

A photograph of a two-story stone house with a gabled roof, set in a lush green garden. The house has several windows with white frames. The garden is well-maintained with a lawn, various plants, and a large tree in the background. The sky is blue with some light clouds. The image is split vertically, with the left side being a darker, semi-transparent version of the same scene.

*Martin & Co
Chesterfield
Presents ...*

2 The Old Priory, Sutton Scarsdale



Thought to have been built in the middle of the 17th century this Grade II listed semi-detached house has been lovingly restored over the last 30 years by the current owners. The restoration, which includes many original features, has been completed to an exceptional standard across three floors to now include five double bedrooms, two of which have an en-suite bathroom. The large living space, south and west facing gardens make the house an excellent family home.





The Old Priory is situated next to the famous Sutton Scarsdale Hall, within a gated community. There is parking available by the house in addition to the oak framed, slate roof garage and car port. The sense of arriving at somewhere special grows as the gardens come in to view and the house reveals itself.





After entering the house through the small porch, you are greeted by the large dining room that portrays the style and quality evident throughout. Engineered oak flooring with under floor heating, the cast iron spiral staircase, stone archway that leads to the lounge, and oak beam above the mullioned window create a fantastic, warm atmosphere.



As well as the large west facing window with secondary glazing and stone arch sitting above it, the focus of this room is the original beam that dominates the ceiling. In addition, the stone arch to the dining room and log burner sitting on the stone hearth create the character in this large room.



Apart from the lounge the other rooms off the dining room are the study/office in the south west corner of the house and the downstairs cloakroom.

Also, off the dining room, up a couple of steps, is the south facing kitchen with an old beam sitting across the window which bathes the room in sunlight. The flooring is a continuation from the dining room complete with under floor heating. The farmhouse style kitchen has a functional utility room that accesses the east garden.

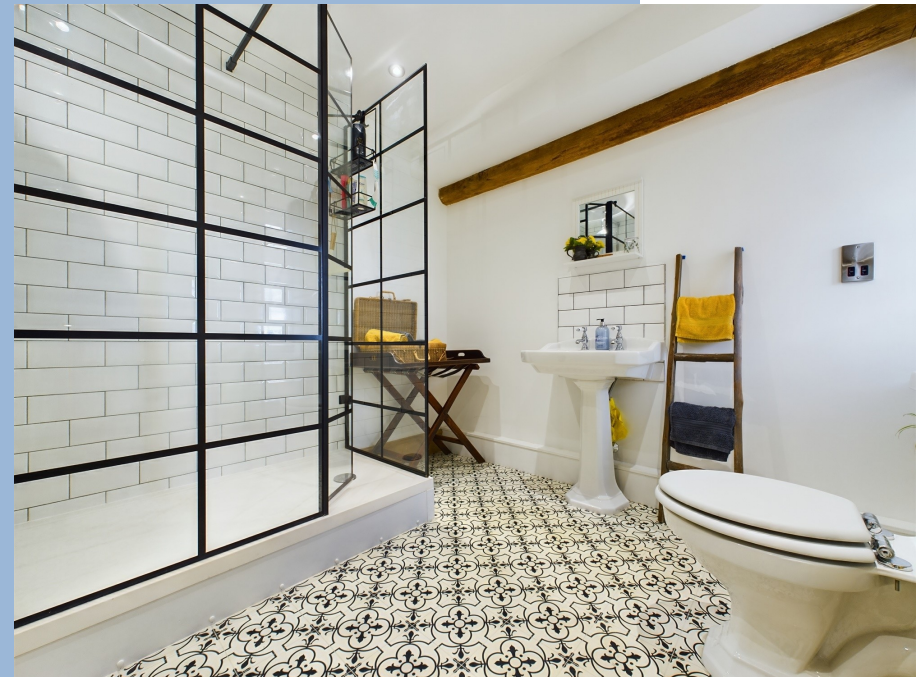


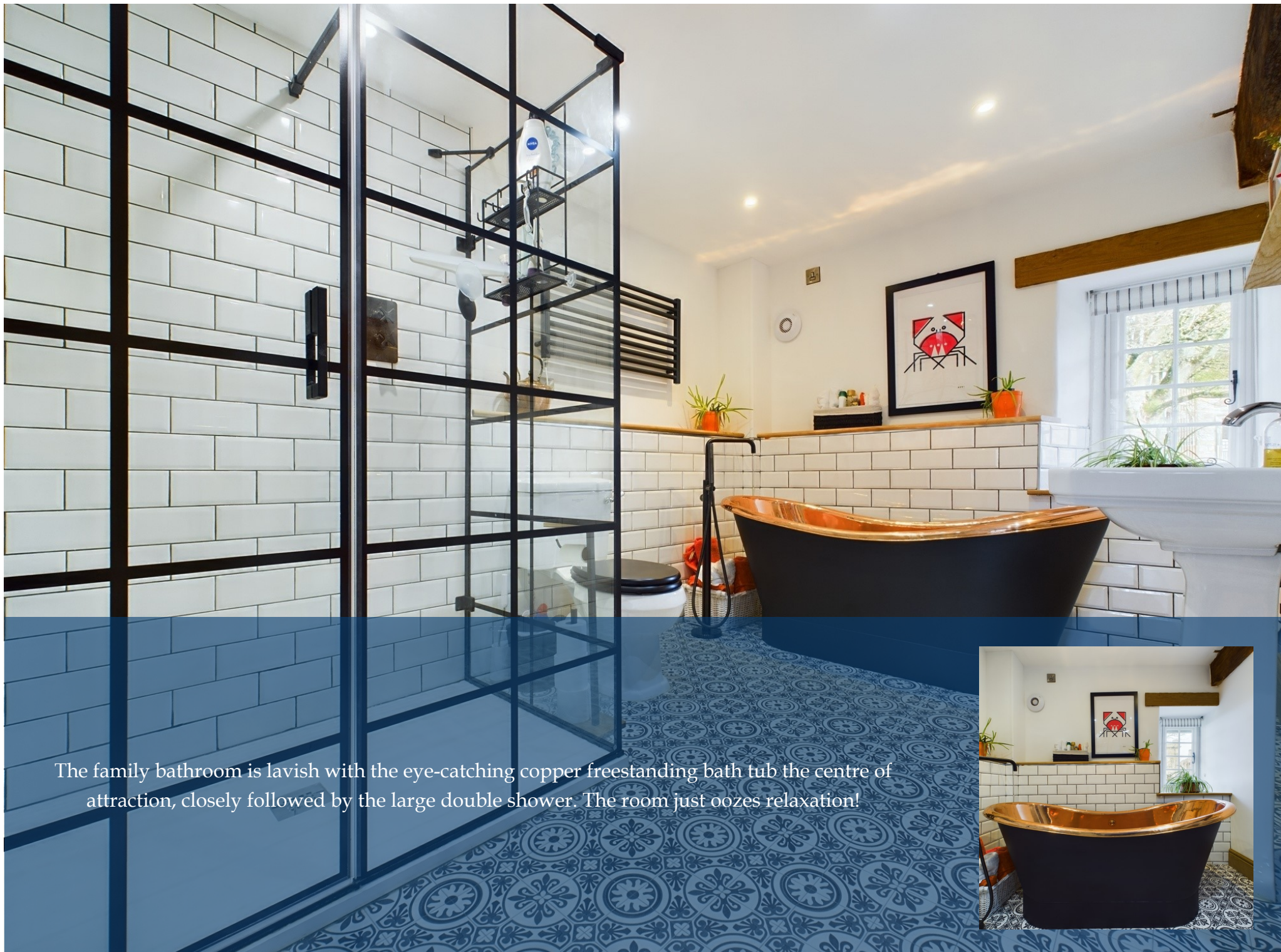
The cast iron spiral staircase in the dining room leads to the first floor that has three of the bedrooms and the family bathroom. The landing itself is stylish incorporating another of the original beams and a new oak beam above the window. Cleverly, the secondary glazing is magnetically attached making it that bit easier to clean.





The master bedroom is exceptionally large with south and west facing windows. The original oak beam that dominates the ceiling is complimented by two new oak beams above the windows to maintain the ambiance of the room. The spacious en suite maintains the luxurious feeling with its style and large shower.





The family bathroom is lavish with the eye-catching copper freestanding bath tub the centre of attraction, closely followed by the large double shower. The room just oozes relaxation!





The west facing bedroom has another of the original beams and a lovely "sitting window" to enjoy the garden, particularly in afternoon sunshine.



The north end of the house on the second floor is accessed by a private staircase. This is another amazing room with east and west windows but the character comes from the original "A Frame" beams that dominate the room. This is an ideal guest bedroom that incorporates an en suite with a shower.



There is no doubt that the views from the east bedroom are special. Slightly off to the right in the foreground is the famous Scarsdale Hall, the view is also of the historic Bolsover Castle sitting on the horizon across the valley. This bedroom is larger than the first and also features two of the original beams.



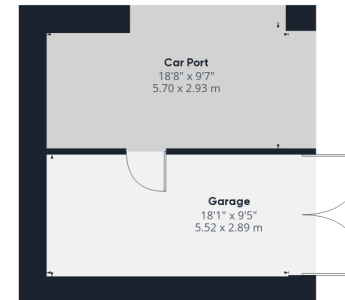
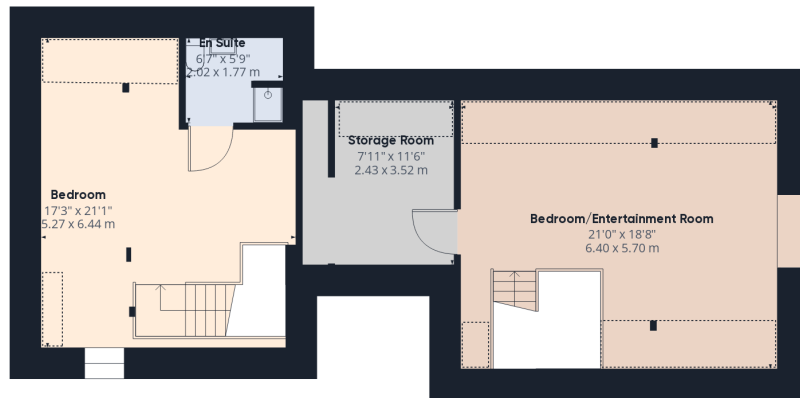
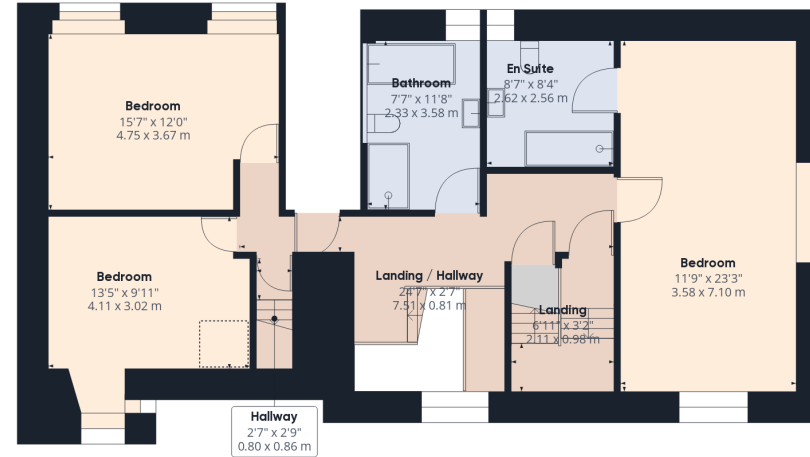
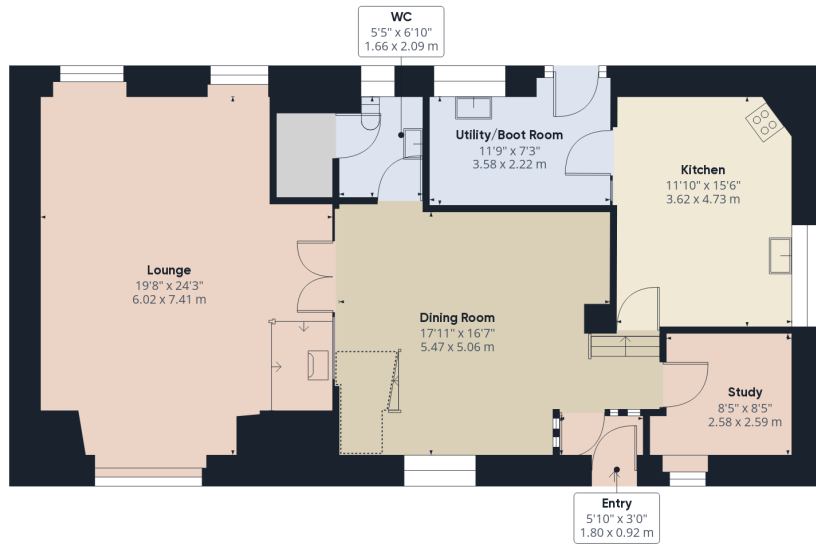
Potentially saving the best to last, the other second floor bedroom that has been created during the refurbishment programme is spectacular in every way and was completed in 2022. Although it is currently used as an “entertainment room” it was designed as the fifth bedroom and includes the original “A Frames”, underfloor heating below the engineered oak floor, “Heritage Roof Lights” as windows on the east side and a south window. This is a very attractive room that is serviced with its own staircase from the first floor and has a large storage room at one end.





Externally the south and west gardens are predominantly beautiful lawns surrounded by bushes and flower beds. Both are large with the west garden on two tiers. Nearer the house there is a patio on all three sides with the east garden a smaller area mainly dedicated to an abundance of flowers.





Approximate total area⁰

3327.78 ft²

309.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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