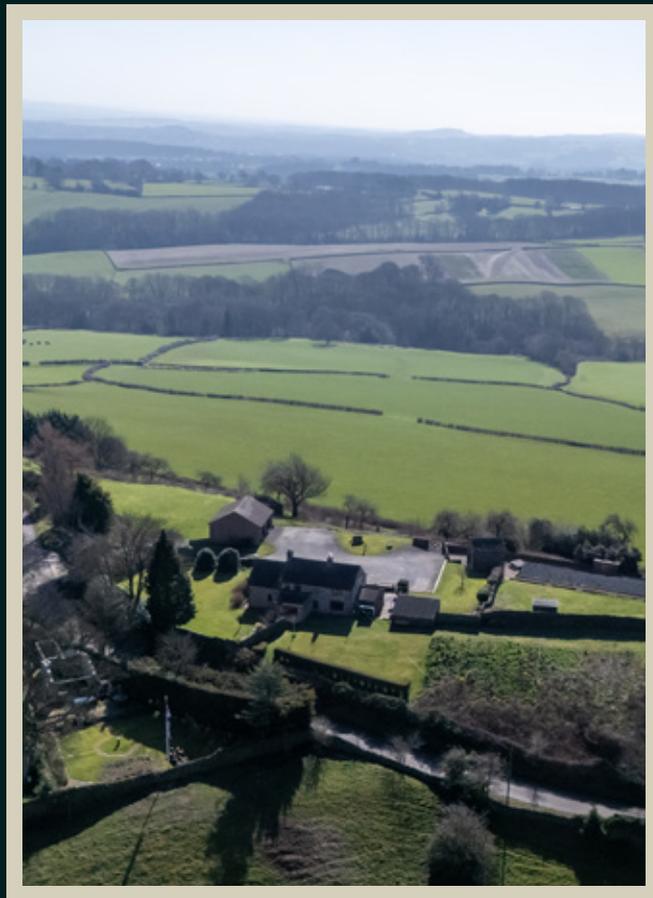


# BOLE HILL NURSERIES



BLenheim





# EXUDING PEACE AND CHARM IN A SOUGHT-AFTER DERBYSHIRE LOCATION

WELCOME TO BOLE HILL  
NURSERIES, AN IDYLIC 2.7-ACRE  
HAVEN OCCUPYING AN ELEVATED  
POSITION AND BOASTING  
STUNNING PANORAMIC VIEWS  
FROM EVERY ASPECT.

*Filled with an abundance of character, this three  
bedroomed detached residence is a truly special  
offering for anyone looking to reside in the tranquility of  
Barlow's countryside.*





\*IMAGE FOR ILLUSTRATION PURPOSES ONLY

## A sense of homeliness is felt from the moment you step through the door.

Three reception rooms provide ample space to retreat, including the dining room that features a stone fireplace with a log burner and the lounge, which retains the original cast iron range as an interesting focal point. A wonderful dining kitchen adds to the country charm with its oak cabinetry and rustic tiled splashbacks. There is also a useful lobby that serves as a secondary entrance to the home and connects to a WC. The first floor offers three spacious double bedrooms, along with a family bathroom incorporating a cast iron roll top bath.

The grounds in which Bole Hill Nurseries sits are breathtaking. Basking in sunshine due to its south-facing orientation, the front elevation has the benefit of a pleasant stone flagged patio. Wrapping around three sides of the property are beautifully landscaped gardens, which are populated with established planting and another area for comfortable outdoor seating. A substantial gravelled driveway provides parking for several vehicles, as well as a detached double garage. A two-storey, stone-built barn has great potential for a variety of uses, such as a home office or hobby studio.

Offering an excellent opportunity for those who enjoy equestrian pursuits, the property has a stable block comprising four stables and a tack room, and enclosed grazing land.

The property is nestled on the outskirts of Barlow, a wonderful village that is home to a highly-rated public house, a cafe, a Church, a village hall and schooling options for pre-schoolers and primary. Other localities such as Crowhole, Cutthorpe and Holmesfield offer additional amenities. Chesterfield and Sheffield are accessible within a reasonable journey, as are the respective train stations that provide rail links to Nottingham, Leeds and London. The beauty of life at Bole Hill Nurseries is that you are surrounded by attractive vistas and plenty of opportunities for exploring the 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 vestibule, dining room, storage cupboard, lounge, snug, breakfast kitchen, lobby and WC.

**On the first floor:** Landing, bedroom 1, bedroom 2, bedroom 3 and family bathroom.

**Outbuildings:** Detached double garage, stable block and two-storey barn with two rooms.



# GROUND FLOOR

*A UPVC door with a double glazed obscured panel opens to the entrance vestibule.*

## Entrance Vestibule

Having side facing UPVC double glazed panels with stone sills, recessed light point and tiled flooring. An oak door with a decorative obscured glazed panel opens to the dining room.

## Dining Room

15'11 x 12'0 (4.86m x 3.66m)

A fabulous dining room with a front facing UPVC double glazed window with a stone sill and a rear facing UPVC double glazed panel with a stone sill. Also having exposed timber beams, an exposed stone wall, wall mounted light points, a recessed arched stone shelf, a central heating radiator, a telephone point and terracotta tiled flooring. The focal point of the room is the log burner, which is set beneath a gritstone mantel with a stone surround and hearth. Doors open to the storage cupboard, lounge, snug and breakfast kitchen.

## Storage Cupboard

Having a flush light point and terracotta tiled flooring.

## Lounge

15'3 x 11'11 (4.66m x 3.64m)

A bright and homely reception room with front and side facing UPVC double glazed windows with wooden sills and a rear facing UPVC double glazed panel with a stone sill. Also having an exposed timber beam, wall mounted light points, recessed shelving, central heating radiator and TV/ aerial cabling. The focal point of the room is the original Moorwood Sons & Co cast iron range which is set within a stone surround and has a slate tiled hearth.

## Snug

10'3 x 8'3 (3.13m x 2.51m)

A pleasant room which overlooks the magnificent views. Having rear and side facing UPVC double glazed windows

with wooden sills, an exposed timber beam, an exposed stone wall, wall mounted light points and a central heating radiator.

## Breakfast Kitchen

16'4 x 10'2 (4.98m x 3.11m)

A country-style kitchen with front and rear facing UPVC double glazed windows, an exposed timber beam, recessed lighting, central heating radiator and stone flagged flooring. A range of fitted oak base/wall and drawer units incorporate granite work surfaces, tiled splashbacks and an Armitage Shanks Belfast sink with a brushed chrome mixer tap. Appliances include a Rangemaster range cooker with a five-ring induction hob, two ovens, a grill and an extractor hood above, an integrated Bosch washing machine, an integrated Candy tumble dryer and an integrated full-height Gorenje fridge/freezer. The kitchen houses the Worcester boiler. An oak door with decorative glazed panels opens to the lobby.

## Lobby

Having a side facing UPVC double glazed window with a wooden sill, pendant light point, central heating radiator and tiled flooring. A door opens to the WC. A UPVC door with a double glazed obscured panel opens to the front of the property.

## WC

Having a rear facing UPVC double glazed obscured window, recessed lighting, one partially tiled wall, central heating radiator and tiled flooring. A Thomas Crapper suite in white comprises a low-level WC and a wall mounted wash hand basin with traditional chrome taps.

From the dining room, a staircase rises to the first floor.



BREAKFAST KITCHEN



DINING ROOM



DINING ROOM



SNUG



LOUNGE



LOUNGE



BREAKFAST KITCHEN

# FIRST FLOOR

## Landing

Having rear facing UPVC double glazed windows with wooden sills, an exposed timber beam, pendant light points, exposed stone and central heating radiators. Doors open to bedroom 1, bedroom 2, bedroom 3 and the family bathroom.

## Bedroom 1

14'1 x 12'5 (4.29m x 3.78m)

A generously sized double bedroom with front and side facing UPVC double glazed windows with wooden sills, exposed timber beams, pendant light point and a central heating radiator. A range of built-in wardrobes incorporate clothes hanging rails and shelving. Access can be gained to a loft space.

## Bedroom 2

12'4 x 11'4 (3.75m x 3.44m)

A good-sized double bedroom with a front facing UPVC double glazed window with wooden sills, pendant light point and a central heating radiator. A door opens to a built-in wardrobe with a clothes hanging rail and a fitted shelf. Access can be gained to a loft space.

## Bedroom 3

10'6 x 8'11 (3.20m x 2.73m)

A side facing UPVC double glazed window with a wooden sill provides a wonderful vantage point of the far-reaching countryside views. Also having an exposed timber beam, flush light point and a central heating radiator. Access can be gained to a loft space.

## Family Bathroom

A traditional family bathroom featuring a freestanding cast iron roll top bath with a Catchpole & Rye mixer tap and a hand shower facility. Having a rear facing UPVC double glazed window with a tiled sill, an exposed timber beam, flush light point, partially tiled walls, central heating radiator and tiled flooring. A suite in white comprises a Thomas Crapper high cistern WC and an Old England pedestal wash hand basin with traditional Catchpole & Rye taps.



LANDING



BEDROOM 1



BEDROOM 3



BEDROOM 2



FAMILY BATHROOM

# EXTERIOR & GARDENS

From Grange Lane, a wooden gate opens to Bole Hill Nurseries. A gravelled driveway flanked by dry stone walls leads up to the front of the property where there is a substantial gravelled parking area for several vehicles and an external power point. Access can be gained to the detached double garage and a metal gate opens to the grazing land.

## Detached Double Garage

23'3 x 21'11 (7.09m x 6.69m)

Having two electric roller shutter doors, light, power and loft storage.

From the driveway, an opening within a dry stone wall gives access to a stone flagged path that leads to the main entrance door. The path runs the width of the front elevation and has a lovely south-facing stone flagged patio, exterior lighting, slate chipping borders and a water tap. Access can also be gained to the lobby.

Raised above the driveway is an area that is mainly laid to lawn with mature trees, shrubs and a gravelled patio to one corner. An opening within a stone wall leads to a continuation of the garden where there is provision for a shed.

The path from the front of the home leads round to the left side of the property where steps rise to provide access to a garden store.

## Garden Store

14'9 x 8'4 (4.50m x 2.53m)

Having a front facing UPVC double glazed panel and a UPVC entrance door.

A gravelled path continues along the rear of the property with exterior lighting. Beyond the path is an extensive garden that is mainly laid to lawn with an array of mature trees, shrubs, plants and hedge borders. The garden and path wrap around to the right side of the property and access can be gained to the front of the property.







DETACHED DOUBLE GARAGE







STABLE BLOCK



# EXTERIOR & GARDENS CONTINUED

From the driveway, a timber gate and a separate pedestrian gate open to a continuation of the driveway that provides access to the two-storey barn and stable block.

## Two-Storey Barn

### Ground Floor

A UPVC door with an integrated double glazed window opens to:

#### Room 1

12'2 x 8'10 (3.70m x 2.70m)

Having a side facing UPVC double glazed window, wall mounted light points, two recessed shelves and stone flagged flooring. A staircase rises to the first floor.

### First Floor

#### Room 2

11'11 x 8'10 (3.63m x 2.69m)

Having a front facing UPVC double glazed window, recessed lighting and an exposed stone wall.

## Exterior and Gardens Continued

A sizeable yard with exterior lighting and a water tap provides access to the stable block.

## Stable Block

### Tack Room

13'0 x 12'3 (3.96m x 3.73m)

Having a timber stable door, side and rear facing timber glazed windows, light, power and stone flagged flooring. There is a fitted work surface with space beneath for a washing machine and a tumble dryer.

### Stable 1

12'3 x 11'9 (3.73m x 3.58m)

Having a front facing timber glazed window, light, water supply and a timber stable door.

### Stable 2

12'3 x 11'9 (3.73m x 3.58m)

Having a front facing timber glazed window, light, water supply and a timber stable door.

### Stable 3

12'3 x 11'9 (3.73m x 3.58m)

Having a front facing timber glazed window, light, water supply and a timber stable door.

### Stable 4/Feed Room

17'0 x 12'3 (5.19m x 3.73m)

Having a front facing timber glazed window, light, water supply and a timber stable door.

A wide gravelled path leads to a metal gate which opens to the grazing land.



TWO-STOREY BARN

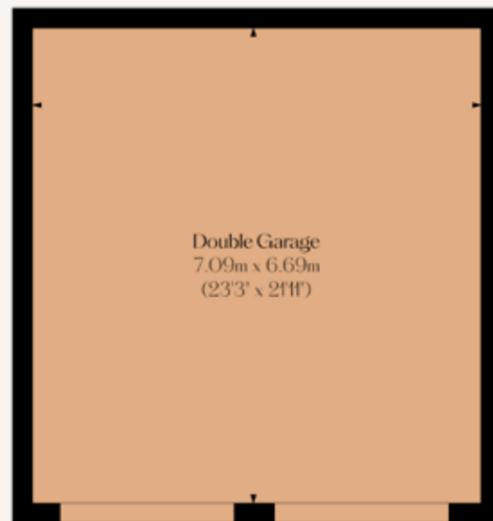


ROOM 1

# GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:  
850 SQ.FT. (79.0 SQ.M)

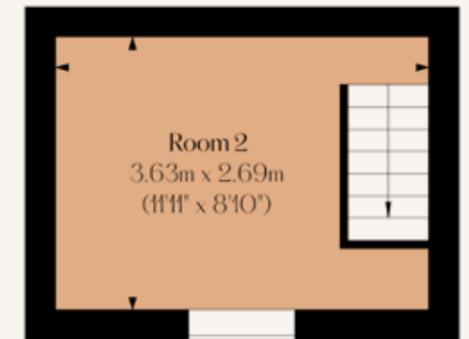
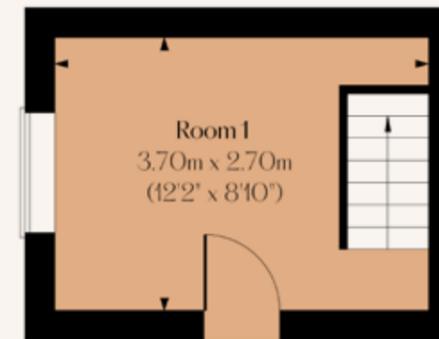
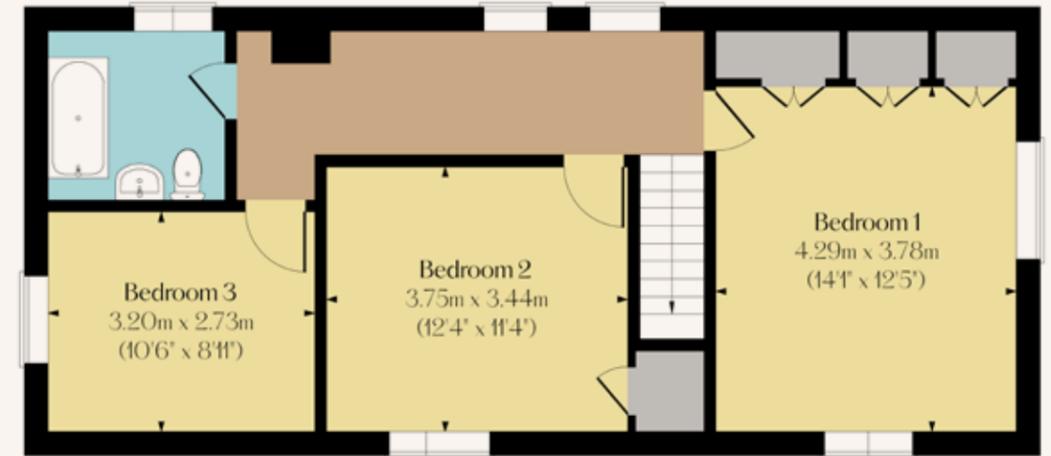
Double Garage Approximate Floor Area:  
510 SQ.FT. (47.4 SQ.M)



# FIRST FLOOR & BARN

First Floor Approximate Floor Area:  
646 SQ.FT. (60.0 SQ.M)

Barn Total Approximate Floor Area:  
214 SQ.FT. (19.8 SQ.M)



Ground Floor

First Floor

# OUTBUILDINGS

Approximate Floor Area:  
1159 SQ.FT. (107.7 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>1</b>
LIVING ROOMS <b>3</b>	SQFT (HOUSE & BARN / OUTBUILDINGS) <b>1,710 / 1,669</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>F</b>

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		78
55-68	D	54	
39-54	E		
21-38	F		
01-20	G		

## Services

Oil, mains electricity and mains water. The drainage is connected to a septic tank which has been recently installed. The broadband currently used is point-to-point and the mobile signal quality is variable.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

There are no covenants or easements. There is a wayleave for access to the electricity pylon owned by Western Power which is situated next to the stable block. 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.

# BOLE HILL NURSERIES

Grange Lane, Barlow, Dronfield,  
Derbyshire, S18 7TG

Offers in the Region  
of £1,150,000

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

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