

NETHER HALL



HATHERSAGE | DERBYSHIRE



NETHER HALL

HATHERSAGE, DERBYSHIRE

A VERY SPECIAL ESTATE SET ON
THE OUTSKIRTS OF HATHERSAGE
IN THE HEART OF THE PEAK
DISTRICT NATIONAL PARK WITH
EXTENSIVE FRONTAGE TO THE
RIVER DERWENT.

SUBSTANTIAL GRADE II COUNTRY
HOUSE DATING FROM 1840
IN ABOUT 54.99 ACRES OR
THEREABOUTS.

Extensive frontage to the River Derwent
Substantial Grade II country house dating from 1840
Formal grounds and gardens
Part converted period listed Barn
Separate residential entrance lodge
Adjoining pasture and grazing land
In all some 54.99 acres or thereabouts

Sheffield approx 11 miles, Chesterfield approx 17 miles,
Manchester approx 32 miles, Derby approx 56 miles.

Manchester Airport approx 38 miles,
Train times from Chesterfield to London approx 108 minutes,
Junction 29 M1 motorway 20 miles.





LOCATION

The Nether Hall Estate sits on the south side of the historic village of Hathersage in the heart of the Peak District National Park.

The house enjoys a fine private position, with a tree lined approach past the entrance Lodge on Dore Lane.

The house is set on the banks of the River Derwent with open views in all directions.

Hathersage is an extremely convenient village with a wealth of local facilities and amenities. It is located within easy reach of major regional centres including Manchester, Sheffield, Nottingham and Derby, all with good road and rail connections. There is a local station within the village which links to Manchester and Sheffield with onward connections.

The M1 Motorway at Junction 29 is within 20 miles.

DESCRIPTION

Nether Hall has been in the same family ownership since it was built in 1840 and the principal house which is Grade II listed is built of regular coursed gritstone with ashlar dressings.

It is built to take full advantage of its south westerly aspect over the nearby River Derwent, all with views beyond to the open countryside of the Peak District National Park.

From the fine entrance hall there are three generous reception rooms, with a cloakroom leading directly to a stone spiral staircase giving access to the tower set to the side of the house.

There is a spacious kitchen/breakfast room and adjacent pantry and boot room. A Billiard/reception room, built at a later date, enjoys a full double height ceiling with views across the gardens and over the nearby River Derwent.

There are twin staircases rising to the first floor where there are seven bedrooms plus a studio room and two bathrooms.

The original stone spiral staircase rises to an office at second floor level with steps up to the renewed lead roof and the crenellated tower with open views to all sides.

The impressive approach to the house leads to the front courtyard area where there is detached stone garaging with storage/workshop over.

The driveway leads to the rear courtyard with a range of early outbuildings comprising a potting shed, stores/stable and a separately listed two story barn of mid 19th Century construction and built of coursed watershot gritstone with fine quoins and a renewed stone slate roof.





This is an unusually high quality building with a former Dovecote entrance and bullseye window. Part of the property has been converted into a high quality residential annexe, enjoying a lovely aspect over the nearby River Derwent. This is let on a separate shorthold tenancy.

The stunning setting of the house takes full advantage of its position, with formal gardens and a grass tennis court, all leading down to the tree lined banks of the River Derwent.

Most of the adjoining land has been let on a Farm Business Tenancy of which details are available on request. In all the house, gardens and land extend to some 54.99 acres or thereabouts.

ACCOMODATION

NETHER HALL

The principal Grade II listed house, built in 1840, has been in the same family ownership since that date.

Fine entrance hall with flagstone floor, detailed ceiling with an aspect over the gardens to the open countryside beyond. Side door to a terrace. Cloakroom with low suite W.C. and hand basin. There is direct access to the spiral stone staircase leading to the tower.

Drawing room with Hopton marble chimney piece to an open dog grate, shuttered stone mullion windows with fine views.

Dining room set to the front of the house, which is a lovely well proportioned room with shuttered windows and open hearth to a Hopton chimney piece surround.

Sitting room a well proportioned principal room with period chimney piece, shuttered windows and a wide bay overlooking the gardens and open countryside beyond.

Lower hallway with flagstone floor and access to a useful cellar with wine bins and storage. Larder/cold room with a large stone plinth and an early stone sink.

Study/office with high stone chimney piece, wood burner and door to the rear courtyard.

Kitchen breakfast room with a high and wide gritstone chimney piece surround, set with a four oven gas fired Aga and a range of fitted cupboards and appliances.

Walkthrough rear utility/pantry with a flagstone floor and range of built-in cupboards and a recently renewed Keston condensing boiler, providing ground floor central heating and domestic hot water. Rear boot room with access to courtyard.

Billiard/reception room a double height reception room built in the 20th Century, matching with the original architecture of the house. This is a vaulted room with parquet flooring, fitted window seats, side stone chimney piece and deep stone mullion windows with dual aspect views to the gardens and river.

There are walk-through French windows which open onto the gardens.

There is a gallery set over the first floor level which provides primary access from the main house.

The principal dog leg staircase leads to the **first floor** with a side landing.

There is a **master bedroom** with double aspect and spacious en-suite bathroom with W.C, which links through to **bedroom two/dressing room**.

The bathroom also gives access to the stone spiral staircase leading to the tower and an additional room at second floor level.

Bedrooms three and four are off the main landing. There is a separate W.C.

A lower landing area gives access to the secondary staircase, and **two further bedrooms** plus an adjoining studioroom.

The **seventh bedroom** and second bathroom are approached off a side landing where there are fitted cupboards housing a second Keston gas fired central heating building.

The side landing provides the principal access/link to the Billiard room

The drive leads to the rear of the house to a generous courtyard where the separate **Grade II listed barn/annexe** is located.

Part of this building has been converted in recent years to provide an outstanding residential unit currently comprising on the ground floor, an entrance hall, and a well fitted kitchen with range of modern units. Double doors lead through to a fine sitting room with French windows opening onto a garden area and directly overlooking the river.

On the first floor landing is the master bedroom with mezzanine bed area over, fitted cupboards and a second bedroom housing a gas fired central heating boiler. There is a central Jack and Jill bathroom with W.C.

The remainder of the period barn is very much as it was when it was built, being at double height in part with a cart entrance and an early planked door, with staircase leading up to a storage area over. There is also an adjoining workshop/store.

Set around the courtyard are a number of useful outbuildings and stores with a separate detached garage, again of stone period construction with an external staircase leading up to a storage room/workshop.

There is potential subject to any necessary consent.

OUTSIDE

Set to the side of the north front of the house is a partly walled kitchen garden with green lane leading over a lovely stone arched bridge into the adjoining farm land and paddocks, let on a Farm Business Tenancy.

To the south of the house lie the principal private gardens and terraced areas. There are lawned areas around the main house with mature borders and a stone ha-ha bordering the adjoining fields.





There are wide steps leading down to the grass tennis court and onto further garden areas bounded by mature trees directly down to the River Derwent.

The views from the gardens are quite stunning, with an aspect to the Derwent Valley and the open countryside set above Hathersage village.

THE LODGE

This period stone built property is set at the entrance to the estate and provides accommodation comprising on the ground floor, living, kitchen area with bedroom, bathroom and additional smaller room at first floor level. It has its own private garden area and parking.

The Lodge is currently let on a protected tenancy of which details are available on request. The agents have not inspected this property internally.

FISHING RIGHTS

The **fishing rights** to Nether Hall are let on a licence. They extend to some 605 meters or thereabouts. Further details are available on request.

THE LAND

The majority of the adjoining farm land is let on a modern Farm Business Tenancy. Details are available on request.

GENERAL INFORMATION

Tenure: Freehold.

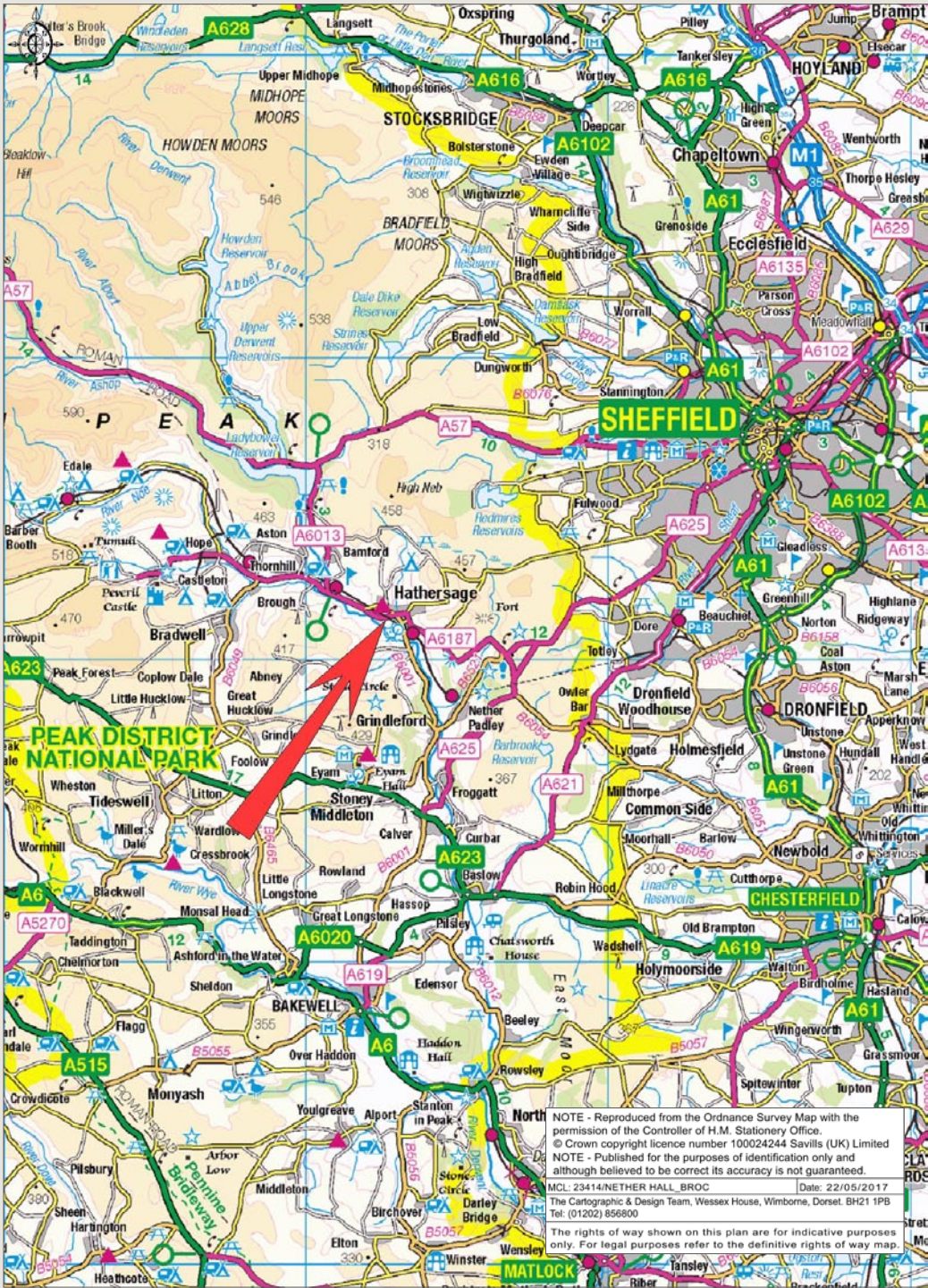
Services: Mains electricity and water are connected to the property. Gas fired central heating. Drainage is to a private system.

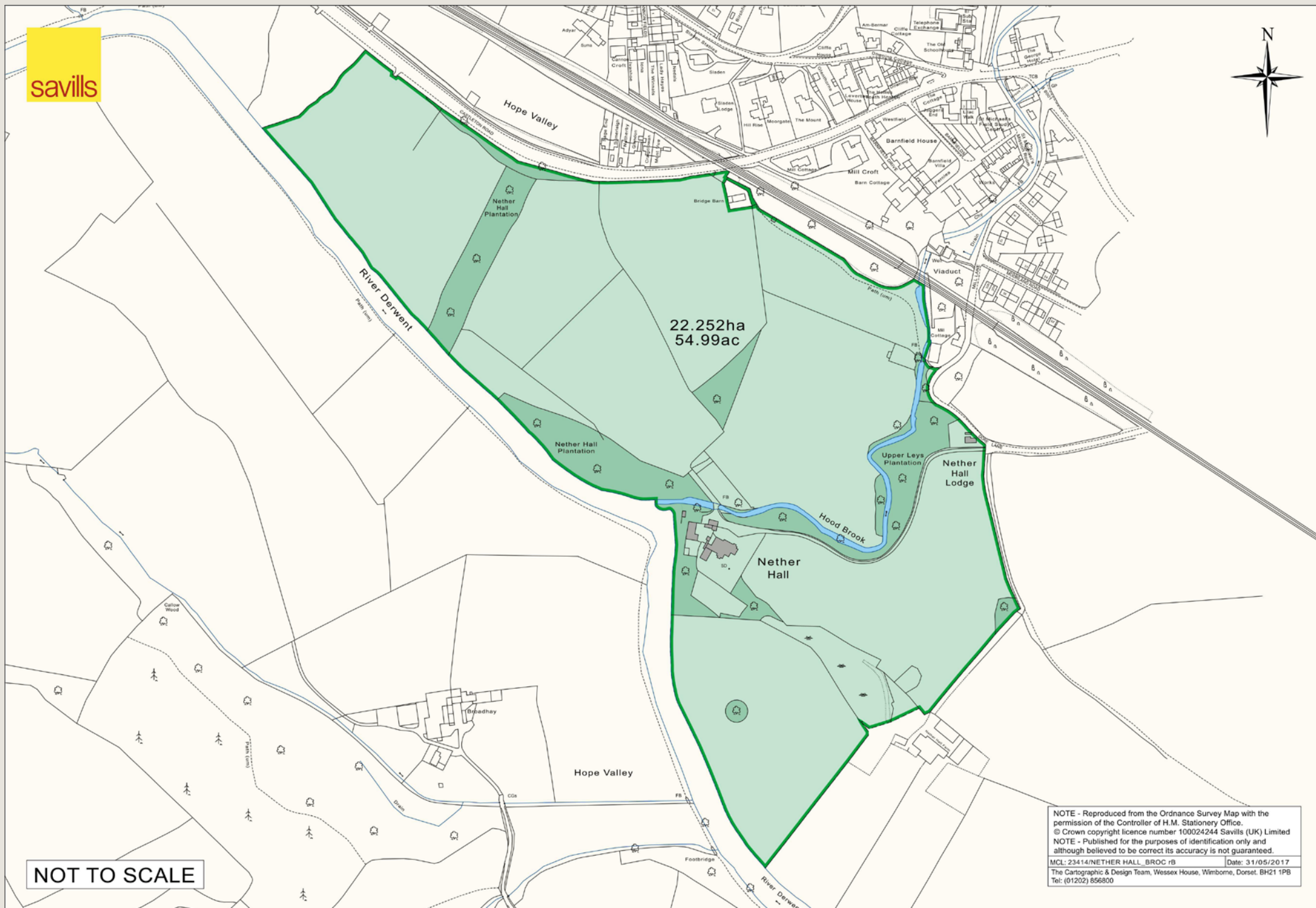
Overage Provision: The property and land are sold subject to an uplift provision which specifies that 50% of any increase in the value of the land or building due to development, will be payable to the vendors or their successors in title should such development occur within 25 years from the date of completion.

Uplift will be payable upon the sale or implementation, but should not be triggered by development for agricultural and/or equestrian purposes.

Viewing: Strictly by appointment with Savills.

Agents Note: We wish to inform prospective buyers that the seller is a related party to a member of Savills.





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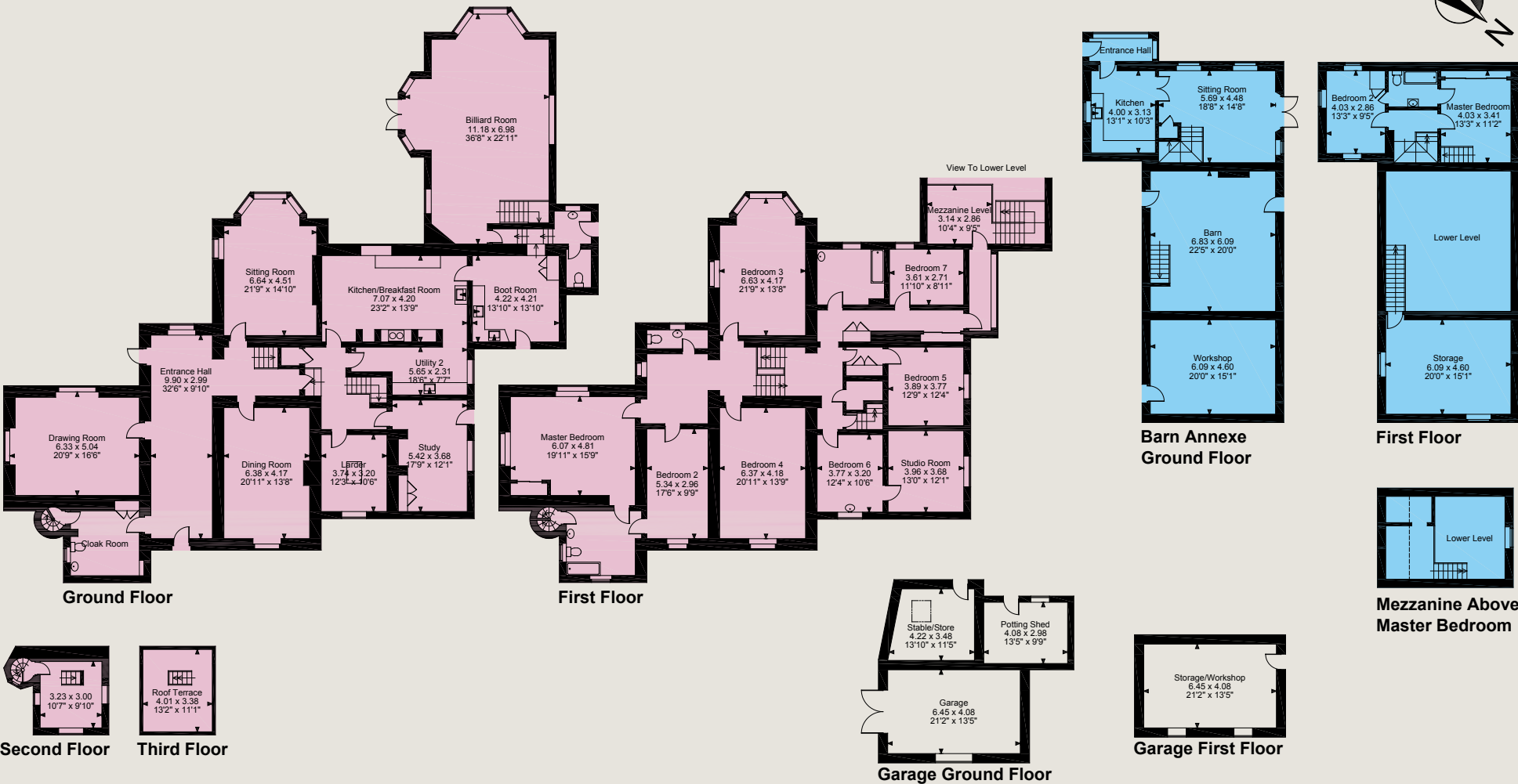
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FLOORPLANS

Main House gross internal area = 7,184 sq ft / 667 sq m

Annexe gross internal area = 2,117 sq ft / 197 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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