



## LIST OF ROOMS & FLOOR PLANS AT LIMESTONE GRANGE

This luxury 15-bedroom farmstead stands unique on Longstone Edge, a stunning limestone ridge that offers sensational views over thousands of acres of the breath-taking Peak District National Park.

### **Living Areas**

#### **Kitchen/Dining/Living Space**

Well-equipped kitchen with 3 x Bosch ovens, 2 x dishwashers, Bosch microwave, Quooker boiling water tap, small Bosch warming drawer, 2 x four ring induction hobs, large American style fridge freezer with ice maker, 1 x integrated fridge, 1 x integrated fridge/freezer, wine fridge, Kenwood mixer, blender, Sage coffee machine (takes beans) and Dualit 6 slice toaster. Dining table that can be adjusted for up to 32 guests, large corner sofa, TV, Bluetooth sound system, bespoke fireplace. Access to patio. Tri-fold doors leading to courtyard patio with BBQ and outdoor dining space.

#### **Grand Barn**

Entertaining space with large log burner which can be set up as dining for up to 30 guests for a party or special occasion. It also has a mezzanine with a grand piano and a secret snug with large TV and sofa seating.

#### **Library**

Sofa and armchair seating, dual aspect windows, access to internal courtyard.

#### **Sitting Room**

Sofas, TV, log burner, dual aspect windows.

### **Additional Facilities**

Gym/games room with pool table, wattbike, rowing machine, weight rack, cable pull tower and a range of other work out kit, benches and mats.

Cloakroom and utility room with washing machine and tumble dryer.

### **Outside Spaces**

#### **Courtyard**

Outdoor seating for the whole group, gas BBQ, access from the kitchen to the Grand Barn.

#### **Patio**

Runs the length of house, with outdoor furniture. Sloped lawn area.



## BEDROOMS – sleeps 30 in 15 bedrooms

● indicates a choice of bed configuration

Area	Bedroom	Sleeps/Bed Format	Bathroom	Features
Farmhouse	Bedroom 1 – Pheasant (Ground floor)	Sleeps 2 Super king, can be divided into two single beds ●	Large ensuite with beautiful exposed stone wall and large oval bath, toilet, sink and rainfall shower.	Large bedroom with vaulted ceiling and exposed beams. Overlooks the internal courtyard.
	Bedroom 2 – Partridge (Ground floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	Large bedroom looks out over exceptional views. Vaulted ceiling and exposed beams. Chest of drawers, wardrobe and bedside tables.
	Bedroom 3 – Curlew (First floor)	Sleeps 2 King size bed	Ensuite toilet, his and hers sinks, large rainfall shower with 3 jet modes and a stand-alone oval bath.	Large bedroom with sash window looking out over the impressive view. Four-poster bed, small sofa and armchair alongside a bespoke built-in wardrobe.
	Bedroom 4 – Skylark (First floor)	Sleeps 2 King size bed	Ensuite toilet, sink, shower and large separate oval bath.	Large bedroom with sash window looking out over the impressive view. Four-poster bed and armchair alongside a large bespoke built-in wardrobe.
	Bedroom 5 – Kite (First floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	These bedrooms have views over the internal courtyard and stretching to the farmland around. They are well equipped with built-in wardrobes and an armchair.
	Bedroom 6 – Heron (First floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	



Area	Bedroom	Sleeps/Bed Format	Bathroom	Features
<b>Farmhouse</b>	Bedroom 7 – Wren (Second floor)	Sleeps 2 Double bed	Ensuite toilet and sink.  In-room bath with handheld shower.	These quaint attic bedrooms are still generous in size, their Velux windows look out over the unbeatable view, and the slit arrows offer generous views over the surrounding farmland. These bedrooms have built-in wardrobes and eaves storage.
	Bedroom 8 – Sparrow (Second floor)	Sleeps 2 Double bed	Ensuite toilet and sink.  In-room bath with handheld shower.	
<b>Stables</b>  External access from the courtyard only.	Bedroom 9 – Jay (Ground floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	Perfect for either couples wanting privacy or a small family to have space away from the main group, these two identical rooms have doors directly from the courtyard as well as an interlinking corridor. They have vaulted ceilings, exposed beams and oak floors throughout. Views out onto the countryside.
	Bedroom 10 – Blackbird (Ground floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	
<b>Dovecote</b>  Situated at the end of the farmhouse.  External access from the courtyard only.	Bedroom 11 – Goldfinch (Ground floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	This generous room is well equipped with a sofa, chest of drawers and wardrobe. Farmland view over the back of Longstone Edge.
	Bedroom 12 – Raven (First floor)	Sleeps 2 Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	This bedroom offers incredible views over the side of Longstone Edge and surrounding farmland, and features a luxury walk-in wardrobe.



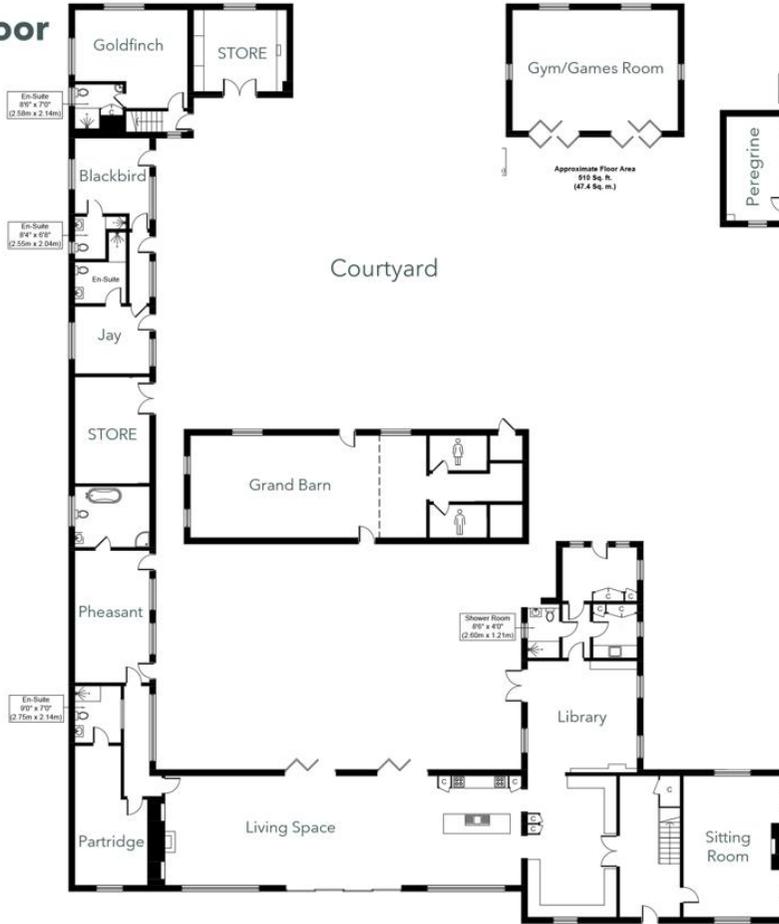
Area	Bedroom	Sleeps/Bed Format	Bathroom	Features
Parlour (with small kitchenette)	Bedroom 13 – Peregrine (Ground floor)	Sleeps 2  Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	This room oozes luxury with high vaulted ceilings and oak truss beams. The window overlooks the central courtyard.
	Bedroom 14 – Kestrel (Ground floor)	Sleeps 2  Super king, can be divided into two single beds ●	Ensuite toilet, sink and shower.	With vaulted ceilings and exposed beam work, this room is packed with character. Clothes storage. View to back.
	Bedroom 15 - Barn Owl (Ground floor)	Sleeps 2  King size bed	Ensuite toilet, sink and shower.	With an exposed brick wall this final bedroom is no less impressive than the other bedrooms. With views over both the external courtyard and the surrounding farmland, this room is full of natural light. There is a glass door offering access to the exterior.
<b>Total</b>		<b>30</b>		

All the bedrooms are equipped with bedding, towels, hair dryers, clothes storage, bedside tables, lamps, mirrors, TVs and ensuites.



# FLOOR PLAN

## Ground Floor



## Upper Levels



### The Dovecote

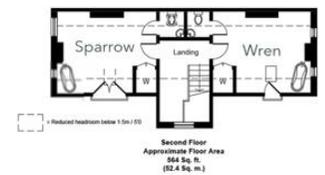


### The Grand Barn



Barn First Floor  
Approximate Floor Area (Excluding Lower Level): 316 Sq. Ft. (29.3 Sq. m.)

### The Farm House



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.