



Summerley Top

Apperknowle, Dronfield, Derbyshire



Blenheim
Park Estates



An Exquisite Country Home for
Entertaining Family & Friends





Welcome to Summerley Top

Offered for sale, is this outstanding eight bedroomed family home with breathtaking far reaching views and luxury accommodation.

This outstanding property offers excellent facilities including a fabulous eight car garage block, self-contained annexe and stables. There is also approximately six acres of grazing paddocks and a menage available by separate negotiation.

Summerley Top benefits from a stunning entrance hallway with a superb oak staircase, spacious dining kitchen, four reception rooms, eight bedrooms and superb gardens. The property has been extended and has undergone a full scheme of refurbishment by the current vendor to provide outstanding luxury accommodation throughout.

Located with good access to the amenities of Dronfield and Eckington, such as restaurants, cafes, shops, public houses and leisure facilities. Also being within a short drive to the city centres of Sheffield and Chesterfield.

The property briefly comprises on the ground floor: Entrance hallway, drawing room, sitting room, dining kitchen, cloakroom, WC, (annexe) lounge, utility room/kitchen, bedroom 7 and bedroom 7 en-suite shower room.

On the first floor: Landing, master bedroom with en-suite, dressing room and balcony, bedroom 2 with en-suite and dressing room, bedroom 3, Jack and Jill shower room, bedroom 4 and (annexe) bedroom 8, store.

On the second floor: Landing, bedroom 5, bedroom 5 en-suite shower room and bedroom 6.

Ground Floor

Entrance Hallway

20'8 x 11'2 (6.3m x 3.4m)
A fabulous entrance to the property with pendant light points, coved ceiling, central heating radiator with decorative cover over, deep skirtings and Spanish marble tiled flooring. Doors open to the drawing room and sitting room. A timber door with a double glazed panel opens to the rear gardens.

Drawing Room

20'8 x 19'4 (6.3m x 5.9m)
A beautiful formal drawing room with far reaching views and front facing double glazed panels and a side facing UPVC double glazed sash window, recessed lighting, coved ceiling, central heating radiator, deep skirtings, engineered oak flooring and TV/aerial points. Also having an inset Faher log effect gas fire.

Sitting Room

22'4 x 11'10 (6.8m x 3.6m)
Having pendant light points, central heating radiator, deep skirtings, timber panelled flooring and TV/aerial points. Double UPVC doors with double glazed panels and matching side panels open to the sun terrace. The focal point of the room is the Gazco coal effect gas fire with a sandstone mantel, surround and hearth.

Annexe

Ideal as a suite for teenagers or a dependent relative and comprising of a lounge with a bar area, utility room/kitchen, bedroom with an en-suite and a spiral staircase leading to a further bedroom.

Lounge

16'5 x 15'3 (5.0m x 4.7m)
Having side facing UPVC double glazed sash windows, full height exposed timber beamed ceiling, pendant light point, deep skirtings, timber panelled flooring with under floor heating and provision for a wall mounted television with TV/aerial points. There's a fitted bar area with an oak work surface and shelving. A UPVC door with double glazed panels opens to an enclosed garden.

Utility Room/Kitchen

13'1 x 7'5 (4.0m x 2.3m)
Having a rear facing UPVC double glazed sash window, recessed lighting and engineered oak flooring with under floor heating. There's a range of fitted base/wall and drawer units with a matching oak work surface, glazed splash backs and an inset 1.0 bowl sink with a chrome mixer tap. Appliances include a Lamona microwave oven, Lamona fan assisted oven and space/plumbing for automatic washing machines and tumble dryers.

Bedroom 7

20'8 x 9'2 (6.3m x 2.8m)
Having pendant light points, provision for a wall mounted television with TV/aerial points and engineered oak flooring with under floor heating. Also having useful fitted furniture incorporating short hanging and drawers. Double UPVC doors with double glazed panels and matching side panels open to the sun terrace.

Bedroom 7 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed sash window, recessed lighting, extractor fan and chrome heated towel rail. There's a suite in white, which comprises of a low level WC, pedestal wash hand basin with a chrome mixer tap and a separate shower enclosure with a rain head shower, an additional Mira fitted shower and a glazed screen.

Entrance Hallway

20'8 x 11'2 (6.3m x 3.4m)

A fabulous entrance to the property with pendant light points, coved ceiling, central heating radiator with decorative cover over, deep skirtings and Spanish marble tiled flooring. Doors open to the drawing room and sitting room. A timber door with a double glazed panel opens to the rear gardens.



A Wonderful
Welcome Awaits...



Drawing Room

20'8 x 19'4 (6.3m x 5.9m)

A beautiful formal drawing room with far reaching views and front facing double glazed panels and a side facing UPVC double glazed sash window, recessed lighting, coved ceiling, central heating radiator, deep skirtings, engineered oak flooring and TV/aerial points. Also having an inset Faaher log effect gas fire.



Luxury Living with
Far Reaching Country Views





Rest & Relax
in Style...



Dining Kitchen
30'10 x 24'3 (9.4m x 7.4m)

Kitchen Area

Having side facing UPVC double glazed sash windows, recessed lighting, central heating radiators, deep skirtings, timber panelled flooring and TV/aerial points. There's a range of fitted base/wall and drawer units with matching granite work surfaces, upstands and a 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island with further storage and an inset television.



The Heart of the Home is this
Superb Breakfast Kitchen



Dining Area

With ample space for a large dining table and having front facing UPVC double glazed sash windows, recessed lighting, deep skirtings and timber panelled flooring. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.



WC

Being fully tiled and having feature lighting, extractor fan, chrome heated towel rail, integrated storage and a suite in white, which comprises of a low level WC and a wash hand basin with chrome mixer tap.



Lounge

16'5 x 15'3 (5.0m x 4.7m)

Having side facing UPVC double glazed sash windows, full height exposed timber beamed ceiling, pendant light point, deep skirtings, timber panelled flooring with under floor heating and provision for a wall mounted television with TV/aerial points. There's a fitted bar area with an oak work surface and shelving. A UPVC door with double glazed panels opens to an enclosed garden.



Annexe

Ideal as a suite for teenagers or a dependent relative and comprising of a lounge with a bar area, utility room/kitchen, bedroom with an en-suite and a spiral staircase leading to a further bedroom.



Bedroom 7

20'8 x 9'2 (6.3m x 2.8m)

Having pendant light points, provision for a wall mounted television with TV/aerial points and engineered oak flooring with under floor heating. Also having useful fitted furniture incorporating short hanging and drawers. Double UPVC doors with double glazed panels and matching side panels open to the sun terrace.



Bedroom 7 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed sash window, recessed lighting, extractor fan and chrome heated towel rail. There's a suite in white, which comprises of a low level WC, pedestal wash hand basin with a chrome mixer tap and a separate shower enclosure with a rain head shower, an additional Mira fitted shower and a glazed screen.





A Wonderful Family Home offering Luxury Living over Three Floors

From the sitting room, double timber doors with glazed panels open to the:

Dining Kitchen
30’10 x 24’3 (9.4m x 7.4m)

Kitchen Area
Having side facing UPVC double glazed sash windows, recessed lighting, central heating radiators, deep skirtings, timber panelled flooring and TV/aerial points. There’s a range of fitted base/wall and drawer units with matching granite work surfaces, upstands and a 1.5 bowl stainless steel sink with a chrome mixer tap. Also having a central island with further storage and an inset television.

Appliances are by Neff and include a five-ring induction hob with extractor fan over, fan assisted oven, microwave oven, integrated fridge/freezer and an integrated dishwasher by Miele.

Dining Area
With ample space for a large dining table and having front facing UPVC double glazed sash windows, recessed lighting, deep skirtings and timber panelled flooring. Double UPVC doors with double glazed panels and matching side panels open to the front of the property.

From the kitchen area, a timber door with glazed panels opens to a:

Cloakroom
Having a front facing UPVC double glazed sash window, pendant light point, central heating radiator and tiled flooring. There’s a range of fitted furniture incorporating cupboards and a shoe rack. A timber composite door with a decorative obscured glazed panel opens to the side of the property.

A door opens to the:

WC
Being fully tiled and having feature lighting, extractor fan, chrome heated towel rail, integrated storage and a suite in white, which comprises of a low level WC and a wash hand basin with chrome mixer tap.

From the entrance hallway, an oak staircase with aluminium Victorian style spindles rises to the:

First Floor

Landing
Having a feature UPVC double glazed sash window, Velux roof window, pendant light point, central heating radiator and deep skirtings. Doors open to the master bedroom, bedroom 2, bedroom 3 and bedroom 4.

Master Bedroom
28’3 x 15’1 (8.6m x 4.6m)
A sumptuous master bedroom with recessed and wall mounted lighting, central heating radiator, deep skirtings, storage to the eaves and having provision for a wall mounted television with TV/aerial points. Double UPVC doors open to the:

Balcony
Providing a great vantage point for the far-reaching views with space for a patio table and chairs. Also benefiting from exterior lighting.

An opening gives access to the:

Dressing Room
With recessed lighting and a range of fitted furniture incorporating short hanging, shelving and drawers.

Master En-Suite
Having side facing UPVC double glazed obscured sash windows, recessed lighting, two extractor fans, chrome heated towel rail, deep skirtings and tiled flooring. There’s a suite in white, which comprises of a low level WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility.

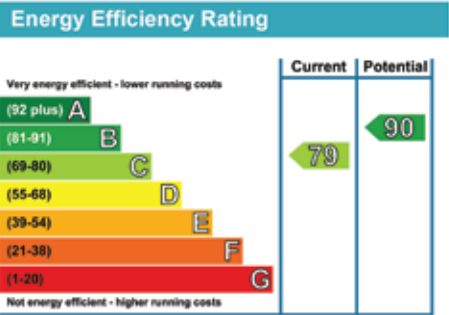
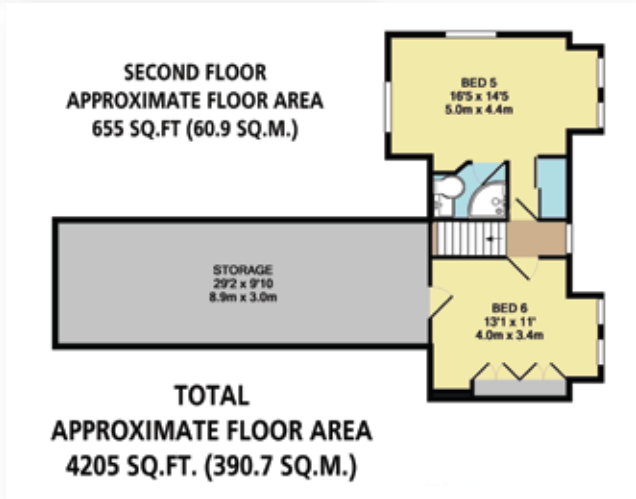
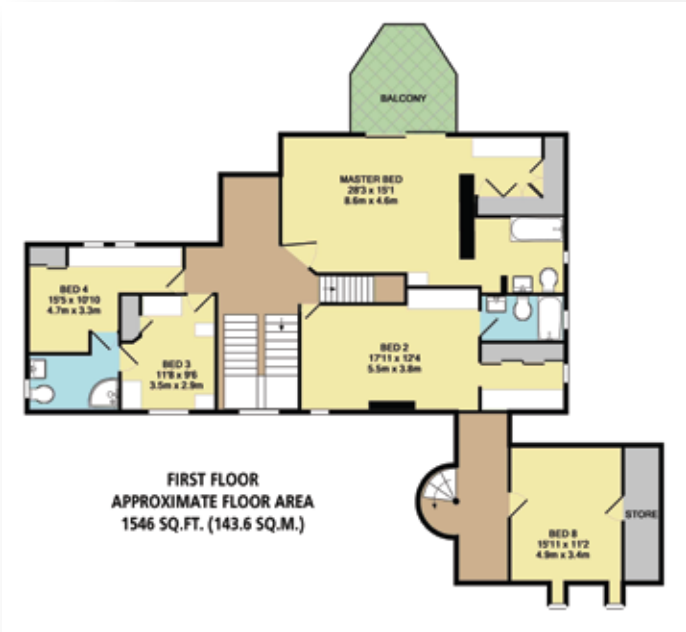
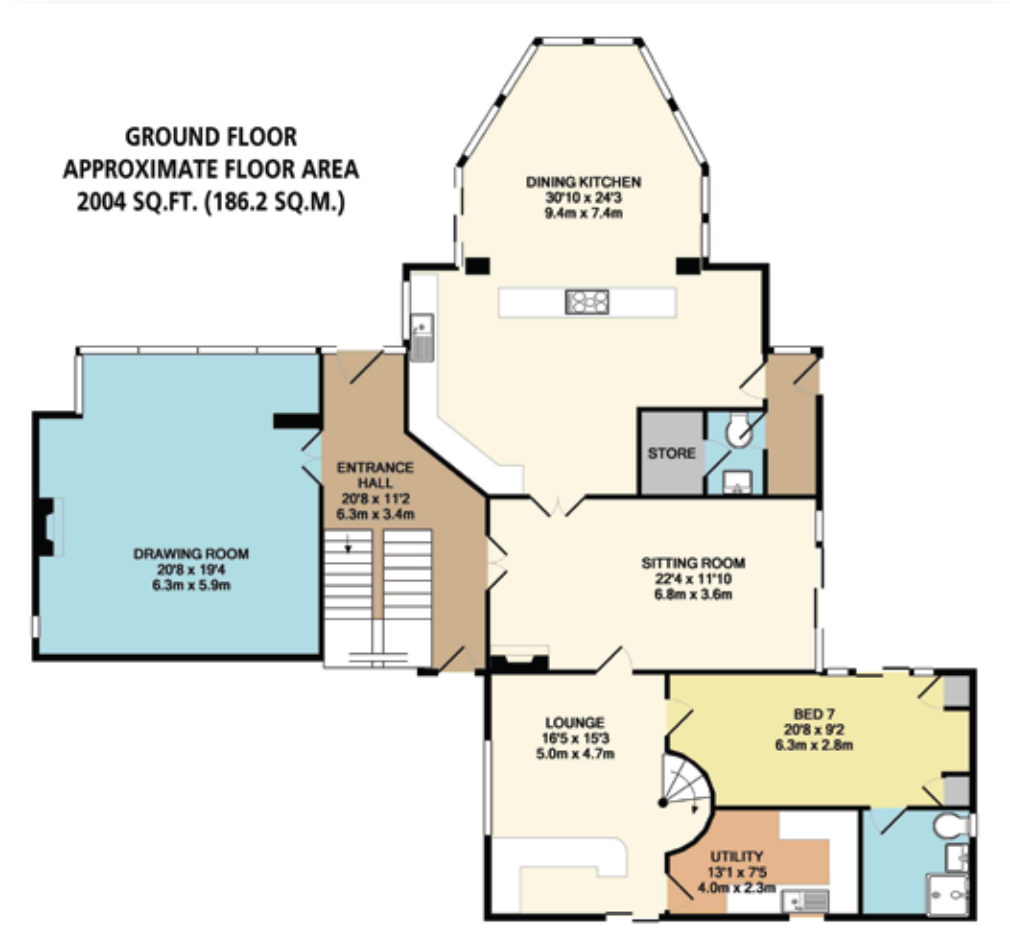
Bedroom 2
17’11 x 12’4 (5.5m x 3.8m)
A spacious double bedroom, having a side facing UPVC double glazed sash window, recessed lighting, central heating radiator, deep skirtings and provision for a wall mounted television with TV/aerial points. Also having a fitted dressing area with storage.

An opening gives access to the:

Dressing Room
Having a side facing UPVC double glazed obscured sash window, recessed lighting, central heating radiator and engineered oak flooring. There’s a range of fitted furniture incorporating long hanging, shelving and drawers. Also having a fitted dressing table with open display shelving and storage.

Bedroom 2 En-Suite Bathroom
Being fully tiled and having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and deep skirtings. There’s a suite in white, which comprises of a low level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with feature lighting, chrome mixer tap and a fitted shower.

Bedroom 3
11’8 x 9’6 (3.5m x 2.9m)
Having rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator, deep skirtings and TV/aerial points. There’s a range of fitted furniture incorporating short hanging, shelving and a desk area with drawers.



Note

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 condition.



Sitting Room
22'4 x 11'10 (6.8m x 3.6m)

Having pendant light points, central heating radiator, deep skirtings, timber panelled flooring and TV/aerial points. Double UPVC doors with double glazed panels and matching side panels open to the sun terrace. The focal point of the room is the Gazco coal effect gas fire with a sandstone mantel, surround and hearth.



Dressing Room

With recessed lighting and a range of fitted furniture incorporating short hanging, shelving and drawers.



Master Bedroom
28'3 x 15'1 (8.6m x 4.6m)

A sumptuous master bedroom with recessed and wall mounted lighting, central heating radiator, deep skirtings, storage to the eaves and having provision for a wall mounted television with TV/aerial points. Double UPVC doors open to the balcony.



Balcony

Providing a great vantage point for the far-reaching views with space for a patio table and chairs. Also benefiting from exterior lighting.



Master En-Suite

Having side facing UPVC double glazed obscured sash windows, recessed lighting, two extractor fans, chrome heated towel rail, deep skirtings and tiled flooring. There's a suite in white, which comprises of a low level WC, wall mounted wash hand basin with a chrome mixer tap and a panelled bath with a chrome mixer tap and an additional hand shower facility.



Bedroom 2 Dressing Room

Having a side facing UPVC double glazed obscured sash window, recessed lighting, central heating radiator and engineered oak flooring. There's a range of fitted furniture incorporating long hanging, shelving and drawers. Also having a fitted dressing table with open display shelving and storage.



Bedroom 2 17'11 x 12'4 (5.5m x 3.8m)

A spacious double bedroom, having a side facing UPVC double glazed sash window, recessed lighting, central heating radiator, deep skirtings and provision for a wall mounted television with TV/aerial points. Also having a fitted dressing area with storage.



Bedroom 2 En-Suite Bathroom

Being fully tiled and having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and deep skirtings. There's a suite in white, which comprises of a low level WC and a wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with feature lighting, chrome mixer tap and a fitted shower.



Bedroom 3

11'8 x 9'6 (3.5m x 2.9m)

Having rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator, deep skirtings and TV/aerial points. There's a range of fitted furniture incorporating short hanging, shelving and a desk area with drawers.



Bedroom 4

15'5 x 10'10 (4.7m x 3.3m)

Having front facing UPVC double glazed sash windows, recessed lighting, central heating radiator, deep skirtings and provision for a wall mounted television with TV/aerial points. There's a range of fitted furniture incorporating short hanging and shelving and a dressing/desk area with drawer units.





A Property of Exceptional Quality, Catering for a Variety of Hobbies and Interests

Jack and Jill Shower Room

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan and a central heating radiator. There's a suite in white, which comprises of a low level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower and a glazed screen. Doors open to bedroom 3 and bedroom 4.

Bedroom 4

15'5 x 10'10 (4.7m x 3.3m)
Having front facing UPVC double glazed sash windows, recessed lighting, central heating radiator, deep skirtings and provision for a wall mounted television with TV/aerial points. There's a range of fitted furniture incorporating short hanging and shelving and a dressing/desk area with drawer units.

From the lounge, a spiral staircase with metal spindles and a timber handrail rises to the:

First Floor (annexe)

Landing

With a pendant light point and a door opening to the bedroom/play-room.

Bedroom 8/Playroom

15'11 x 11'2 (4.9m x 3.4m)
Having two roof windows, pendant light point, central heating radiator and having provision for a wall mounted television with TV/aerial points. A door opens to the:

Store

With a pendant light point and housing the Vaillant boiler and hot water cylinders.

From the first floor landing, stairs rise to the:

Second Floor

Landing

With a Velux roof window, recessed lighting and storage to the eaves. Doors open to bedroom 5 and bedroom 6.

Bedroom 5

16'5 x 14'5 (5.0m x 4.4m)
Having a side facing UPVC double glazed sash window and Velux roof windows, one of which transforms onto a balcony. Also having recessed lighting, central heating radiator, engineered oak flooring and a range of fitted furniture incorporating long hanging.

Bedroom 5 En-Suite Shower Room

Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a suite in white, which comprises of a low level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower, additional hand shower facility and glazed doors.

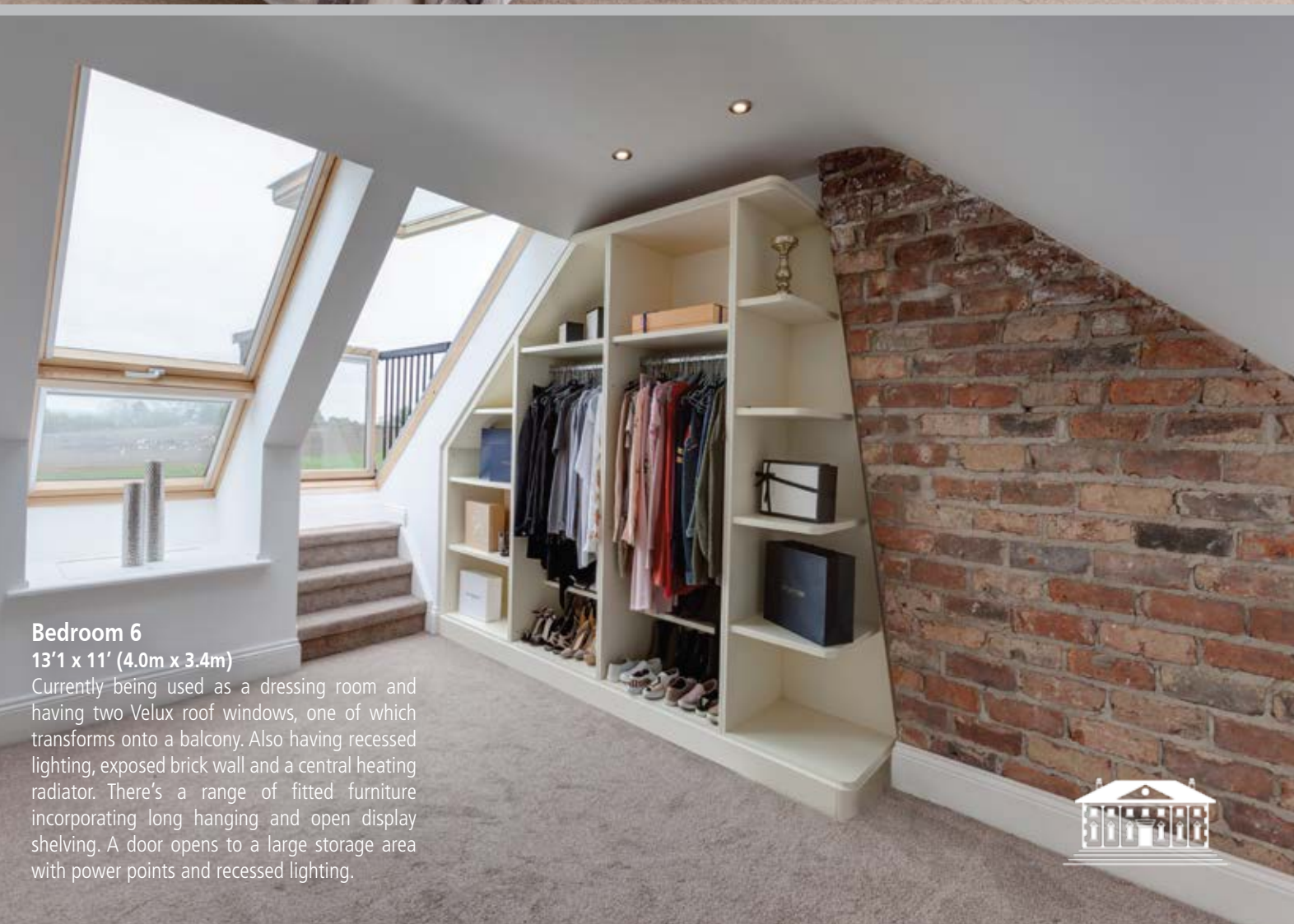
Bedroom 6

13'1 x 11' (4.0m x 3.4m)
Currently being used as a dressing room and having two Velux roof windows, one of which transforms onto a balcony. Also having recessed lighting, exposed brick wall and a central heating radiator. There's a range of fitted furniture incorporating long hanging and open display shelving. A door opens to a large storage area with power points and recessed lighting.





Bedroom 5
16'5 x 14'5 (5.0m x 4.4m)
 Having a side facing UPVC double glazed sash window and Velux roof windows, one of which transforms onto a balcony. Also having recessed lighting, central heating radiator, engineered oak flooring and a range of fitted furniture incorporating long hanging.



Bedroom 6
13'1 x 11' (4.0m x 3.4m)
 Currently being used as a dressing room and having two Velux roof windows, one of which transforms onto a balcony. Also having recessed lighting, exposed brick wall and a central heating radiator. There's a range of fitted furniture incorporating long hanging and open display shelving. A door opens to a large storage area with power points and recessed lighting.



Bedroom 5 En-Suite Shower Room
 Being fully tiled and having recessed lighting, extractor fan, chrome heated towel rail and a suite in white, which comprises of a low level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted shower, additional hand shower facility and glazed doors.



Garage Block

65'11 x 34'9 (20.1m x 10.6m)

A very impressive garage with resin flooring, power, fluorescent lighting and consisting of a large garage with eight car parking spaces and a workshop. This superb facility has electric roller shutter doors and a large drive area providing parking for several vehicles. A timber gate also gives access to the paddocks, available by separate negotiation.

Workshop

12'2 x 12'2 (3.7m x 3.7m)

With a side facing UPVC double glazed obscured window, fluorescent lighting and fitted workbench with shelving.

Garaging

Currently being used as a home gymnasium. With fluorescent lighting and a kitchen area with a range of fitted base and wall units with a matching work surface, integrated fridge and an inset 1.0 bowl sink with a chrome mixer tap.

Shower Room

Being fully tiled and having wall mounted light points, extractor fan and a suite in white, which comprises of a low level WC and a wash hand basin with a chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted Bristan shower and a glazed door.





Exterior and Gardens

Summerley Top is accessed via electric wrought iron gates, which open to a driveway leading to the stables, garages and property. To one side of the driveway is a small coppice orchard with mature trees and grassland.

Timber gates open to the:

Stables

Fully enclosed by timber fencing and having four stables and ample parking for several vehicles. A further timber gate opens to paddocks, which are available by separate negotiation.

The driveway continues and provides access to the front of the property where there is a large tarmacked driveway providing parking, for several vehicles, with automatic lighting. Also to the front of the property is a stone flagged seating terrace which gives access to an area which can be used for multiple sports purposes such as basketball or five-a-side football.

From the driveway, steps rise to a further stone flagged seating terrace to the front of the property with exterior lighting and external water taps. The terrace provides access to the main entrance door and to doors opening to the dining kitchen.

To one side of the property, there is another stone flagged seating terrace accessed through a timber gate. The terrace also gives access to the cloakroom, sitting room and bedroom 7. A further timber gate opens to a path leading to the:

Enclosed Rear Garden (annexe)

Having a large stone flagged seating terrace, hot tub area and a garden being mainly laid to lawn with exterior lighting. Access can be gained to the lounge (annexe) and the entrance hallway. A timber gate opens to a path leading to the front of the property.

Stone steps rise to the:

Main Garden

Being mainly laid to lawn and fully enclosed by stonewalling and timber fencing. To one corner, there's a timber garden building with double glazed windows, circular seating and a fire pit.



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

Tenure: Freehold



Summerley Top

Apperknowle, Dronfield, Derbyshire, S18 4BA

Offers in the Region of £995,000