CUNLIFFE HOUSE



BLENHEIM



WELCOME TO CUNLIFFE HOUSE, A MAGNIFICENT PROPERTY WHICH PRESENTS A ONCE-IN-A-LIFETIME OPPORTUNITY IN A PICTURESQUE, PRIVATE SETTING WITHIN HATHERSAGE.

Occupying an incredibly expansive 21 acre plot, Cunliffe House is a beautiful five bedroomed farmhouse with adjoining one bedroomed self-contained accommodation. Cunliffe Cottage stands to one side of the farmhouse, with its own driveway and garden, offering a three bedroomed home that is ideal for multi-generational living or holiday rental.





SNUG

A central, south-facing stone courtyard extends an inviting welcome to the farmhouse and The Loft (one bedroomed adjoining accommodation).

An impressive entrance hall sits beneath a double-height ceiling and galleried landing, and leads seamlessly through a stone archway into the wonderful formal dining room. A magnificent bay-windowed lounge is filled with an abundance of natural light and enjoys views across the formal garden and woodland beyond. The heart of the home is the country-style dining kitchen, which is appointed with a two-oven Aga, integrated appliances, marble work surfaces and a sizeable central island with space for seating. Just off the dining kitchen is a useful pantry, a boot room with a WC and a homely snug featuring a log burner. The boot room connects to a utility room, which transitions into a storage room and tack room for equestrian usage.

Three spacious bedroom suites, plus another two double bedrooms are positioned on the first floor. The master suite is capacious and incorporates a superb bedroom with fitted furniture, a versatile study and a well-appointed en-suite bathroom.

The Loft is a two-storey dwelling which is brimming with character. On the ground floor is an entrance hall with a spiral staircase which rises to the first floor. A fabulous living room/kitchen showcases exposed timber beams and the kitchen area adds a modern twist. A generously proportioned bedroom with an en-suite shower room offers a comfortable space. The Loft has fantastic flexibility of use, due to its separate access from the courtyard, or from the inner landing/linen cupboard of the main house, making it perfect for incorporating into the primary living accommodation, or independently for guests or holiday rental.

Nestled at the top of a long, treelined driveway, Cunliffe House exudes privacy and exclusivity. Wonderfully landscaped grounds contain lush lawns, densely populated borders, woodland and pleasant seating areas for basking in the tranquillity surrounding this exquisite home. There is also plenty of storage provided within a workshop and a large store with two mezzanine rooms.





Eight enclosed paddocks, a 20x40m manège, a stable block containing five stables and a feed store, along with tack and storage rooms comprise everything an equestrian could require. Behind the stable block is a detached hay barn with an attached tractor store, which accommodates storage for bales, horse transport and land maintenance vehicles.

Set within the grounds is Cunliffe Cottage, a three bedroomed detached dwelling built in 2014, which is ideal for multi-generational living or a successful holiday let (current use). The property was constructed to a specification that caters for disabled requirements, resulting in an accessible home set on one level with large rooms. A bright lounge with patio doors opening to the outdoor seating terrace provides a lovely space for relaxation, whilst the dining kitchen adds practicality throughout its fitted cabinetry and range of integrated appliances. There is also a side entrance lobby and a utility room. The extensive entrance hall with fitted furniture connects to three bedrooms, including two en-suites, and a family bathroom. Cunliffe Cottage has its own driveway where there is ample space for multiple vehicles and a low-maintenance garden filled with mature borders and a patio.

Scope for further accommodation is offered by the north section of the main dwelling. Planning permission was granted in 2015 (now in perpetuity due to actioning of roofing works) for conversion into holiday cottage accommodation in the form of two, two bedroomed barns. Full details can be found on the Peak Park Planning Portal under reference NP/DDD/0915/0817.

Cunliffe House's location boasts an idyllic blend of countryside surroundings and ease of access to every day convenience. The property is within walking distance of quaint Hathersage village, where there are a host of amenities such as shops, cafes, restaurants and public houses. A stone's throw away is Sickleholme Golf Club, Hathersage Swimming Pool and an excellent primary school. Some of the Peak District's most breathtaking attractions are on your doorstep, including Stanage Edge and Bamford Edge. Also close by is Redmires Reservoir, the Longshaw Estate, Padley Gorge, Ladybower Reservoir and Derwent & Howden Dams. Hathersage train station provides rail links in under 20 minutes to Sheffield and Manchester Piccadilly in under an hour.

ENTRANCE HALL

Cunliffe House

The property briefly comprises on the ground floor: Entrance hall, WC, formal dining room, lounge, study, dining kitchen, pantry, snug, boot room, WC, utility room, cloakroom, storage room, tack room and comms cupboard. Accessible from the tack room and externally is the integral double garage and store.

On the first floor: Galleried landing, master hallway, master bedroom, master study, master en-suite bathroom, bedroom 2, bedroom 2 en-suite shower room, inner landing, bedroom 3, bedroom 3 en-suite shower room, airing cupboard, storage cupboard, bedroom 4, family bathroom, bedroom 5 and linen cupboard.

The Loft

The property briefly comprises on the ground floor: Entrance hall.

On the first floor: Living room/kitchen, loft storage, bedroom and en-suite shower room.

Cunliffe Cottage

The property briefly comprises on the ground floor: Entrance hall, lounge, dining kitchen, storage cupboard, side entrance lobby, bedroom 3, bedroom 3 en-suite shower room, utility room, bedroom 1, bedroom 1 en-suite bathroom, bedroom 2 and family shower room.

Outbuildings and Equestrian

Equestrian Facilities: Stable block with five stables and a feed store, a detached hay barn with an adjacent tractor store, eight paddocks, manège and turn-out paddock.

Outbuildings: Workshop, store with two interconnecting mezzanine stores and gardener's WC.

GROUND FLOOR

An oak entrance door with hardwood double glazed side panels opens to the entrance hall.

Entrance Hall

Providing an impressive welcome and having a coved ceiling, recessed lighting, exposed timber beams, an exposed stone wall with a recessed shelf, central heating radiator and limestone tiled flooring with an inset mat well. Timber doors open to the WC and dining kitchen. A wide arched opening within the exposed stone wall leads into the formal dining room.

WC

Having a side facing hardwood double glazed obscured window, pendant light point, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wall mounted wash hand basin with traditional chrome taps and a tiled splash back.

Formal Dining Room

20'3 x 11'7 (6.17m x 3.53m)

A beautiful reception room with a side facing hardwood double glazed bow window, coved ceiling, exposed timber beams, pendant light point, built-in storage cupboard with shelving, central heating radiator and oak flooring. Timber doors open to the lounge and dining kitchen. A hardwood door with a double glazed panel opens to the right side of the property.

Lounge

21'4 x 15'2 (6.53m x 4.62m)

A bright and spacious reception room with a front facing hardwood double glazed bay window with a window seat and side facing hardwood double glazed windows. Also having a coved ceiling, pendant light points, central heating radiator and a TV/aerial/data point. The focal point of the room is the log burner, set within a sandstone fireplace with a mantel, a brick surround and a sandstone hearth. A wide opening accentuated by an exposed timber beam leads into the study.

Study

15'0 x 8'7 (4.56m x 2.65m)

Having a side facing hardwood double glazed window, coved ceiling, pendant light point, central heating radiator and a range of fitted book shelving. Double hardwood doors with double glazed panels open to the front of the property.

From the entrance hall and formal dining room, timber doors open to the:

Dining Kitchen

21'1 x 16'4 (6.42m x 4.97m)

A wonderful country-style dining kitchen with side facing hardwood double glazed windows, an exposed timber beam, pendant light points, recessed lighting, central heating radiator, TV/aerial point and limestone tiled flooring. A range of fitted base/wall and drawer units incorporate marble work surfaces, upstands and an inset Franke 1.5 bowl stainless steel sink with a chrome mixer tap and an additional spray tap. A central island provides additional storage and incorporates a matching marble work surface that extends to provide seating for two stools. The main cooking appliance is the two-oven Aga with two hot plates. The integrated appliances include a Siemens induction hob, a Siemens extractor fan, a Neff fan assisted oven, a Siemens warming drawer, a Bosch fridge and a Whirlpool dishwasher. Timber doors open to the pantry and boot room. A wide opening leads into the snug. Double hardwood doors with a double glazed panels open to the courtyard.



FORMAL DINING ROOM



LOUNGE



LOUNGE



STUDY



STUDY

GROUND FLOOR CONTINUED

Pantry

Having a side facing hardwood double glazed window, flush light point, built-in larder cupboard with shelving, tiled table and limestone tiled flooring. The pantry houses two Baxi boilers.

Snug

15'0 x 11'9 (4.57m x 3.58m)

A homely reception room with side and rear facing hardwood double glazed windows, pendant light point, central heating radiator, TV/aerial point and oak flooring. The focal point of the room is the log burner, which sits on a glazed hearth. A hardwood door with a double glazed panel opens to the right side of the property.

Boot Room

Having a strip light point, fitted shelving, central heating radiator and tiled flooring. To one wall is a range of fitted furniture, incorporating cloaks hanging and shelving. A timber door opens to the WC and a timber gate opens to the utility room.

WC

Having a side facing hardwood double glazed window, pendant light points, fitted shelving, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with an Armitage Shanks chrome mixer tap and storage beneath.

Utility Room

Having a rear facing hardwood double glazed window, two strip light points, central heating radiator and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface, tiled splashbacks and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. A hardwood door with a double glazed panel opens to the rear of the property. Tiled steps rise to a timber door, which opens to the cloakroom.

Cloakroom

Having a rear facing hardwood double glazed obscured panel, flush light point, central heating radiator and tiled flooring. An opening leads into the storage room.

Storage Room

Ideal as a utility/storage space for equestrian usage. Having a rear facing hardwood double glazed window, strip light point and tiled flooring. A fitted base unit incorporates an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A timber door opens to the tack room. A hardwood door opens to the rear of the property.

Tack Room

16'7 x 13'7 (5.05m x 4.14m)

A large tack room with front facing hardwood double glazed windows, recessed lighting, central heating radiator and a data point. To one wall is a range of fitted base/wall and drawer units, incorporating a work surface, upstands and an inset 0.5 bowl stainless steel sink with a chrome mixer tap. An opening gives access to the comms cupboard. A hardwood door opens to the store.

Comms Cupboard

Having a flush light point. The comms cupboard houses the fuse boards and SunSynk solar inverters.

Store

14'11 x 6'5 (4.55m x 1.96m)

Having light and power. A timber door with a glazed panel opens to the integral double garage.

Integral Double Garage

20'3 x 16'8 (6.17m x 5.07m)

Having Velux roof windows, side facing timber glazed panel, double-height ceiling, up-and-over door and light.

From the entrance hall, an impressive staircase with carved oak handrails and balustrading rises to the first floor.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



SNUG



SNUG

FIRST FLOOR

Galleried Landing

Having a side facing hardwood double glazed window, coved ceiling, pendant light point, recessed lighting, fitted book shelving, an exposed stone wall with an exposed timber beam and a central heating radiator. Timber doors open to the master bedroom suite and bedroom 2. A wide arched opening leads into the inner landing.

Master Bedroom Suite

Master Hallway

Having a coved ceiling, recessed lighting and a central heating radiator. An arched opening gives access to the master bedroom. Timber doors open to the master study and master en-suite bathroom.

Master Bedroom

22'8 x 15'1 (6.92m x 4.59m)

An exceptionally spacious bedroom that is filled with natural light and has dual aspect views through front and side facing hardwood double glazed windows. The bedroom also has a coved ceiling, pendant light point, central heating radiators, telephone point and a TV/aerial/data point. A range of fitted furniture incorporates short/long hanging and shelving.

Master Study

11'7 x 10'6 (3.53m x 3.19m)

A versatile room that could also be utilised as a spacious dressing room. Having a front facing hardwood double glazed window which perfectly frames the pleasant views, a side facing hardwood double glazed panel, pendant light point, central heating radiator, telephone point and data points. To one wall is a range of fitted furniture, which incorporates long hanging and shelving.

Master En-Suite Bathroom

A well-appointed en-suite with a side facing hardwood double glazed window, recessed lighting, extractor fan, two fully tiled walls, chrome heated towel rail, illuminated vanity mirror, mirrored storage cabinet and electric tiled flooring with under floor heating. A suite in white comprises a low-level WC and a Lecico wash hand basin with traditional chrome taps, a tiled splashback and storage beneath. Also having an inset RAK Ceramics bath with a Bramham chrome mixer tap and a hand shower facility. To one corner is a walk-in shower enclosure with a fitted Mira rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

13'9 x 11'7 (4.20m x 3.53m)

A fabulous double bedroom suite with a side facing hardwood double glazed window, pendant light point and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing hardwood double glazed window, recessed lighting, extractor fan, central heating radiator, chrome heated towel rail and electric under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



MASTER BEDROOM

MASTER BEDROOM



MASTER BEDROOM



MASTER BEDROOM



MASTER STUDY



MASTER EN-SUITE BATHROOM

FIRST FLOOR CONTINUED

From the galleried landing, a wide arched opening leads to the:

Inner Landing

Having recessed lighting, central heating radiator and a built-in cupboard with shelving. Timber doors open to bedroom 3, airing cupboard, storage cupboard, bedroom 4, family bathroom, bedroom 5 and linen cupboard.

Bedroom 3

11'0 x 11'0 (3.36m x 3.36m)

Another large bedroom suite with a side facing hardwood double glazed window, pendant light point and a central heating radiator. A range of fitted furniture incorporates long hanging, shelving and a vanity table. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Being fully tiled and having recessed lighting, an extractor fan, chrome heated towel rail, illuminated vanity mirror and electric under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a shower enclosure with a fitted shower and a glazed screen/door.

Airing Cupboard

Having a pendant light point, fitted shelving and housing the Joule hot water cylinder.

Storage Cupboard

Having fitted shelving.

Bedroom 4

13'2 x 12'8 (4.02m x 3.86m)

A well-proportioned bedroom with a side facing hardwood double glazed window, pendant light point and a central heating radiator. Access can be gained to a loft space.

Family Bathroom

Having a side facing hardwood double glazed window, recessed lighting, extractor fan, two fully tiled walls, two central heating radiators (one with a towel rail) and tiled flooring with electric under floor heating. A suite in white comprises a low-level WC and a vanity unit incorporating a granite work surface, a wash hand basin with traditional chrome taps and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted shower and a glazed screen. A timber door opens to bedroom 5.

Bedroom 5

13'4 x 11'8 (4.05m x 3.55m)

Having rear and side facing hardwood double glazed windows, pendant light point and a central heating radiator. Also having a range of fitted furniture incorporating short/long hanging, shelving and drawers.

Linen Cupboard

Having a pendant light point and fitted shelving. A timber door opens to The Loft, which has potential to be used as self-contained accommodation or part of the main house.



BEDROOM 5



FAMILY BATHROOM



BEDROOM 2



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 4

THE LOFT

Ground Floor

A hardwood entrance door with a double glazed panel opens to the:

Entrance Hall

Having a front facing hardwood double glazed window, recessed lighting, central heating radiator and tiled flooring. A wrought iron spiral staircase rises to the first floor.

First Floor

Living Room/Kitchen

16'7 x 14'6 (5.06m x 4.43m)

Filled with character, the living room/kitchen has front and rear facing hardwood double glazed windows, exposed timber beams, pendant light point, wall mounted light points, central heating radiators and TV/aerial cabling. A range of fitted base units incorporate oak work surfaces that extends to provide space for two chairs, tiled splashbacks and an inset Lamona 1.0 bowl stainless steel sink with a chrome mixer tap. The integrated appliances include a Lamona two-ring induction hob and a Lamona microwave oven. There is space/provision for an under-counter fridge. Timber doors open to the bedroom and loft storage.

Loft Storage

17'0 x 14'8 (5.19m x 4.47m)

Fully boarded loft storage with a Velux roof window, light and power.

Bedroom

16'10 x 10'0 (5.13m x 3.05m)

A good-sized double bedroom with rear and side facing hardwood double glazed windows, pendant light point and a central heating radiator. Timber doors open to the living room/kitchen, en-suite shower room and linen cupboard within the main house.

En-Suite Shower Room

Having recessed lighting, extractor fan, chrome heated towel rail and tiled flooring with electric under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.



ENTRANCE HALL & SPIRAL STAIRCASE



LIVING ROOM/KITCHEN



LIVING ROOM/KITCHEN



BEDROOM



EN-SUITE SHOWER ROOM



THE LOFT

EXTERIOR & GARDENS

From Castleton Road, a private road owned by Cunliffe House leads to an electric timber gate, which opens to the continuation of the road and beneath the railway bridge (section not owned by property), where a timber gate opens to Cunliffe House. Immediately to the left and right-hand sides are timber gates, which open respectively to paddock 1 and a gravelled area that leads to paddock 2.

Paddock 1

Being fully enclosed by fencing and containing a manège.

Manège

A 20m x 40m manège with a rubber surface, power and timber fenced boundaries. Two gated entry points provide access to paddock 1 and the main driveway.

A gravelled area accessed from the driveway provides parking for several vehicles and a timber gate opens to paddock 2.

Paddock 2

Another fully enclosed paddock that has fenced borders and a timber-built field shelter. Alongside the bottom of the field is an enclosed area with mature trees, that is accessed by a timber pedestrian gate.

A long driveway flanked by grass, mature trees and areas of wildflower meadows provides access to Cunliffe House. An opening within trees leads to the manège, where a timber gate also opens to paddock 1.

The driveway extends to the front of the property and provides parking for up to eight vehicles and access to the workshop.

Workshop

31'2 x 16'1 (9.49m x 4.90m)

Having an electric roller shutter door, side facing timber glazed windows, light, power and a timber entrance door.

Stone steps lead up to a stone flagged courtyard, which comprises gravelled areas with mature shrubs and flowers, and a pleasant patio with a water tap. The courtyard has exterior lighting. Access can be gained to the main entrance door, dining kitchen, The Loft and store.

Store

23'4 x 15'7 (7.10m x 4.75m)

Having two timber entrance doors, side and rear facing timber glazed panels, light and power. A ladder provides access to a mezzanine storage area that is split into two rooms.

Mezzanine Store 1

16'3 x 15'8 (4.95m x 4.77m)

Having light and an opening leading into mezzanine store 2.

Mezzanine Store 2

16'6 x 14'0 (5.04m x 4.27m)

Having a front facing timber glazed panel and light.



*IMAGE FOR ILLUSTRATION PURPOSES ONLY





EXTERIOR & GARDENS CONTINUED

A wide stone flagged path leads around to the front of the property, where there is a stone flagged patio with access to the study. An opening within stone walling leads to the formal garden, which is mainly laid to lawn and populated by an array of established trees, shrubs and flowers. Another opening leads back to the main driveway. The formal garden extends towards an area of woodland that sits to the right-hand side of the main driveway.

From the front patio, a timber pedestrian gate opens to the right side of the property. A stone flagged path leads alongside the elevation and provides access to the formal dining room and snug. A stone flagged area accommodates space for a greenhouse and there is a garden that is mainly laid to lawn, bordered by trees and shrubs. A wide opening leads to the rear.

To the rear of the property is a large hardstanding with exterior lighting, two water taps and space to park multiple vehicles and equine transport. Access can be gained to a gardener's WC, utility room, storage room, tack room and integral double garage.

Gardener's WC

Having a side facing hardwood double glazed obscured window, pendant light point, low-level WC, wall mounted wash hand basin with traditional chrome taps and tiled flooring.

From the hardstanding, two timber gates open to the stable yard, which has external power and a water tap. Access can be gained to the stable block. Each of the stables have water supply.

Stable Block

Stable 1

11'5 x 9'9 (3.47m x 2.96m)

Having a timber stable door, timber glazed window and light.

Stable 2

11'5 x 9'9 (3.47m x 2.96m)

Having a timber stable door, timber glazed window and light.

Stable 3

11'5 x 9'9 (3.47m x 2.96m)

Having a timber stable door, timber glazed window and light.

Feed Store

11'5 x 7'9 (3.49m x 2.35m)

Having a timber door, light and power.

Stable 4

16'8 x 11'5 (5.08m x 3.49m)

Having a timber stable door, window opening and light.

Stable 5

11'5 x 9'8 (3.49m x 2.94m)

Having a timber stable door, timber glazed window and light.









STABLE BLOCK



DETACHED HAY BARN



TACK ROOM

EXTERIOR & GARDENS CONTINUED

A wide driveway leads behind the stable block and to a detached hay barn with an attached tractor store to one side.

Detached Hay Barn

44'9 x 29'10 (13.65m x 9.09m)

Accessed by three wide openings with steel gates and fabric roller shutters and having light. Includes an open plan storage area measuring 29'10 x 15'5 (9.09m x 4.71m) with a steel pedestrian entrance door.

Tractor Store

28'5 x 15'8 (8.65m x 4.78m)

Having light.

From the hardstanding, a wide pathway leads to the right-hand side of the plot, where timber gates open to a turn-out paddock and paddock 5.

Turn-Out Paddock

Enclosed by timber fencing and having a timber-built field shelter and two timber gates opening to paddocks 3 and 4.

Paddock 3

Fully enclosed.

Paddock 4

Fully enclosed.

Paddock 5

Having a timber access gate and being fully enclosed by timber fencing and mature trees. A timber gate opens to paddock 1.

The hardstanding from the rear wraps around to the left side of the property, where access is gained to Cunliffe Cottage. An electric timber gate with a separate pedestrian gate opens to a driveway that continues to the front of the property.

To the left-hand side of the plot, timber gates open to a vegetable garden and paddock 6.

Vegetable Garden

Having mature fruit trees and raised planting beds.

Paddock 6

Being fully enclosed by fencing. This paddock has gates opening to paddock 2, paddock 7 and paddock 8.

Paddock 7

Having fenced borders and a timber-built field shelter.

Paddock 8

Fully enclosed by fencing.



CUNLIFFE COTTAGE

From the left side of the property, access is gained to Cunliffe Cottage, which has its own driveway to the front that provides parking for multiple vehicles. Access can also be gained to paddock 6.

A covered porch at the front of Cunliffe Cottage has exterior lighting, an external power point and a water tap. Access can be gained to the main entrance door.

Cunliffe Cottage

A UPVC entrance door with a double glazed panel opens to the:

Entrance Hall

A large entrance hall with two roof lights, recessed lighting, Mechanical Ventilation with Heat Recovery (MVHR) vent and carpeted/tiled flooring with under floor heating. A range of fitted furniture incorporates long hanging and shelving. Timber doors open to the lounge, utility room, bedroom 1, bedroom 2, bedroom 3 and family shower room. A wide opening leads into the dining kitchen. Access can also be gained to a loft space.

Lounge

19'11 x 19'4 (6.06m x 5.89m)

An extremely spacious reception room with front and side facing UPVC double glazed windows, pendant light point, MVHR vents, TV/aerial points, data point, telephone points and engineered timber flooring with under floor heating. The focal point of the room is the coal effect electric stove with a timber mantel and a stone surround/hearth. Double UPVC doors with double glazed panels open to the left side of the property.

Dining Kitchen

20'7 x 15'8 (6.28m x 4.78m)

A fabulous dining kitchen with side facing UPVC double glazed windows, recessed lighting, MVHR vents, telephone point, TV/aerial point and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks, under-counter lighting and an inset 2.0 bowl stainless steel sink with a chrome mixer tap. A central island provides additional storage and has a matching work surface that accommodates space for two chairs. The appliances include a Neff four-ring gas hob with a Cooke & Lewis extractor hood above, a Neff fan assisted oven and grill and a Neff warming drawer. There is space/provision for a dishwasher and an American style fridge/freezer. A timber door opens to a storage cupboard. A UPVC door with a double glazed panel also opens to the side entrance lobby.

Storage Cupboard

Having fitted shelving and a work surface.

Side Entrance Lobby

Having front, side and rear facing timber double glazed windows, flush light point and tiled flooring with under floor heating. A timber door with a double glazed panel opens to the left side of the property.







ENTRANCE HALL



LOUNGE



DINING KITCHEN



DINING KITCHEN



BEDROOM 1



BEDROOM 1 EN-SUITE BATHROOM



BEDROOM 2



FAMILY SHOWER ROOM

CUNLIFFE COTTAGE CONTINUED

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

Utility Room

Having a side facing UPVC double glazed sash window, recessed lighting, MVHR vent and tiled flooring with under floor heating. A range of base/wall and drawer units incorporate work surfaces, tiled splashbacks and an inset Lamona 1.0 bowl stainless steel sink with a chrome mixer tap. There is space/provision for a washing machine and a tumble dryer. A cupboard houses the boiler.

Bedroom 1

15'10 x 15'8 (4.83m x 4.78m)

Having a side facing UPVC double glazed window, recessed lighting, MVHR vent, TV/aerial point and under floor heating. A range of fitted furniture incorporates long hanging, shelving, shoe racks and drawers. A timber door opens to the bedroom 1 en-suite bathroom.

Bedroom 1 En-Suite Bathroom

A sizeable en-suite bathroom with a side facing UPVC double glazed obscured sash window, recessed lighting, MVHR vent, extractor fan, partially tiled walls, chrome heated towel rail and under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap. To one corner is a large wet room-style shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

15'11 x 14'6 (4.84m x 4.41m)

Another large double bedroom with a side facing UPVC double glazed window, recessed lighting, MVHR vent and under floor heating. A range of fitted furniture incorporates long hanging and shelving.

Bedroom 3

13'8 x 8'6 (4.16m x 2.60m)

Having front and side facing UPVC double glazed windows, recessed lighting, MVHR vent and tiled flooring with under floor heating. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Having recessed lighting, MVHR vent, extractor fan, chrome heated towel rail and tiled flooring with under floor heating. A suite in white comprises a RAK Ceramics low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.

Family Shower Room

Having a side facing UPVC double glazed obscured sash window, recessed lighting, MVHR vent, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and under floor heating. A suite in white comprises a low-level WC and an Armitage Shanks wash hand basin with traditional chrome taps and storage beneath. To one corner is a large wet room-style shower with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Exterior and Gardens – Cunliffe Cottage

From the driveway at the front of the property, a timber pedestrian gate opens to a wide path, which leads round to the left-hand side of the property, where there is a patio with exterior lighting, mature planted borders, an external power point and a water tap. Access can be gained to the lounge and side entrance lobby. There is also a gravelled seating area and space for a greenhouse. A timber gate and steps lead back down to the Cottage's driveway. A path sweeps around to the rear, where a timber pedestrian gate opens back to the rear of Cunliffe House and right side of Cunliffe Cottage.

To the right side of Cunliffe Cottage, a path runs alongside the elevation and has exterior lighting and a water tap. A timber pedestrian gate opens to the continuation of the path, leading back to the front.



GROUND FLOOR

Ground Floor Approximate Floor Area:
2607 SQ.FT. (242.2 SQ.M)

Garaging Approximate Floor Area:
1158 SQ.FT. (107.6 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
2775 SQ.FT. (257.8 SQ.M)

Total Approximate Floor Area:
5382 SQ.FT. (500.0 SQ.M)



CUNLIFFE COTTAGE

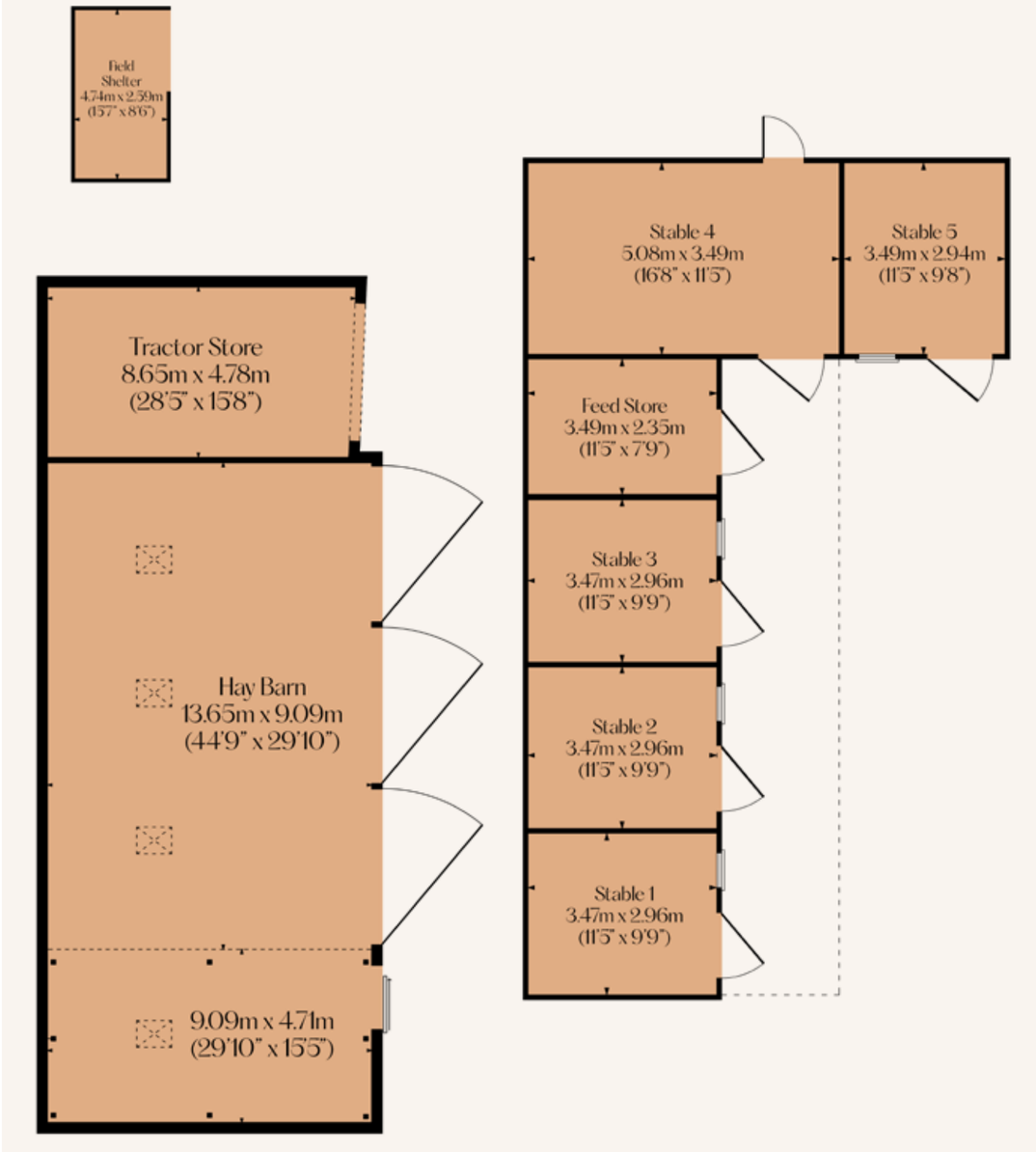
Total Approximate Floor Area:
2072 SQ.FT. (192.5 SQ.M)



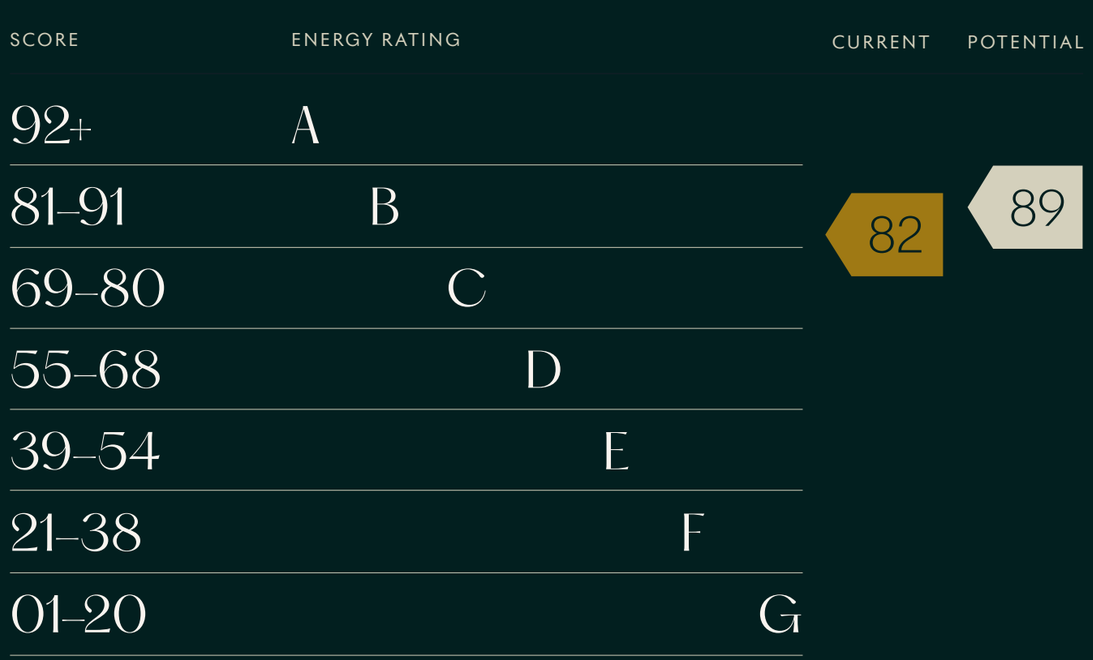
OUTBUILDINGS & STABLES

Outbuildings Approximate Floor Area:
2383 SQ.FT. (221.4 SQ.M)

Stable Block Approximate Floor Area:
761 SQ.FT. (70.7 SQ.M)



BEDROOMS (HOUSE & LOFT / COTTAGE)	BATHROOMS (HOUSE & LOFT / COTTAGE)
6 / 3	5 / 3
LIVING ROOMS (HOUSE & LOFT / COTTAGE)	SQFT (HOUSE & LOFT / COTTAGE / OTHER)
5 / 1	5,382 / 2,072 / 4,302
TENURE	COUNCIL TAX
Freehold	H



CUNLIFFE COTTAGE - CURRENT C75 / POTENTIAL C75

Services

Mains electricity and mains water to both properties. Cunliffe House and The Loft have mains gas and Cunliffe Cottage is connected to LPG. Both properties are connected to separate septic tanks (The Loft is connected to Cunliffe House's drainage). The broadband currently at the property is satellite. The mobile signal quality is good.

Rights of Access & Shared Access

Lilybrooke (property at the bottom of the driveway near Castleton Road) has a right of access to the section of access road between the entry gate and their driveway before the railway bridge.

Covenants, Easements, Wayleaves & Flood Risk

There are no covenants or easements. There is a wayleave relating to an oil pipe that goes across the land near the railway bridge. The flood risk is very low.

Other Information

Cunliffe House and Cottage have solar panels which are connected to storage batteries.

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.

CUNLIFFE HOUSE

Castleton Road, Hathersage,
Hope Valley, S32 1EG

Asking Price
£2,995,000

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

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