

# Beresford Manor

Sheen, Nr Hartington, Derbyshire, SK17 0HN

John   
German







# Beresford Manor

Sheen, Nr Hartington, Derbyshire, SK17 0HN

£1,300,000

Nestled graciously on the Staffordshire/Derbyshire border, within the heart of the picturesque Peak District, Beresford Manor stands as a magnificent Grade II Listed residence. Having five bedrooms, two en suites and five reception rooms.

Nestled graciously on the Staffordshire/Derbyshire border, within the heart of the picturesque Peak District, Beresford Manor stands as a magnificent Grade II Listed residence. Its commanding position offers an enchanting view of the Dove Valley and is situated close to local landmarks such as Beresford Dale and Wolfscote Hill, approximately a mile away.

This distinguished manor, dating back to the 17th century, boasts later 19th-century extensions and has been meticulously refurbished and upgraded by its current owners, while benefiting from being situated on a plot of approximately 0.5 acres. The property is a fine example of blending original character features and charm, with a modern interior. Internally, briefly comprises entrance hallway, guest cloakroom, study, sitting room, dining kitchen, utility room, boot room, dining room and drawing room. To the first floor is a master bedroom with ensuite, a second bedroom with ensuite, three further bedrooms and family bathroom.

Hartington is located around 1.5 miles away having good local facilities, with Ashbourne and Buxton around 12 miles away.

The entrance hallway has tile flooring, radiator and doors off to the study, guest cloakroom, useful storage cupboard and sitting room. The guest cloakroom has a continuation of the tile flooring, having a pedestal wash hand basin with hot and cold chrome taps, low level WC, wooden sash window to front and radiator.

Moving into the study, having a radiator and wooden sash window to front. The sitting room has the original open stone fireplace with stone hearth with bookshelves, radiator, stone mullion windows to front, staircase to the first floor with useful understairs storage cupboard and doors off to the dining room, kitchen and rear garden.

Walking into the dining kitchen, the kitchen area has quartz preparation surfaces with inset double Belfast ceramic sink with mixer tap over and upstand surround, a range of cupboards and drawers beneath with integrated dishwasher, an aga range cooker with extractor fan over and stone mullion windows. In the dining area is a continuation of the kitchen units and preparation surfaces, radiator, mullion windows, wooden door to rear garden and stunning original stone fireplace with burning stove. An opening leads to the utility room, with preparation surfaces, inset double Belfast ceramic sink with mixer tap over and tile splash back, a range of cupboards and drawers beneath with appliance space and plumbing for a washing machine, sash windows in wooden frames to side and wooden door leading to the boot room.

The dining room has a bay window with shutters to the sash windows, exposed beam, recess with display shelving, burner with stone hearth and wooden door opening into a useful walk in storeroom.

Undoubtedly one of the most striking rooms is the drawing room, with oak flooring, a bay window with sash windows and shutters and a further window with shutters overlooking the valley. There is a large stone fireplace with burner.

On the first floor landing there are doors off to the bedrooms and family bathroom. The master bedroom has a bay window to rear with wooden sash windows enjoying excellent views. Beautifully fitted wardrobes provide ample storage and hanging space with a separate additional storage cupboard. Arched wooden French doors open into the ensuite which is fitted with a wash hand basin with chrome mixer tap over and vanity base drawers beneath, low level wall hung WC, radiator with towel rail and roll top bath with chrome mixer tap over and handheld shower head. A wooden sash window overlooks the front.

The second bedroom has original wooden flooring, built in storage cupboards and wardrobes, loft hatch access and mullion window to rear with seating area. A door opens into the ensuite wet room, with wash hand basin with chrome mixer tap over, low level wall hung WC and chrome mains waterfall and handheld shower. There are also two separate storage cupboards providing ample storage options.

The third and fourth bedrooms both have useful fitted wardrobe cupboards, loft hatch access and stone mullion windows to rear.

Accessed via a separate galleried landing the fifth bedroom and bathroom offer the potential to be utilised as a guest suite. The fifth bedroom has a wooden window to front and a loft hatch access. The family bathroom has a wash hand basin and mixer tap over, with vanity base cupboard beneath, wall hung low level WC, double shower with chrome main waterfall shower and handheld shower, roll top bath with chrome mixer tap over with handheld shower. There is a wooden sash window to front and also a roof window.

Outside, there is a useful cellar under part of the main house with external stairs.

The property is approached by a sweeping driveway, leading to a large parking area for multiple vehicles. The double garage, measuring 4.86m x 5.17m, has power and lighting, up and over door and external electric car charging point. Planning permission has been granted for a triple garage & store (plans available upon request).

To the rear of the property is a large patio seating area with herbaceous borders, giving way to the principal lawn with mature trees and stone flagged paths. Positioned across the garden are various seating areas which take advantage of the breathtaking countryside views. There is also a useful stone outbuilding, which can be used as a workshop, gardeners store or log store. Furthermore, there is a lean-to greenhouse/ potting shed.

#### Directional Notes

From Hartington take the B5054 west for about 1 mile towards Hulme End and Warslow passing over the River Dove and take the first turning right towards Sheen. After about 1/3 mile turn right onto a private road for Banktop and Beresford Manor and proceed down the hill and bear left, where signposted, and follow this private drive to the Beresford Manor.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating. Septic tank drainage. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/14092023

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band G



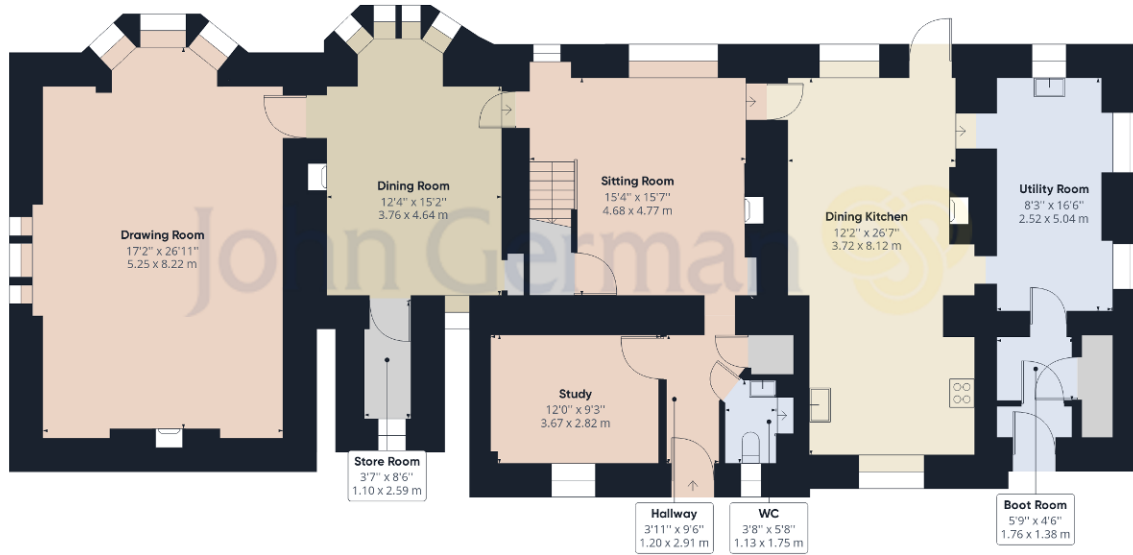






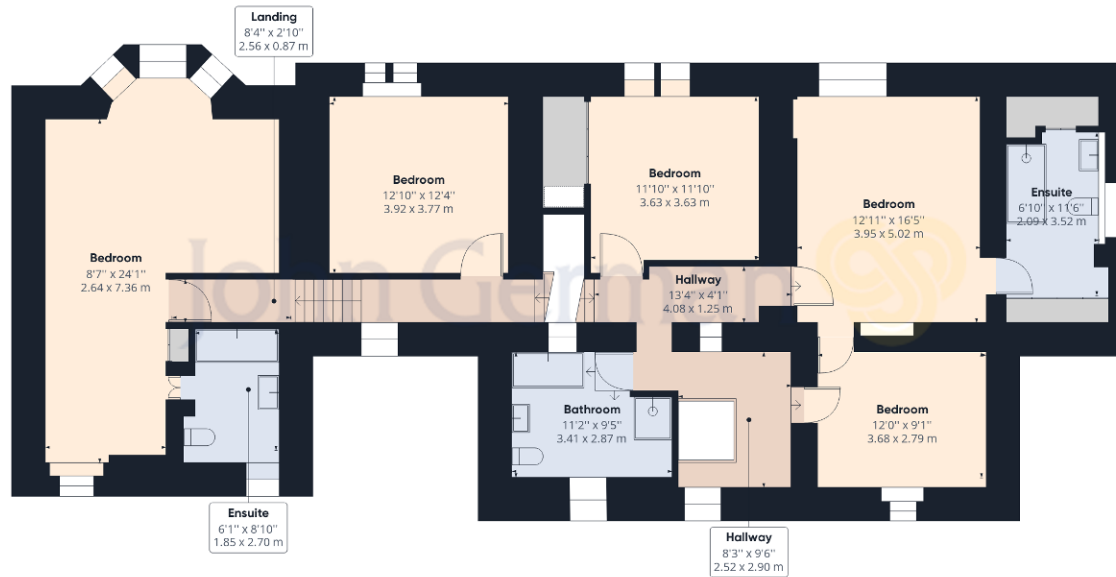






Ground Floor

Approximate total area<sup>(1)</sup>  
 3177.40 ft<sup>2</sup>  
 295.19 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



