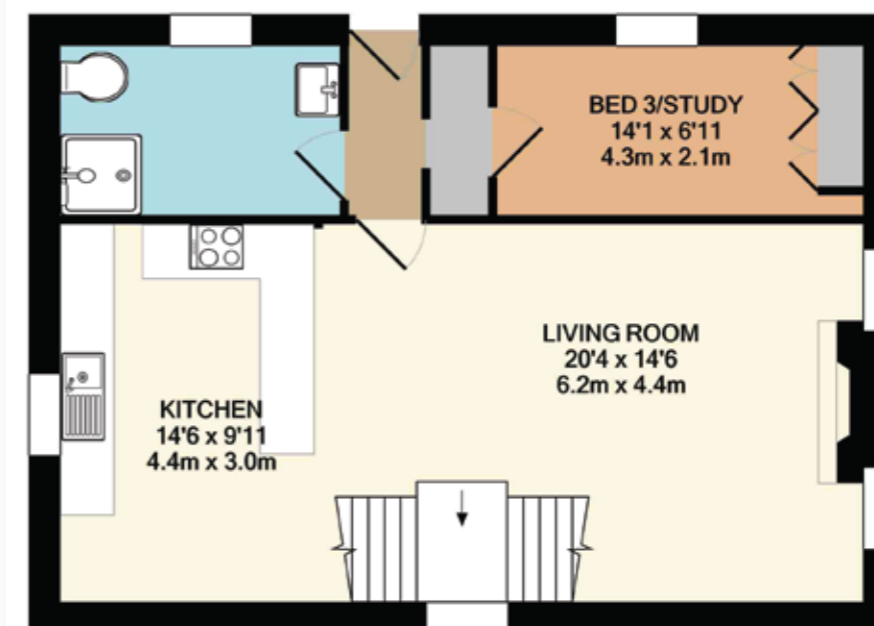
8'11 x 8'1 (2.7m x 2.5m)

Having a light point, an obscured glazed panel and a large door opening to the hard-standing.

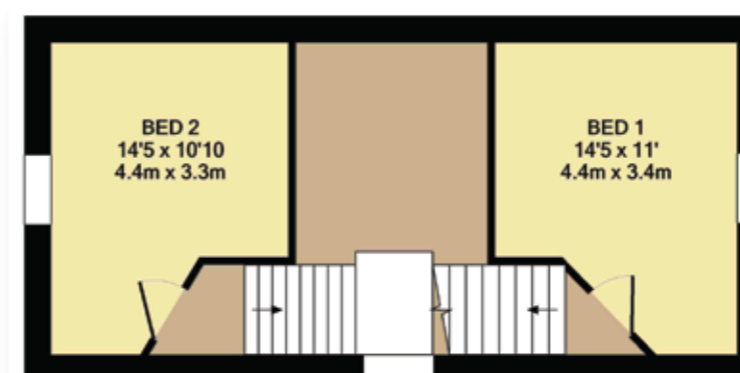




**TOTAL APPROXIMATE FLOOR AREA
1084 SQ.FT. (100.7 SQ.M.)**



**LINACRE BARN
GROUND FLOOR
APPROXIMATE FLOOR AREA
647 SQ.FT. (60.2 SQ.M.)**



**LINACRE BARN
FIRST FLOOR
APPROXIMATE FLOOR AREA
437 S.FT. (40.6 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Living Area
20'4 x 14'6 (6.2m x 4.4m)

A spacious, open plan reception room with a central, double-height feature ceiling with roof windows, exposed timber beams and a pendant light point. Also having a rear facing timber double glazed panel, side facing timber double glazed panels, feature light points, central heating radiators with decorative covers, TV/aerial point and engineered timber flooring. The focal point of the room is the log burner with a tiled hearth. A timber door opens to an under-stairs storage cupboard and a wide opening gives access to the kitchen area.



Bedroom 1
14'5 x 11' (4.4m x 3.4m)

A double bedroom with two roof windows, a side facing timber double glazed window, exposed timber beams, feature light point, central heating radiator and a TV/aerial point.



Kitchen Area
14'6 x 9'11 (4.4m x 3.0m)

Having a side facing timber double glazed window, recessed lighting, pendant light point, feature light point, central heating radiator with a decorative cover, telephone point and engineered timber flooring. There's a range of fitted base and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl Lamona sink with a chrome mixer tap. The work surface also provides breakfast seating for two chairs. Appliances include a Lamona four-ring gas hob with an extractor hood over, Lamona fan assisted oven/grill and an under-counter Lamona fridge. A timber door opens to an under-stairs storage cupboard.



Bedroom 2
14'5 x 10'10 (4.4m x 3.3m)

Having two roof windows, a side facing timber double glazed window, exposed timber beams, pendant light point, wall mounted light point and a central heating radiator.





Linacre Barn Offers an Ideal Opportunity for Holiday Letting or Accommodating Dependant Relatives

Linacre Barn

Ground Floor

A timber door with a double glazed panel opens to the:

Entrance Hall

Having a pendant light point, central heating radiator and timber doors opening to the living room/kitchen, shower room and bedroom 3/study.

Shower Room

Having a front facing timber double glazed obscured window, extractor fan, flush light point and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a

A timber door opens to an under-stairs storage cupboard and a wide opening gives access to the kitchen area.

Kitchen Area

14'6 x 9'11 (4.4m x 3.0m)

Having a side facing timber double glazed window, recessed lighting, pendant light point, feature light point, central heating radiator with a decorative cover, telephone point and engineered timber flooring. There's a range of fitted base and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 bowl Lamona sink with a chrome mixer tap. The work surface also provides breakfast seating for two chairs. Appliances include a Lamona four-ring gas hob with an extractor hood over, Lamona fan assisted oven/grill and an under-counter Lamona fridge. A timber door opens to an under-stairs



chrome mixer tap and storage beneath. To one corner, there's a fully tiled, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 3/Study

14'1 x 6'11 (4.3m x 2.1m)

A versatile room with a front facing timber double glazed window, flush light points, central heating radiator and fitted furniture housing the Baxi boiler.

Living Room/Kitchen

Living Area

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storage cupboard.

From the living area, a staircase, which splits into two directions, with pine hand rails, wrought iron balustrading and a central heating radiator rises to pine doors opening to bedroom's 1 and 2.

First Floor

Bedroom 1

14'5 x 11' (4.4m x 3.4m)

A double bedroom with two roof windows, a side facing timber double glazed window, exposed timber beams, feature light point, central heating radiator and a TV/aerial point.

Bedroom 2

14'5 x 10'10 (4.4m x 3.3m)

Having two roof windows, a side facing timber double glazed window, exposed timber beams, pendant light point, wall mounted light point and a central heating radiator.

Shower Room

Having a front facing timber double glazed obscured window, extractor fan, flush light point and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there's a fully tiled, walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

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Sycamore Farm

Ingmanthorpe, Cutthorpe,

Chesterfield, Derbyshire S42 7AX

Offers in the Region of £1,200,000