



The Old Vicarage  
Hackney Lane, Barlow, Derbyshire  
S18 7TR

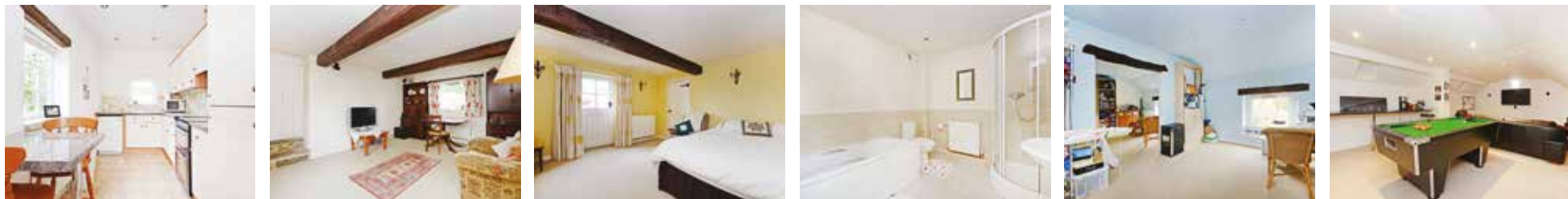
Saxton Mee

Caudwell  
• & CO •



# The Old Vicarage

## Hackney Lane, Barlow, Derbyshire S18 7TR



An imposing and most attractive, Grade II listed, stone built former vicarage together with separate detached cottage discretely situated in the centre of this popular village on the edge of the Peak National Park. Set in beautiful private grounds of approx an acre. Long private driveway and stunning accommodation with many original features. Large entrance hall, five reception rooms, spectacular living kitchen with Mark Wilkinson Arts and Craft style, utility. First floor: four double bedrooms, en suite and family bathroom. Extensive cellars. Separate detached cottage, fully converted and first floor additional rooms, games/cinema room and ideal for a dependent relative. Outside: lovely landscaped grounds, large double garage, paddock area and kitchen garden.

Barlow is a highly desirable village with a host of local amenities including renowned schooling and local hostelrys. Sheffield, Dronfield and Chesterfield, the motorway network and the Peak National Park are all easily accessible.

### Historic Note

The property is quoted in Bulmers Directory of 1895 as being erected by the Duke of Rutland in 1824 and enlarged in 1872.

SAXTON MEE ESTATE AGENTS  
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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. SERVICES: The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. MEASUREMENTS: Please note all the measurement details are approximate and should not be relied upon as exact. FLOORPLANS; Plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures, fittings or furnishings.

### **The Accommodation Comprises**

Handsome oak entrance door opens into

### **Reception Hall**

A magnificent, broad long entrance area with feature original staircase leading up to the galleried landing. Rear facing secondary double glazed Georgian style window, two double panel central heating radiators and display recess. Access to basement cellars. Front facing arched secondary double glazed window.

### **Dining Room**

With two front facing Georgian style glazed windows with deep window seats and side facing Gothic style original Georgian stone mullioned window with panelled shutters. Exposed stripped pine floor boards. Ornate fireplace with electric log effect fire. Beautiful mouldings and covings, two double panel central heating radiators. Wired for Bang and Olufsen sound system.

### **Drawing Room**

A stunningly proportioned room with Georgian style glazed French window leading out onto a terrace area and the garden. Further rear facing Georgian style glazed window and a broad side facing stone mullioned Gothic Georgian style window with deep window seat and panelled shutters. Ornate inlaid fireplace with marble hearth and inset black leaded multi-fuel Clearview stove. Illuminated display recess, original China display corner cupboard and double panel central heating radiator. Ornate coving and plaster work to the ceiling. Wired for Bang and Olufsen sound system.

### **Study**

With Georgian style secondary double glazed windows to the side and rear with attractive views over the grounds and with built in panelled shutters. Original Georgian basket fireplace set to the chimney breast with stone surround. Double panel central heating radiator. Bose surround sound speakers.

### **Sitting Room**

With front facing deep stone mullioned Gothic style window with panelled shutters looking out over the grounds. Custom built range of display shelving and cupboards set to one wall. A focal point to the room is the gritstone fireplace surround and through fireplace to the adjoining room with raised stone hearth with log store below and multi-fuel double sided cast iron stove. Exposed

beam to the ceiling and double panel central heating radiator. Arched alcoves to either side of the through chimney breast. Bose surround sound. Panelled door leading through to the

### **Family Room**

With front facing stone mullioned Gothic Georgian style window with built in window seat. Lovely feature fireplace with exposed stone lintel looking through to the sitting room. Range of built in display shelves and central cupboard. Central heating radiator with decorative panel front. Rear facing Gothic Georgian style window overlooking the courtyard. Bose surround sound. Oak Georgian style glazed door leads through into the

### **Rear Entrance Vestibule**

With external double doors, vaulted ceiling and side window.

Leading off the sitting room

### **Cloakroom**

With storage cupboard to one wall. High level window and central heating radiator.

### **Separate W.C.**

With wash hand basin.

### **Spectacular Living Kitchen**

A truly amazing living kitchen fitted with no expense spared with exceptionally high quality Mark Wilkinson Arts & Craft bespoke range of kitchen units in oak and with beautiful curved granite worktops and an amazing large central island with bespoke cupboards below and curved corner cupboards to either end and a central built in breakfast bar area. American style fridge freezer housing unit and Falcon Range with double oven, grill and storage drawer, five ring gas hob with central wok burner and broad extractor above. Double bowl stainless steel sink unit with mixer tap and sink erator. Integrated Miele dishwasher and separate Neff microwave combination oven. Custom bespoke pantry unit for spices, drawers and shelving. Limestone tiled floor with under floor heating and two double panel central heating radiators. A most attractive feature to the room is full length front facing four sectional glazed window, half of which slides back together with the side window creating a lovely opening and leading out onto the front terrace and beautiful garden, ideal for parties and barbecues. Bose surround sound.

### **Utility Room**

With Georgian glazed window and stable entrance door. Belfast sink unit and base and wall units. Cornish slate floor. From the reception hall, beautiful staircase leading to

### **Half Landing**

With Georgian style secondary double glazed windows to two elevations with lovely views. Small flight of stairs leading up to the

### **Large Broad Main Landing**

With feature archway. Access hatch to loft. Central heating radiator.

### **Master Bedroom Suite**

With two front facing Georgian style glazed windows with built in window seats and side facing stone mullioned Gothic style Georgian glazed window with window seat. Two central heating radiators.

### **Luxury En Suite Bathroom**

A lovely large bespoke bathroom with free standing roll top bath with central mixer tap, broad oak bespoke vanity unit with marble top and two circular marble wash hand basins, concealed low flush w.c., and corner tiled shower cubicle with raindance style shower head and separate hand shower. Beautifully fully tiled and with tiled floor with electric under floor heating. LED lighting, central heating radiator and Gothic style Georgian window with stone surround. Recess mirror medicine cabinet.

### **En Suite Dressing Room**

With built in wardrobes set to one wall. Front facing stone mullioned Gothic Georgian style window.

### **Bedroom 2**

An excellent double bedroom with two rear facing Georgian style glazed windows and side facing Gothic style stone mullioned Georgian window with lovely views across the valley. Original painted stone fireplace with Georgian inset basket. Central heating radiator.

### **Bedroom 3**

With side and rear Georgian style windows overlooking the courtyard and the rear garden and over to the cottage and far reaching views across the valley. Built in wardrobes, wash hand basin and central heating radiator.



### **Long Inner Landing**

With arched Georgian style glazed window. Linen cupboard housing the Vaillant pressurised hot water cylinder.

### **Bedroom 4**

With front facing mullioned Georgian style glazed window looking over to the church and with built in window seat. Built in small wardrobe. Central heating radiator. Original stone fireplace surround with Georgian cast iron inset.

### **Family Bathroom**

Beautifully fitted out with high quality suite comprising slipper bath with clawed feet and Victorian telescopic hand shower, pedestal wash hand basin, low flush w.c., and tiled shower cubicle. Mullion Georgian style glazed window. Central heating radiator/towel rail. Storage cupboard. Exposed oak beam to ceiling. From the rear of the entrance hall, stone steps lead down to the excellent range of vaulted cellars including excellent wine cellar, all in good condition.

### **THE COTTAGE**

Situated across the rear courtyard and detached. Converted and substantially extended to a high standard offering very flexible accommodation and ideal for a dependent relative or separate investment income or home office.

### **Dining Kitchen**

Well fitted out with a good range of base and wall units, bevel work surfaces and stainless steel sink unit. Inset stainless steel sink unit set below a rear facing sealed unit glazed window overlooking the kitchen garden. Electric cooker, integrated fridge and separate freezer. Small dining island. Georgian style glazed windows to front and side and feature high level window to the vaulted ceiling. Exposed oak beam. Central heating radiator. Grant oil fired central heating boiler. Panelled door opening through to

### **Sitting Room**

With rear facing sealed unit glazed window overlooking the kitchen garden with central heating radiator below and front facing stable entrance door. Two heavy oak beams to the ceiling. Panelled door to the

### **Bedroom**

With side sealed unit glazed window and front stable entrance door with glazed top section. Two heavy oak beams to the ceiling and central heating radiator.

### **Large En Suite Bathroom**

With full suite in white comprising panelled bath, pedestal wash hand basin, low flush w.c., and corner tiled shower cubicle. Half tiled. Small sealed unit glazed window, recess low voltage lighting, central heating radiator and towel rail. External stone staircase with wrought iron balustrade and handrail, leads up to the

### **First Floor**

Panelled door with broad sealed unit glazed windows to the side, opening into

### **Entrance Hall**

### **Home Office/Sewing Room**

Divided into two rooms and could easily be bedrooms.

### **Room 1**

With front and rear sealed unit glazed windows with oak beam set over and conservation skylight. Double panel central heating radiator.

### **Room 2**

With front and rear facing sealed unit glazed windows with oak beam set over and conservation skylight. Double panel central heating radiator.

### **Games Room/TV Cinema Room**

With wall mounting for flat screen tv and wired Bose surround sound. Conservation skylights, two double panel central heating radiators and large eaves storage space.

### **Shower Room**

With full suite comprising tiled shower cubicle, wash hand basin and low flush w.c. Towel rail/central heating radiator. Roof light.

### **Attached Double Garage**

With internal door to generator room.

### **Generator Room**

With Ceres generator. Double doors to the outside.

### **Outside**

To the front, the property is approached up a long private tree lined driveway to the side of the church. Lovely entrance area with extensive parking. Formal gardens to the front with lawned areas

and the original walkway through to the church. Magnificent mature trees including two beech trees and yew, and the walkway leading round to the terrace which gives access to the living kitchen. Leading past the side of the house, gravelled driveway leads round to the rear to the separate detached cottage and double integral garage which has been skilfully converted but offers great flexibility for a dependent relative or running a business from. Feature secluded inner courtyard between the cottage and the main house and a gate leading through to the kitchen garden. To the front and side of the cottage is extensive parking and beautifully maintained garden with lawned areas, mature shrubs and trees, ornamental pond and a putting green. To the side of this area of garden is the original adjacent paddock, kitchen garden, greenhouse, soft fruit area, magnificent tall walnut tree and raised vegetable and flower beds. Backing onto open fields.

### **Location**

Sheffield 11 miles, Chesterfield 4 miles (main line station to London St Pancras from 1 hour 48 minutes), M1 (junction 29) - 9 miles, Bakewell 10 miles, Manchester (International Airport) 42 miles.

### **Services**

Mains water, gas and electric are connected. Drainage is to the mains sewer. Gas fired central heating to the main house and oil fired central heating to the cottage.

### **Directions**

From the centre of Chesterfield, take the B6051 to Barlow, on entering the village proceed along Hackney Lane, past the cafe until you see the church on your left hand side, immediately after that turn left up a long private drive to The Old Vicarage.

### **Joint Instructions**

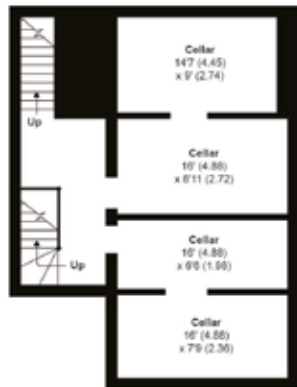
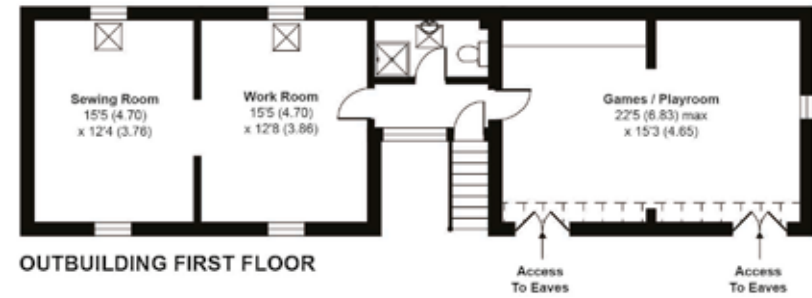
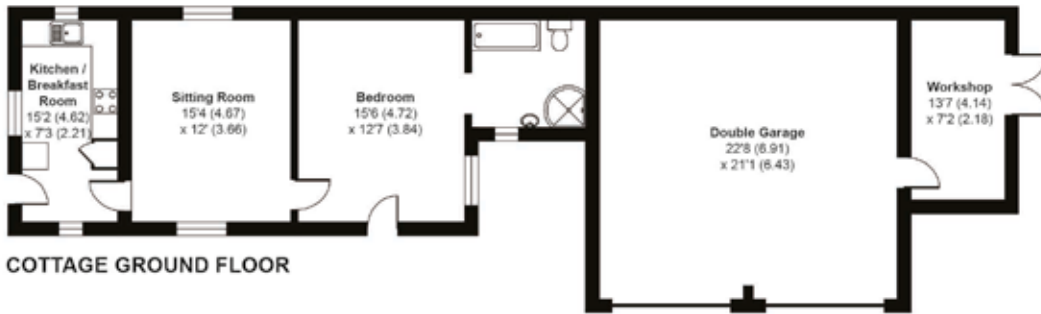
Please note the property is being sold by Saxton Mee Limited, 3 Bank View, Main Road, Hatherage S32 1BB - Telephone 01433 650 009 and also by Caudwell & Co., Rutland Square Buxton Road, Bakewell DE45 1BZ - Telephone 01629 810 018.

### **Valuer**

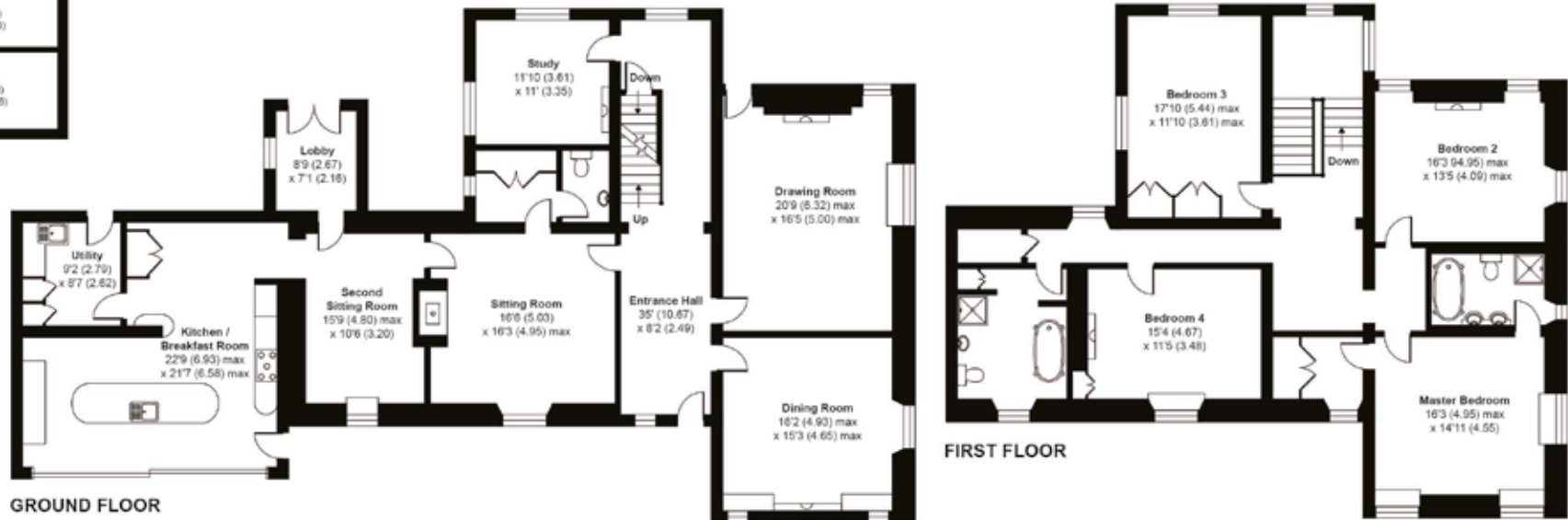
James Mee/pp

### **Viewing**

Strictly by appointment through our Hathersage Office



Denotes restricted head height



APPROX. GROSS INTERNAL FLOOR AREA 6311 SQ FT 586.3 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT / INCLUDES GARAGE & COTTAGE)





