

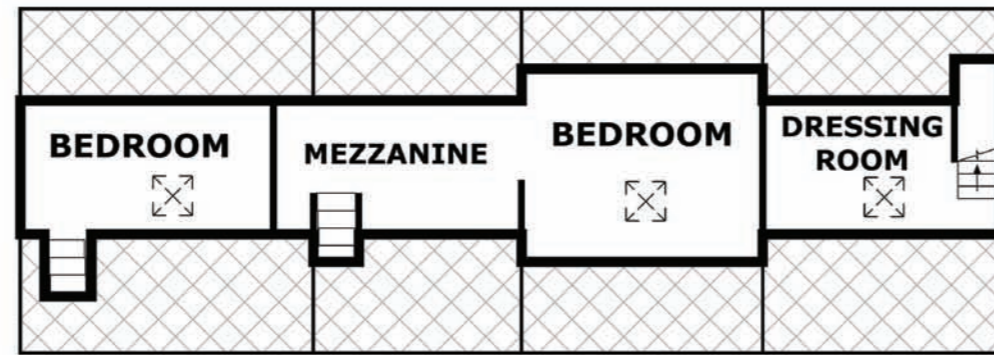
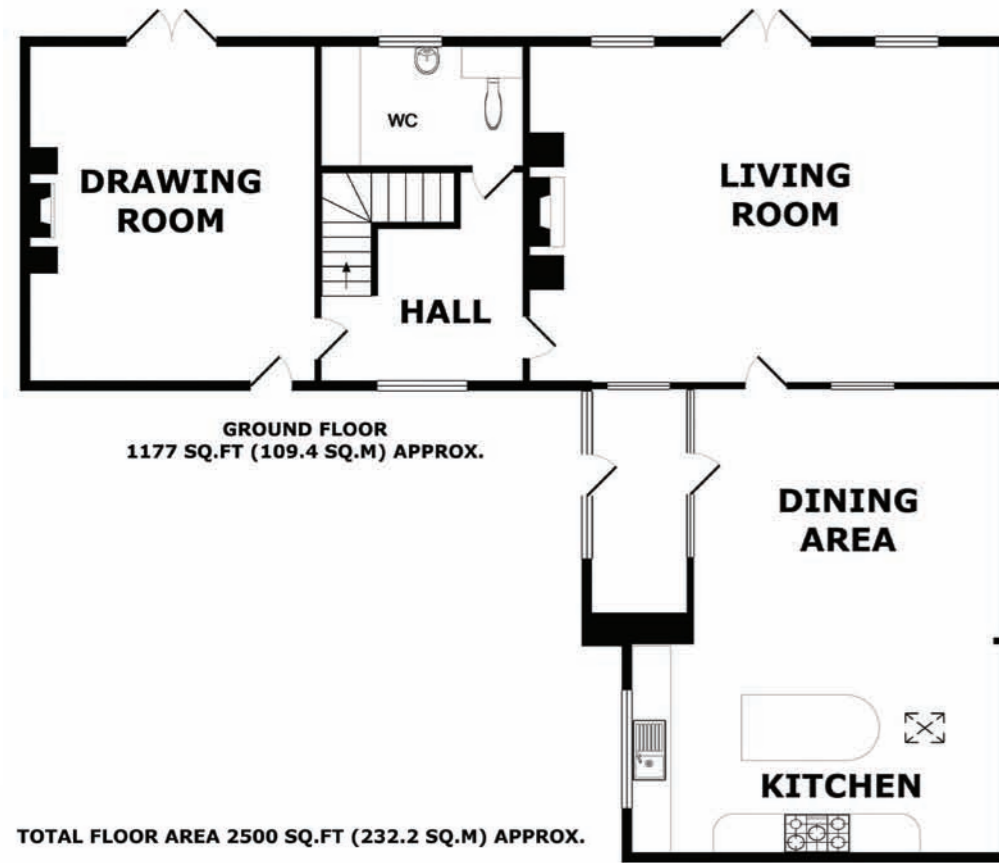


Castle Hill Barn
Castle Hill, Main Road, Holmesfield, S18 7WQ





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TOTAL FLOOR AREA 2500 SQ.FT (232.2 SQ.M) APPROX.

These plans are for illustration and guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such furnishings, fittings or fixtures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		72	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A stunning Grade II listed Jacobean barn conversion dating from the reign of Charles I in this sought after and desirable village.

- Sealed unit double glazing
- Gas central heating
- Magnificent breakfasting kitchen
- Spacious living room
- Utility and cloakroom
- Formal drawing room
- Master bedroom with two dressing rooms and a bathroom
- Three further bedrooms
- Family bathroom
- Wonderful gardens
- Secluded position.



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Location

Castle Hill Barn lies in the heart of this sought after and desirable village just off the B6054, some seven or eight miles south west of the Sheffield city centre. Holmesfield is a sought after and popular village, relatively close to local amenities; Dronfield lies approximately two miles away providing supermarkets and other shopping facilities, together with the Civic Centre with Swimming Pool. Sheffield and Chesterfield are also within easy striking distance for more comprehensive facilities. The Penny Acres Primary School has an excellent reputation and there are a number of golf courses within the area. Holmesfield owes much of its popularity to the fact that it retains a decided village feel with a number of good local hostelrys and pleasant walks. The area is very popular with equestrian enthusiasts and the neighbouring village of Barlow still has its own 'Hunt'.

Description

A quite magnificent Grade II listed detached barn which has been sympathetically restored and modernised in true splendour by its current owners. Combining the classical Jacobean exterior and internal beam works with a modern contemporary feel, especially to the splendid breakfasting kitchen with stone and oak flooring throughout the ground floor. The property has made much use of the original timbers found on site that have been restored and treated, that date from the era of Charles I around 1625 to 1649. Other buildings within the quad development pre-date this and are as early as the reign of Elizabeth I in the late 1550's. The access to Castle Hill is shared with three other barns and Holmesfield Hall.

ACCOMMODATION

GROUND FLOOR

From the attractive quad courtyard setting the half double glazed main door with matching windows to either side opens to the

ENTRANCE PORCH

With stone flagged flooring, mullioned windows, exposed timbers, central heating radiator and coat hanging and shoe racks. From here a further door leads to the dining kitchen.

MAGNIFICENT DINING KITCHEN

23ft6in x 18ft0in (7.2m x 5.5m)

The kitchen area designed and handmade by local craftsmen and the measurements include the base units surmounted by granite working surfaces with an inset Belfast sink with chrome mixer tap and separate water filter to one side below the easterly facing double glazed window. Integral to the units is a 'Bosch' dishwasher and 'Lacanche' Range cooker in stainless with twin ovens and a grill and a five ring gas hob, the one to the centre being a wok burner. There is a free standing centre unit with oak working surfaces and these are complemented by walnut display cabinets to either side of the chimney breast housing the cooker, further set of shelving and range of pantry cupboards in walnut concealing twin fridge freezers and a further cupboard with concealed drawers. The dining area has three concealed central heating radiators, window seat and an exposed stone wall. The entire room has flagged flooring throughout, three Velux windows and exposed beams to the pitched ceiling. From the dining end of the room a door opens to the living room.

SPACIOUS LIVING ROOM

23ft0in x 16ft3in (7.0m x 5.0m)

With twin double glazed windows and double glazed French doors to the centre of the room opening to a courtyard. There is a mixture of flagged and oak flooring, exposed original beams, three central heating radiators and a large wood burner in a vast stone surround with timber mantle over and a flagged hearth set into the oak floor.

INNER LOBBY

With flagged flooring, central heating radiator, double glazed mullioned window, exposed beams and stairs to the first floor.

CLOAKROOM

With low flush wc and wash hand basin set below the double glazed mullioned window. There is a beam to the ceiling and this room houses the concealed gas fired central heating boiler. Full height timber doors conceal the utility area.

UTILITY AREA

With plumbing for a washing machine and space for a tumble dryer.

DRAWING ROOM

Through Room

16ft6in x 14ft0in (5.0m x 4.3m)

With oak flooring and vast stone surround to one wall housing the log burner with timber lintel over and stone hearth set into the oak flooring. There are beams to the ceiling and double glazed French doors open to the garden at one end, whilst a double glazed mullioned window stands at the other. There are two central heating radiators and a door to the courtyard.

FIRST FLOOR

GALLERIED LANDING

With beams to the ceiling, twin double glazed mullioned windows both front and rear with central heating radiators set below both and a further staircase to the second floor.

MASTER BEDROOM SUITE

ENTRANCE LOBBY

DRESSING ROOM/BEDROOM 5/NURSERY

9ft0in x 6ft9in (2.7m x 2.1m) overall

With central heating radiator set below the north facing double glazed mullioned window. Stripped flooring, shelving, shoe racks, hanging and a large wardrobe.

BEDROOM

A through room

16ft6in x 11ft3in (5.0m x 3.4m)

Net of a further set of wardrobes. There are beams to the ceiling, stripped flooring and north facing double glazed mullioned window, further westerly facing double glazed window and south facing half timber/half double glazed door leading to stone stairs to the garden. The room has a central heating radiator.

EN-SUITE BATHROOM

Partially tiled in marble with suite in white comprising shower cubicle with mains thermostatically controlled Mira shower, pedestal wash hand basin and low flush wc. There is a double glazed window in a stone surround, central heating radiator and beam to the ceiling.

From the bedroom stairs rise to a

STUDY/FURTHER DRESSING AREA

11ft6in x 6ft6in (3.5m x 2.0m)

At purlin height. With further beams, stripped flooring and Velux window. The measurements taken are net of the storage area under one of the purlins.

BEDROOM TWO

14ft0in x 9ft3in (4.3m x 2.8m)

Net of the recess. The measurements include the fitted wardrobes with heavily timbered doors and blanket box with window seat above set below a double glazed mullioned window. There is a further double glazed mullioned window taking in the southerly view with central heating radiator below. Beams to the ceiling and stripped flooring.

BEDROOM THREE

A duplex bedroom. At first floor level measuring 13ft6in x 6ft6in (4.1m x 2.0m) including the fitted wardrobes, central heating radiator, double glazed mullioned window and stripped flooring. There are two dressing tables, shelving and stairs to the second floor to the bedroom area measuring 12ft0in x 6ft0in (3.7m x 1.8m) with exposed timbers, central heating radiator, Velux window and stripped flooring.

From the landing stairs rise to the

SECOND FLOOR

GALLERIED LANDING/STUDY AREA

11ft6in x 6ft0in (3.5m x 1.8m)

With exposed timbers.

BEDROOM FOUR

11ft6in x 7ft0in (3.5m x 2.1m)

With further storage beyond the purlins and a Velux window.

OUTSIDE

STONE BUILT GARAGE

With electric up-and-over door.

There is a colourful garden mainly laid to lawn with well stocked borders hosting a profusion of colour during the summer months. There is a large flagged area from the family room which extends across the façade of the house also accessed from the drawing room. There is a screen shed, potting area and child's play area to the rest of the garden is a pond and a variety of mature shrubs and bushes all of which are neatly shaped, mature trees including Willow, Plum, Damson, a variety of Apples and Pear stud the garden. To the side of the house is an oak framed, slate roofed, timber store and the entire garden is screened behind a tall hedge to the front boundary.

GENERAL INFORMATION

PROPERTY MISDESCRIPTIONS ACT Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurement practice is in accordance with recommendations by the Royal Institution of Chartered Surveyors. Room dimensions are normally wall to wall and accurate to within approx ten centimetres or three inches; or, in the case of land areas, to within 10%. Dimensions and any floor plans are provided as a guide and must not be used as a basis for new carpets, fitted wardrobes, building extensions etc.

TENURE Freehold.

COUNCIL TAX BANDING BAND G

SERVICES Mains gas, electricity, water and drainage are connected.

CENTRAL HEATING There is a gas fired central heating installation as described.

DOUBLE GLAZING Double glazing is installed as described.

VIEWING Strictly by appointment through ELR Hathersage Office (01433) 651888.

DIRECTIONS Travelling from Owlver Bar take the B6054 signposted Holmesfield. Continue along the road and on passing the Penny Acres Primary School on the right hand side of the road continue round the corner and up a slight incline turning left immediately prior to the St. Swithin Church and the George & Dragon Public House. The property will be found on the left hand side and will be clearly identifiable by our For Sale board.

OFFER PROCEDURE All enquiries and negotiations to ELR Hathersage Office on (01433) 651888. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

SALES & MARKETING APPRAISALS A no charge service from ELR to help plan your sale and thereby assist you in the purchase of this property. Ring ELR on Sheffield (0114) 276 1277 to arrange an appointment for one of the valuers to visit your property.

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