



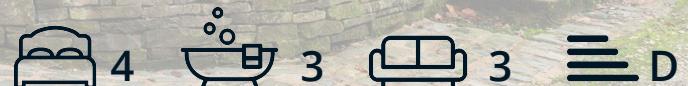
DALES & PEAKS



Holymoor House Cotton Mill Hill

Holymoorside, Chesterfield, S42 7EG

Offers Over £1,250,000



Holymoor House Cotton

Holmoorside, Chesterfield, S42

£1,250,000

(Offers in excess of) Welcome to Holymoor House; a truly one-of-a-kind home where period style meets modern luxury, social lifestyle and natural light. Effortless, elegant and exceptionally beautiful.

Tucked away in the heart of picture-perfect Holmoorside, a stone's throw from the iconic mill pond and within a short walk of the local award-winning Gastro pub, Holymoor House is a residence of rare distinction. Set discreetly behind electric gates on an elevated plot, this remarkable four-bedroom detached home captures the essence of refined country living - combining period provenance with inspired modern architecture.

A home of this calibre, in this setting, is seldom offered to market.

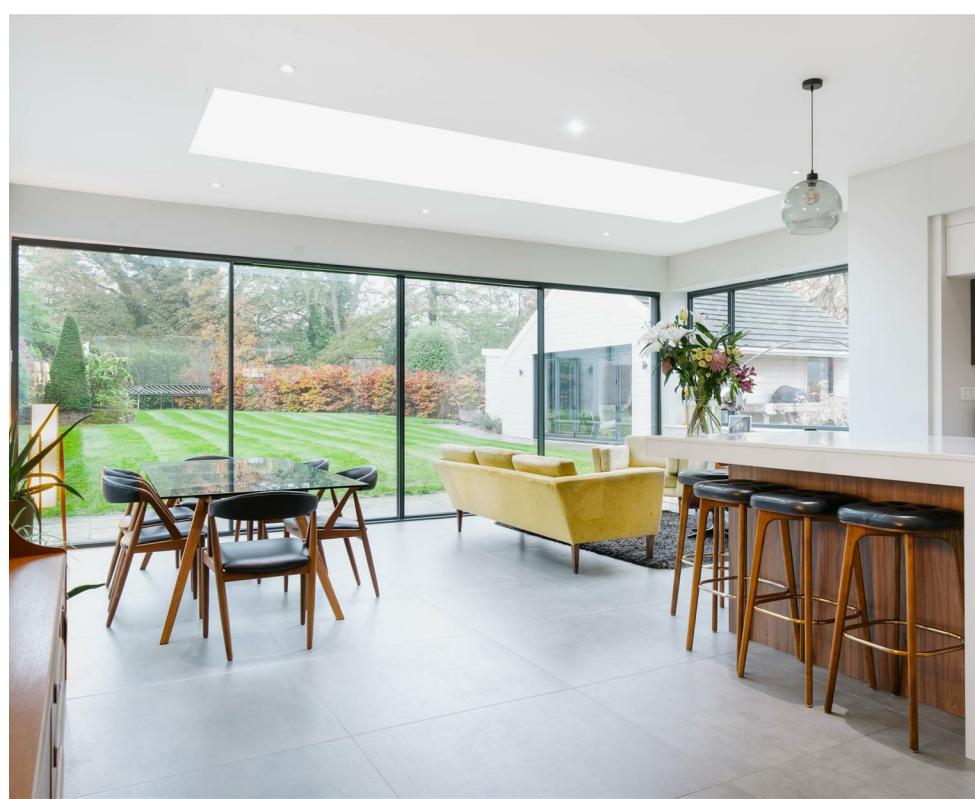
Once home to 19th-century industrialist Simeon Manlove, Holymoor House has been reimagined from the ground up. The current owners have undertaken a meticulous and sensitive transformation, preserving historic character while infusing the property with intelligent design, contemporary comforts and exceptional style.

Offering 3898 sqft of accommodation over 2 storeys, the property features a grand central entrance hall, a formal lounge with log burning stove, a modern kitchen with silestone worktops and a range of hi-spec integrated appliances, a social garden room leading off the kitchen with floor to ceiling sliding doors filling the home with natural light, a snug lounge, games room, pantry and utility room, ground floor WC, the family bathroom with free-standing bath and separate shower, 4 individually styled double bedrooms and the principle en-suite bathroom.

The grounds measure approx 0.75 acres and feature a large gated driveway, large lawns, a social patio area, converted outbuilding, ideal for a home office, bar or gym and a fantastic kids play area with climbing frame and tree house.

Living Spaces Designed to Inspire
A Luxurious Retreat Upstairs
Idyllic Grounds & Extraordinary Extras

The Village Lifestyle
A Rare Opportunity
Why Holmoorside?
Dales & Peaks ForwardMove
please read

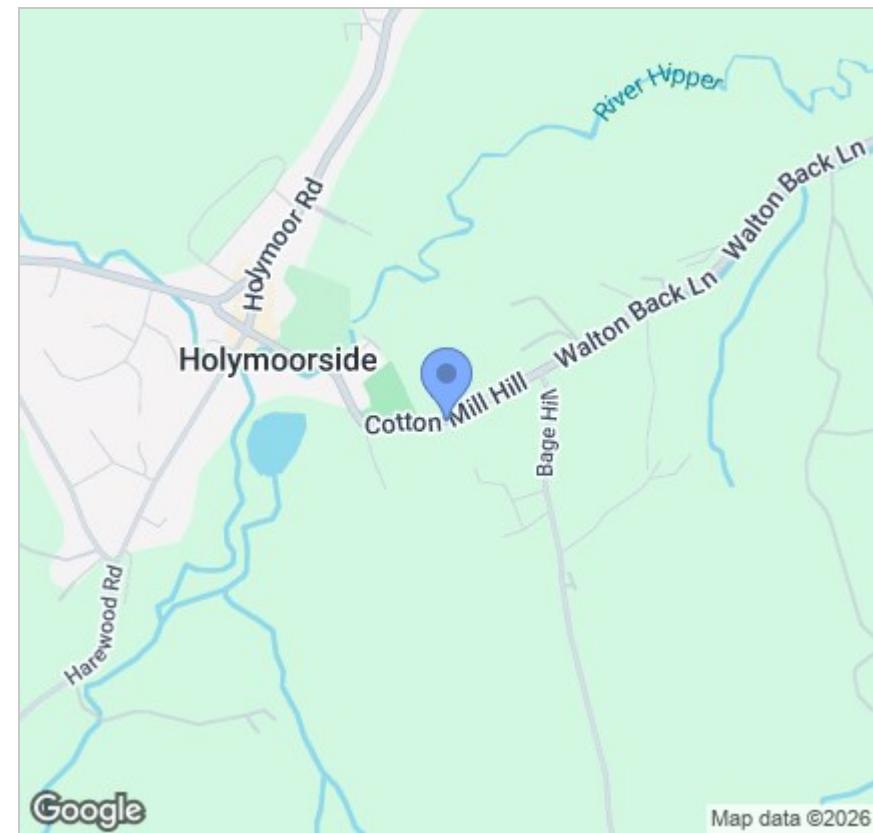




Floor Plan



Area Map

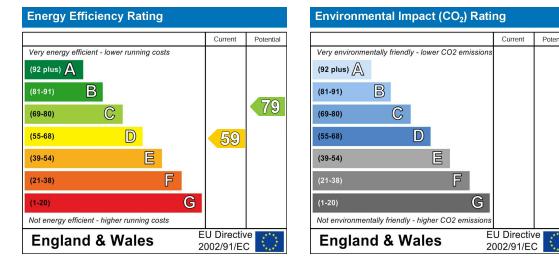


Viewing

Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



131 Chatsworth Road, Chesterfield, Derbyshire, S40 2AP
T: 01246 567540

E: info@dalesandpeaks.co.uk
www.dalesandpeaks.co.uk