Rolling Hills

THE COLLECTION

BLENHEIM

PROUDLY PRESENTING

Rolling Hills

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ONE SITE, EIGHT PLOTS

BLENHEIM EXPERIENCE

LIFE IN THE PEAK

The Collection

Nestled on the edge of The Peak District National Park, one of the UK's most picturesque locations, Rolling Hills is perfectly situated for eight architecturally remarkable forever homes to come to life. Inspired by the unique landscape of the Peak and its natural beauty, Blenheim design and build homes for contemporary luxury living.

We work with nature to create a sense of belonging. From the breathtaking views, to the bespoke interiors and services Blenheim provides, we consider every detail, ensuring that it is created and crafted to be in tune with your life, today and in the future.

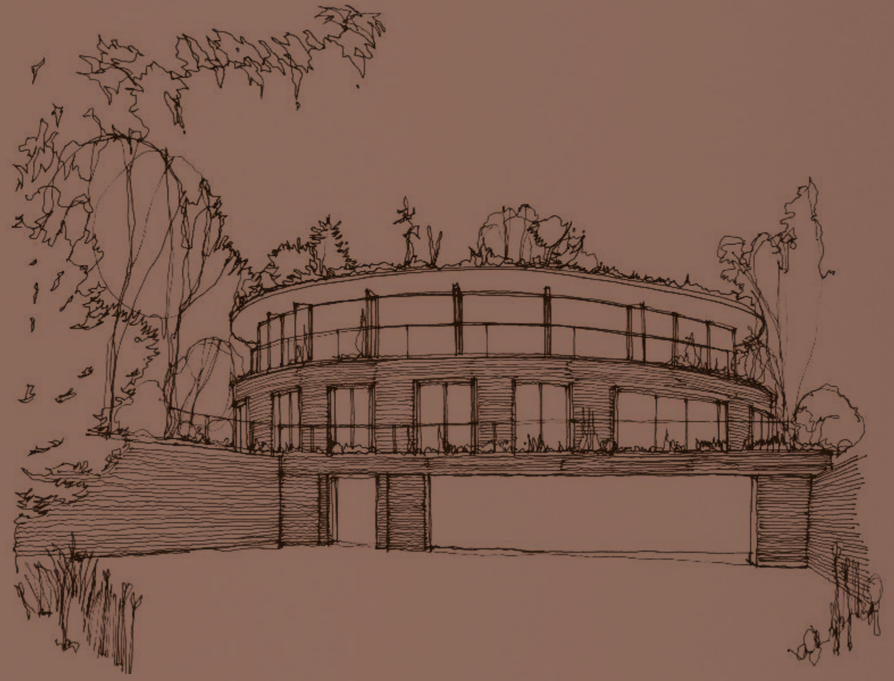
Redefining Peak Living

The Peak District is a sublime place. An area where the rugged meets the gentle, where you can choose how you want to interact with the landscape, whether it's an atmospheric hike across Blacka Moor Nature Reserve, a leisurely drive to the Chatsworth Estate, or exploring the calm of ancient woodlands.

It's the first ever National Park in the UK, lying at the heart of the country, a landscape that has been shaped by the interaction of nature and people over thousands of years. There's a wealth of cultural history to explore, as well as awe-inspiring outdoor adventures, all within easy reach of Rolling Hills. The Monsal Trail takes a disused rail line through the Peak, including a spectacular viaduct; stone circles are to be found in several spots such as Arbor Low, and closer by, Froggatt Edge.

Rolling Hills offers something truly unique in the Peak. Every detail is considered - from the approach to the property, the turn of the key in the lock, into the interior spaces and a deep consideration of how they meet the epic scenery beyond. Ours is an approach that exceeds our clients' expectations.

"A unique location. A place to curate forever homes. Nestled with the beautiful landscape which offers tranquillity, security, unrivalled possibilities and wonderful vistas. The Peak, a place to build, dream, and live."



“The process of designing and curating your forever home, is at the very heart of the Blenheim ethos. Blenheim was forged from a desire to deliver a unique, unrivalled experience, which galvanises every aspect of the home design and construction process.

A design process in which time is taken to listen, to understand, to consider and discuss all aspects of our clients’ needs, while crafting their breathtaking homes, spaces, and sanctuaries, for a lifetime of living.

A construction process where attention to detail, craftmanship, exquisite materials and modern technologies are seamlessly blended with our clients’ every wish at the heart of every decision.

At Blenheim, it is a privilege to spend time with wonderful people creating dreams and homes which will last a lifetime, and be passed on through the generations.”

Paul Blackburn
Managing Director, Blenheim

The Best of

Situated in a peaceful yet accessible location on the edge of the Peak, Rolling Hills lies a short drive away from the vibrant city of Sheffield. Within easy reach are a myriad of natural, cultural and historical attractions. Your future home sits in the Eastern Peak District Moors—a protected area. Rolling Hills represents a rare opportunity to live an unparalleled life in the Peak.

Both Worlds

01. Newcastle
02. York
03. Leeds
04. Manchester
05. Sheffield
06. Nottingham
07. Birmingham
08. London

Peak District

Rolling Hills

The Heart of the UK

The Peak sits at the heart of the UK and are conveniently placed between several cities that all hold their own unique appeal. Sheffield is closest and is well connected to the rest of the country — trains south to London and on to Europe, or north to Edinburgh and the Highlands beyond, while shorter hops to neighbouring cities Leeds and Manchester are within an hours reach.

If you're looking to go further afield, Manchester and East Midlands airports serve a host of global destinations—from Adu Dhabi to Zurich, Rome, Vienna and Mallorca are all within easy reach.

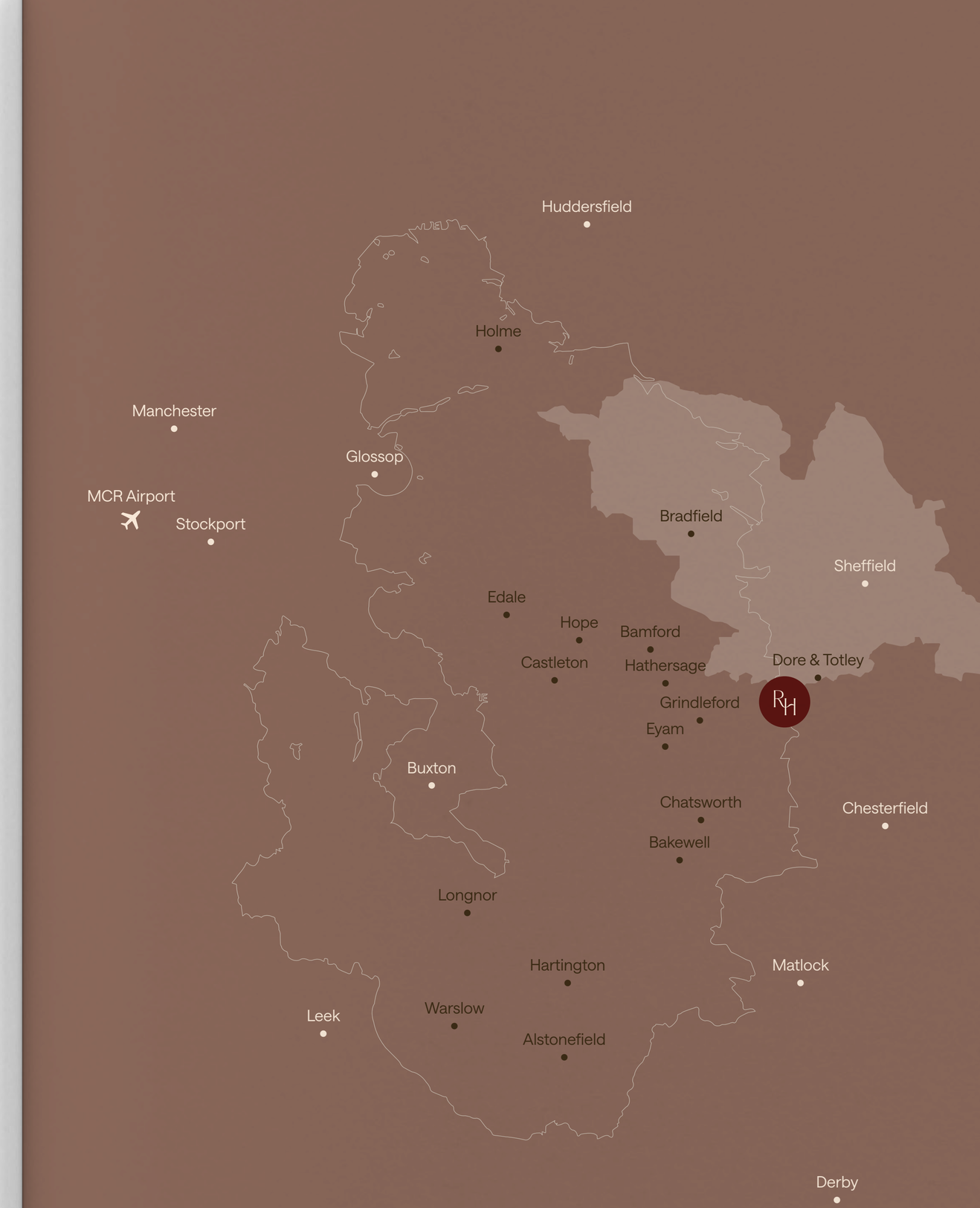
The Peak Connection

As well as Sheffield, with its major cultural and heritage attractions, the Peak are home to many picturesque towns, villages and other rural gems. Near to Rolling Hills, lies the stunning historic home of Chatsworth with its famous gardens, house, and thousands of acres of ground, seen by millions across the world in Pride & Prejudice. Slightly further afield is the majestic Yorkshire Sculpture Park with its James Turrell: Deer Shelter Skyspace and Barbara Hepworth sculptures.

The beautiful Longshaw Estate is half a mile from Padley Gorge, a perfect spot for a picturesque wander through ancient sessile oaks and birch woodland. These are just two of several National Trust sites within easy reach of Rolling Hills.

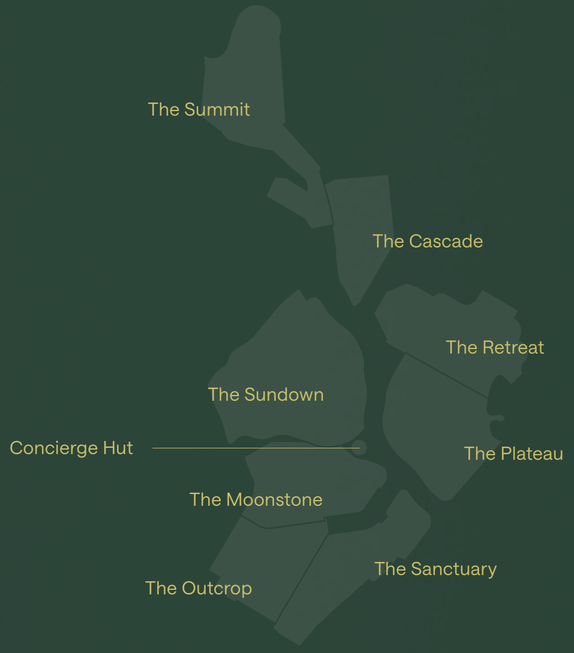
There's plenty of spectacular nature to explore locally—from the gritstone escarpments of Stanage Edge, to the Eastern Moors with their dramatic tumbling streams, and across to Lud's Church—a unique chasm that has its own microclimate, remaining cool even on the hottest of days.

The spectacular Ladybower and Derwent Reservoirs are famous for being the testing grounds for The Dambusters of WW2. Further historical adventures to indulge in include the plague village of Eyam, and Hathersage—(reputedly) the birthplace of Robin Hood's chief lieutenant, Little John, it also provided inspiration to Charlotte Bronte when writing Jane Eyre.



One Site, Eight Plots

Rolling Hills offers eight unique plots, each with its own distinct setting and character. Nestled on the edge of the Peak, in the heart of the UK— perfectly placed to enjoy the very best of what life in this spectacular landscape has to offer.



The Sanctuary

PLOT 01
0.69 Acres

LATITUDE
53.306970

LONGITUDE
-1.556516

The Sanctuary has a profound sense of protection from the moment you arrive in its courtyard driveway. It is a property that is harmonious with its surroundings—from local materials that echo the landscape, to the interior connection to the outside world. It has an affinity with the passing seasons via spectacular gallery-style views to the natural gardens and pond beyond.

PLOT 01
The Sanctuary

DOMESTIC CURTILAGE
0.69 Acres

OVERALL SITE AREA
1.74 Acres

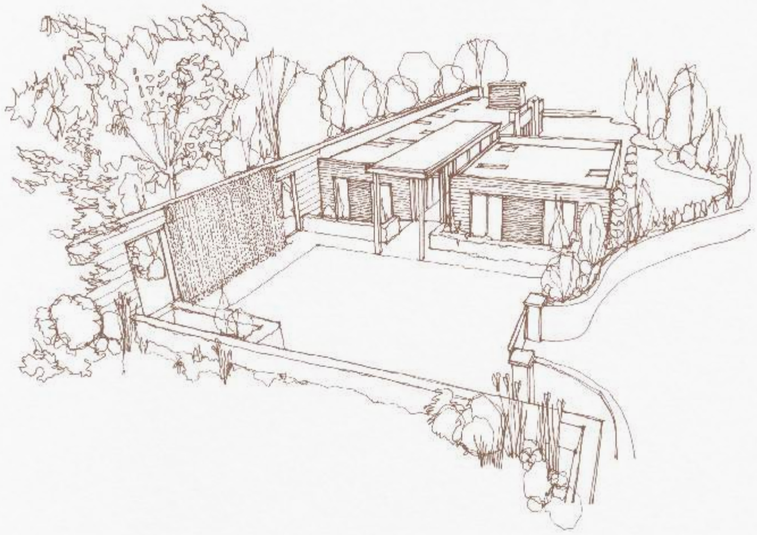
STORAGE & PLANT ROOM FACILITY
180m² / 1,938ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
416m² / 4,478ft²

GROUND FLOOR LIVING
490m² / 5,274ft²

GARAGING & GUEST ACCOMMODATION
153m² / 1,647ft²

OVERALL
1,239m² / 13,337ft²



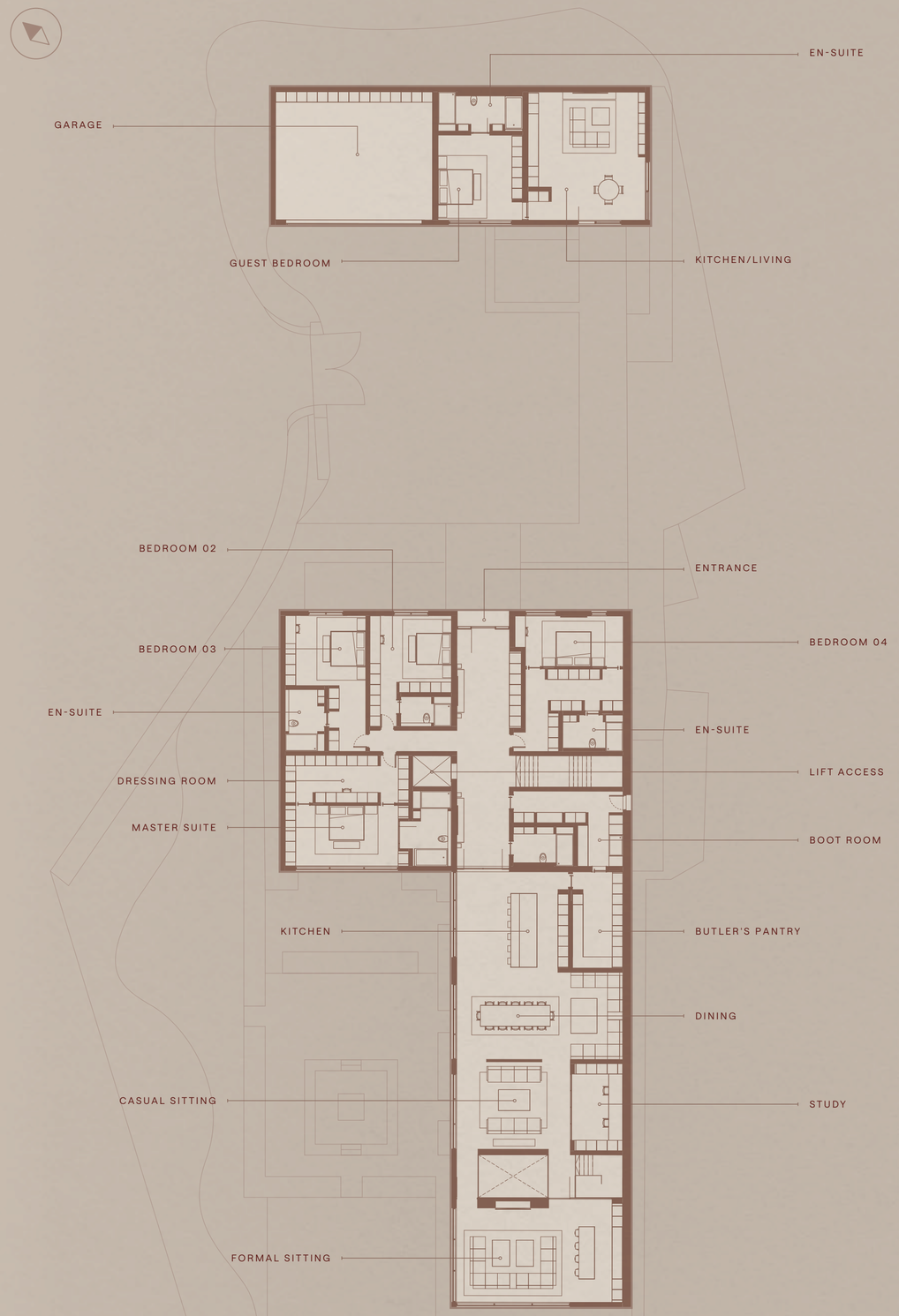
Tranquillity is central to the experience at The Sanctuary – the calming sound from the water wall as you approach sets the tone. The hallway draws you into the heart of the home, focused around the enveloping central space with its connection to the calming landscape just outside.

This is a place for daily life to unfold as you wish. The lower ground floor is tucked away to create the ultimate sense of healthy indulgence with its gym, cinema and swimming pool. The Sanctuary also has a spacious and perfectly-appointed guest annex and garage across the courtyard from the main home.

Ground Floor

KEY FEATURES

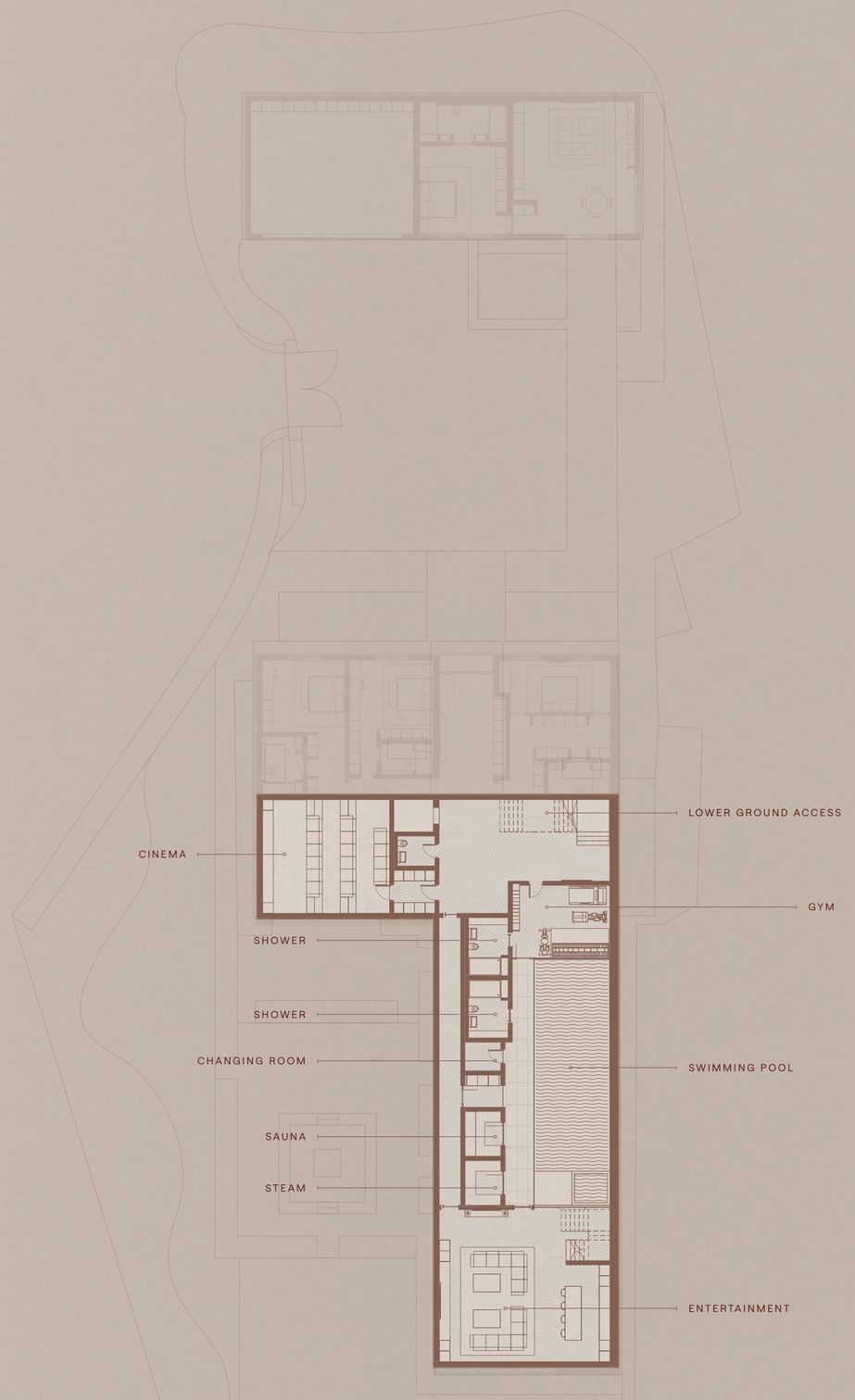
- Grand Entrance Hall
- Boot Room with Shower Facilities
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry & Second Kitchen
- Day Room & Study
- Formal Lounge & Bar
- Master Suite with Dressing Room & En-suite
- 3 Additional Super King Bedroom Suites with En-suites & Dressing Spaces
- Lift Access
- Triple Garaging
- Kitchen, Living & Dining Space
- Super King Guest Bedroom with En-suite & Dressing Space



Lower Ground Floor

KEY FEATURES

- 8 Seater Luxury Cinema
- Gymnasium
- Swimming & Spa Pools
- Spa Complex including Sauna & Steam Rooms
- Changing Rooms & Showers
- Bar, TV & Entertainment Lounge
- Lift Access



The Sanctuary

The Outcrop

PLOT 02
0.60 Acres

LATITUDE
53.306956

LONGITUDE
-1.557392

The
Outcrop

The Outcrop's expanse of stone and cladding creates an impressively solid facade that hints at what is to be discovered within. The rear of the home has a largely glazed panorama, offering views into the gardens and treeline beyond. At the core of the home is a serene double height entrance that contrasts with the other materials, providing punctuation and light.

PLOT 02
The Outcrop

DOMESTIC CURTILAGE
0.69 Acres

OVERALL SITE AREA
1.52 Acres

STORAGE & PLANT ROOM FACILITY
325m² / 3,498ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
520m² / 6,028ft²

GROUND FLOOR LIVING
563m² / 5,274ft²

GARAGING & GUEST ACCOMMODATION
315m² / 3,391ft²

OVERALL
1,763m² / 18,191ft²

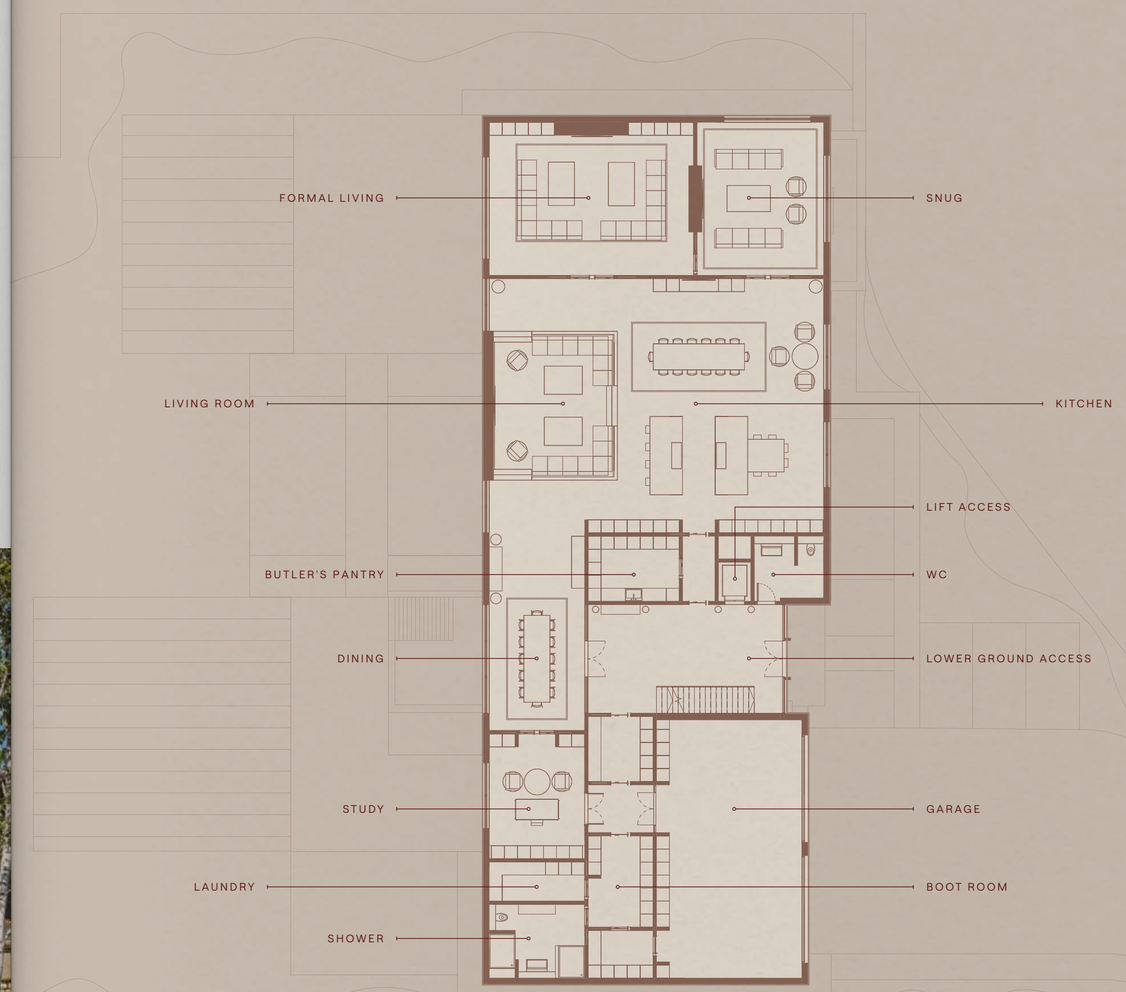
The Outcrop seems to appear from the woodland behind it—this is a home that is at one with its natural surroundings. Entering through the centrally located, double height doors, you're drawn to the spectacular dining room that overlooks the garden and adjoins the study.

On the ground floor are an array of areas to relax, including a snug for cosy evenings. Upstairs are six sumptuously-appointed bedroom suites, while the lower ground level is made for entertaining and enjoyment with a bar, lobby, cinema, gym, pool, plus sauna and steam rooms.

Ground Floor

KEY FEATURES

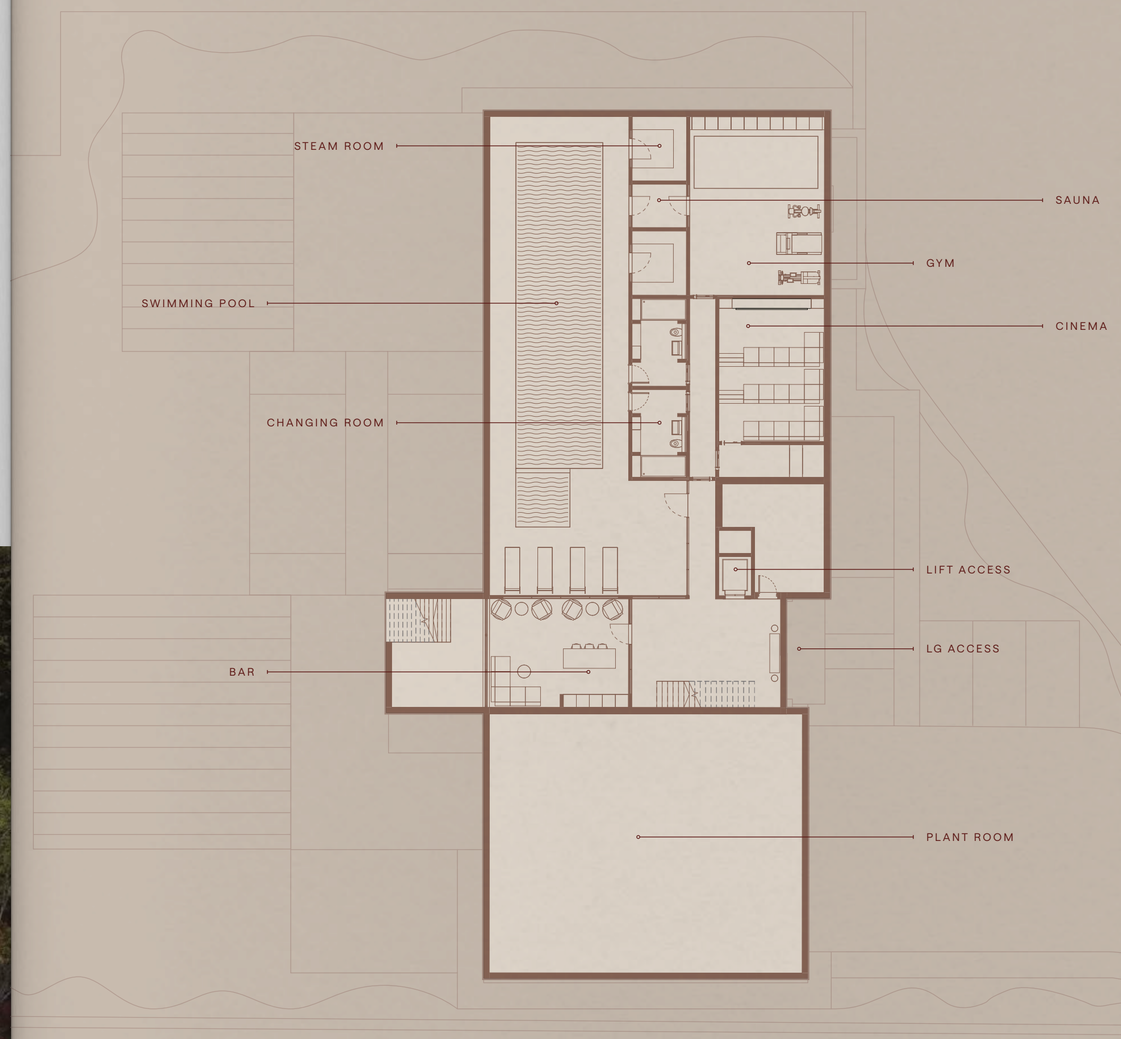
- Grand Entrance Hall with Water Wall
- Boot Rooms with Shower Facilities
- Laundry
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry & Second Kitchen
- Formal Dining
- Study
- Formal Lounge
- Snug
- Quadruple Garage
- Lift Access



Lower Ground Floor

KEY FEATURES

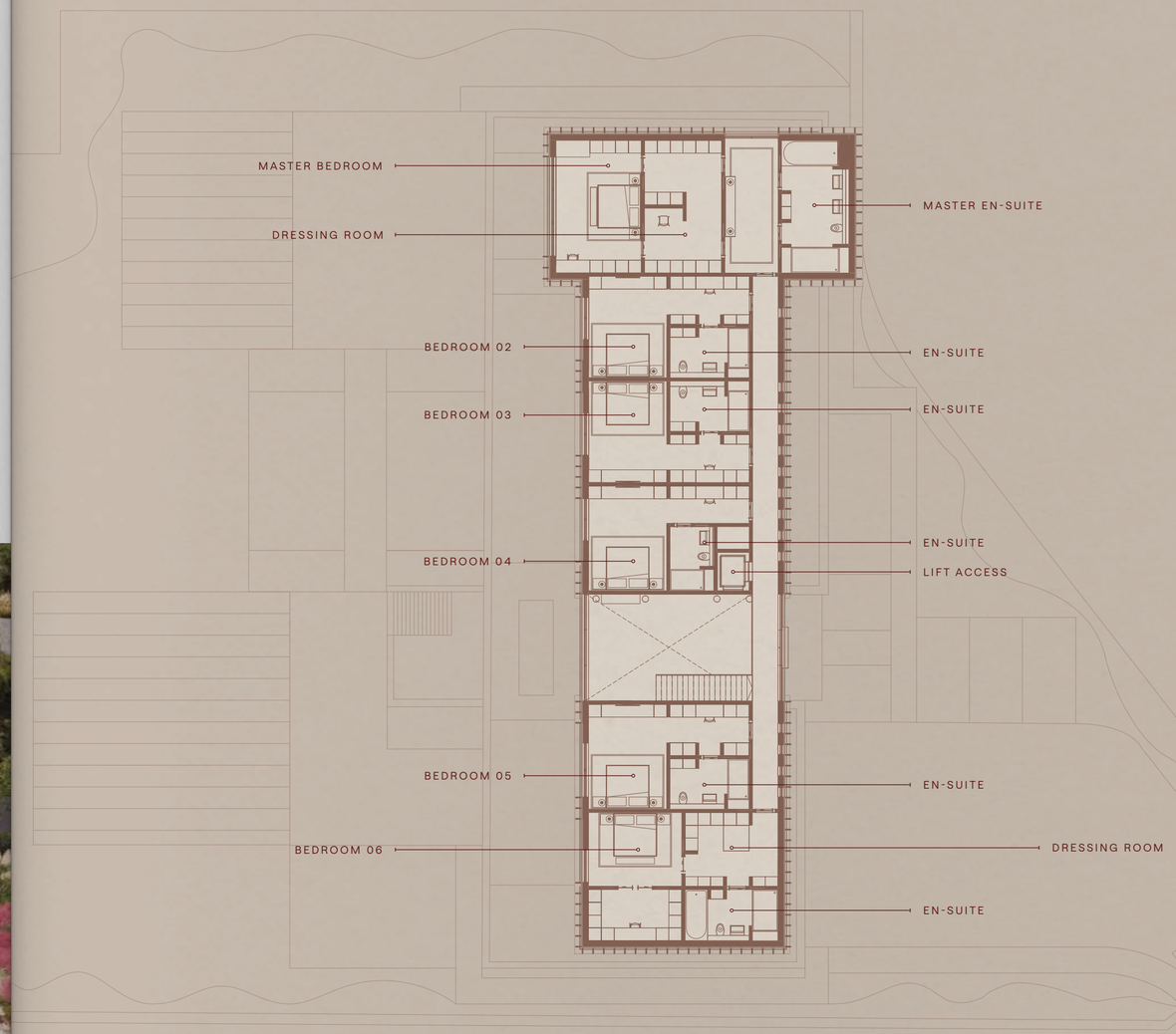
- Entertainment Lobby with Water Feature
- 12 Seater Luxury Cinema
- Gymnasium
- Swimming & Spa Pools
- Spa Complex including Sauna & Steam Rooms, Yoga & Treatment Rooms
- Changing Rooms & Showers
- Bar & Entertainment Lounge with access to lower ground floor terrace & gardens
- Lift Access



First Floor

KEY FEATURES

- Central Galleried Landing with Water Wall
- Master Suite with Lobby, Dressing Room, En-suite & Private Terrace
- 5 Additional Super King Bedrooms with En-suite, Dressing Spaces & External Terraces
- Lift Access



The Outcrop

The Moonstone

PLOT 03
0.72 Acres

LATITUDE
53.307132

LONGITUDE
-1.557332

Named for its soaring central space, The Moonstone makes the most of the natural levels found at Rolling Hills and offers two sublime features. The three storey internal atrium allows light to reach the lower ground floor, while a hidden garden sits at first floor level and frames the view into the countryside beyond.

PLOT 03
The Moonstone

DOMESTIC CURTILAGE
0.72 Acres

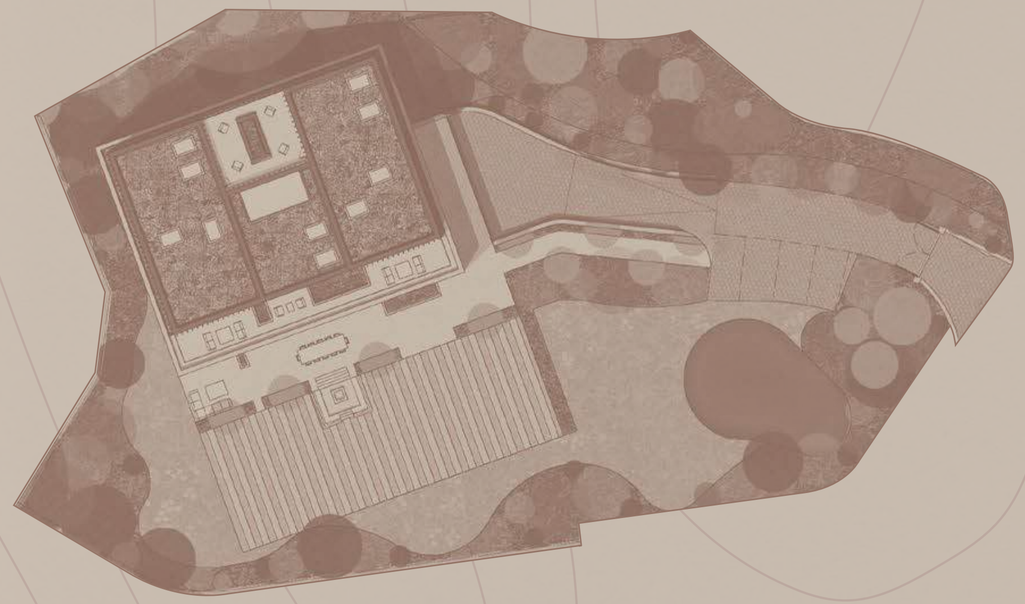
OVERALL SITE AREA
3.98 Acres

LOWER GROUND FLOOR ENTERTAINMENT SUITE
455m² / 4,898ft²

GROUND FLOOR LIVING
441m² / 4,747ft²

FIRST FLOOR
270m² / 2,906ft²

OVERALL
1,166m² / 12,551ft²



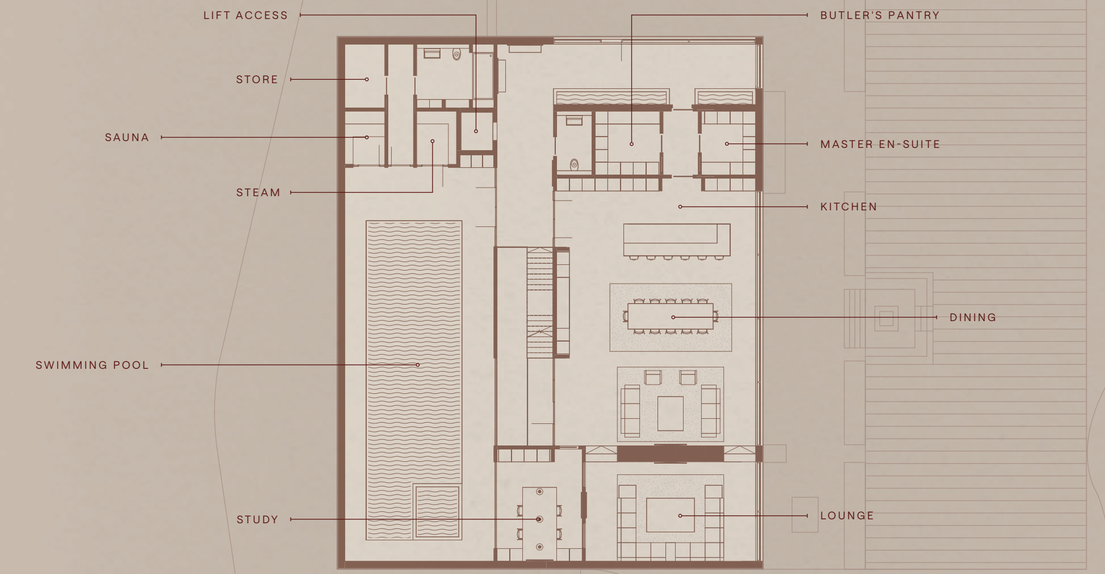
First impressions are all about light and space: The Moonstone's generous welcome draws you into the heart of the building, providing views throughout into the south-west facing gardens beyond. The Moonstone unfolds to offer a breadth of living space, in panoramic form.

At lower ground level, a pool, gym, bar and cinema are on hand whenever you need. It's also where you'll find the underground garage – subtly hidden from view, creating a sense of occasion each time you arrive home.

Ground Floor

KEY FEATURES

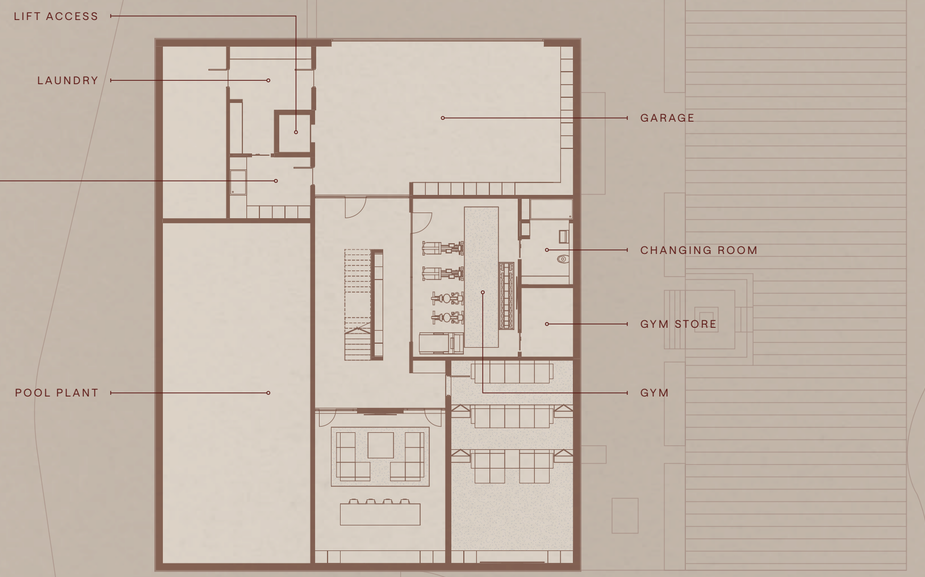
- Grand Entrance Hall with Water Walls & Feature
- Boot Room
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry & Second Kitchen
- Sunken lounge
- Study
- Swimming & Spa Pools
- Spa Complex including Sauna & Steam rooms
- Changing Room & showers
- Lift Access



Lower Ground Floor

KEY FEATURES

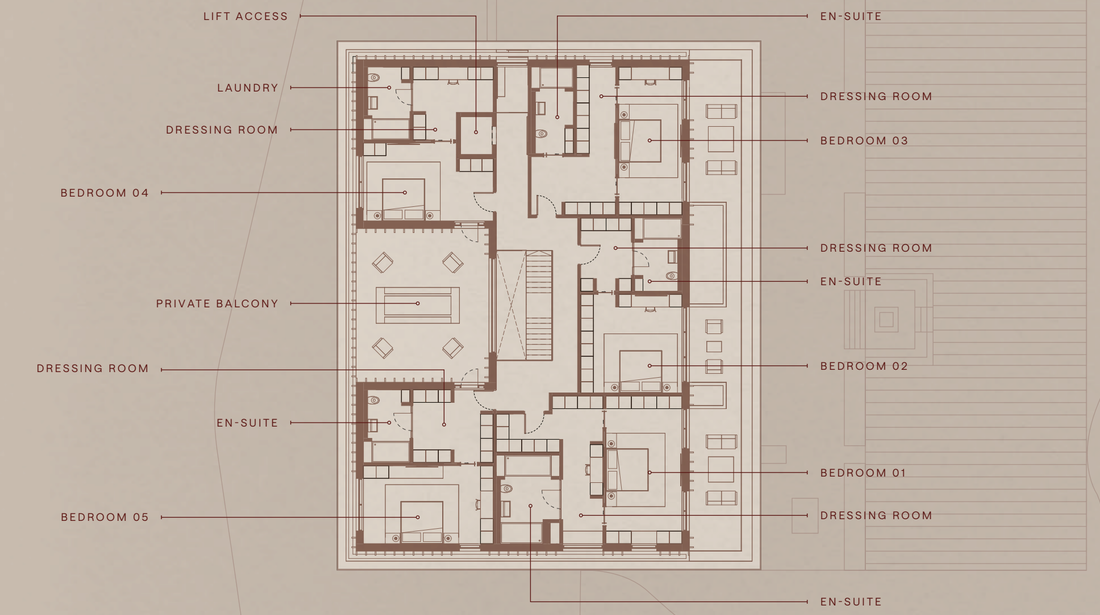
- Entertainment Lobby with Triple Height Feature Wall
- 12 Seater Luxury Cinema
- Gymnasium
- Bar, TV & Entertainment Lounge
- Triple Garaging
- Lift Access



First Floor

KEY FEATURES

- Central Galleried Landing
- Master Suite with Lobby, Dressing Room, En-Suite & Private Terrace
- 5 Additional Super King Bedroom suites with En-suite, Dressing Spaces & External Terraces
- Lift Access



The Moonstone

The Sundown

PLOT 04
0.88 Acres

LATITUDE
53.307449

LONGITUDE
-1.556372

The Sundown sits at the end of a walled cobblestone drive, creating a sense of protection and calm as you approach. This feeling of careful orchestration continues inside, with private garden views throughout, and from the first floor, inspiring views of the Peak beyond. The expansive ground floor has a south facing garden that is ideal for long summer days, with a large covered terrace and nearby fire pit for cooler, atmospheric evenings under the stars.

PLOT 04
The Sundown

DOMESTIC CURTILAGE
0.88 Acres

OVERALL SITE AREA
5.72 Acres

STORAGE & PLANT ROOM FACILITY
121m² / 1,302ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
509m² / 5,479ft²

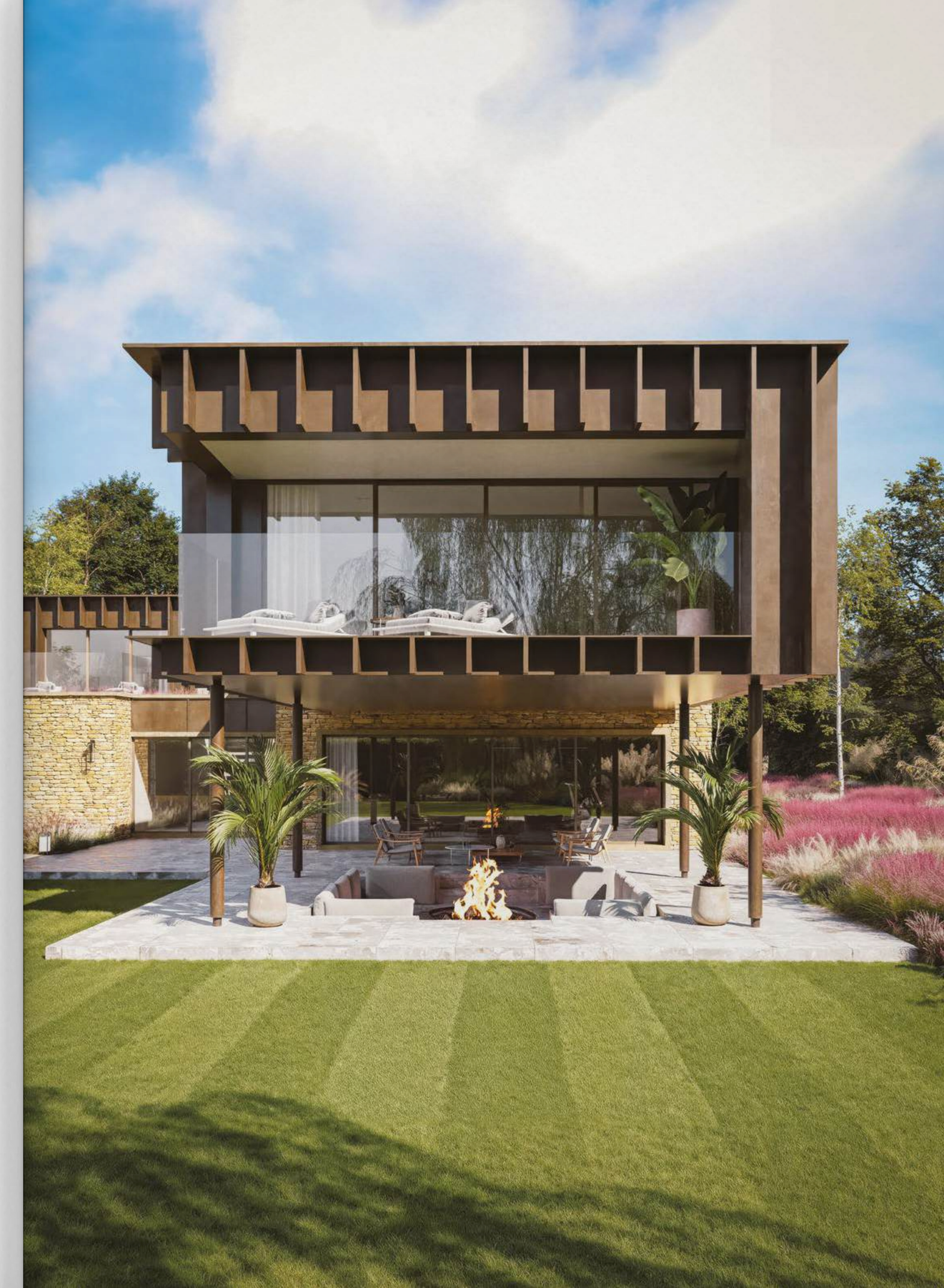
GROUND FLOOR LIVING
540m² / 5,813ft²

GARAGING & GUEST ACCOMMODATION
348m² / 3,746ft²

OVERALL
1,518m² / 16,340ft²

The Sundown's generous lobby sits between two worlds: on one side, the roomy extensive living, dining and kitchen space, speaks to a certain lifestyle, on the other, a gym and yoga space complete the scene alongside the utility room.

At first floor level, the winged layout provides a master bedroom with dual en-suites, plus four further bedrooms with their own private bathroom suites.



Ground Floor

KEY FEATURES

- Grand Entrance Hall with Water Feature
- Boot Rooms with Shower & Changing Facilities
- Laundry
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry & Second Kitchen
- Sunken living room
- Formal Lounge
- Study
- Gymnasium with Void to Botanical Garden below
- Quadruple Garage
- Lift Access

Lower Ground Floor

KEY FEATURES

- Entertainment Lobby with Seating
- Winery
- Swimming & Spa Pool
- Changing Rooms & Showers
- Spa Complex including Combined Sauna & Steam Room, Yoga Room
- Indoor botanical garden
- Bar & Entertainment Lounge
- 15 Seater Luxury Cinema
- Lift Access

First Floor

KEY FEATURES

- Central Galleried Landing with Green Wall
- Master Suite with Lobby, Dressing Room, En-Suites & Private Terrace
- 4 Additional Super King Bedrooms with En-suite, Dressing Spaces & External Terraces
- Lift Access

The Sundown

The Retreat

PLOT 05
0.86 Acres

LATITUDE
53.3075540

LONGITUDE
-1.5572166

The curving, silver birch lined drive that leads up to The Retreat creates a sense of anticipation as you approach the hand cut dry stone walled frontage. A centrally-placed entrance draws you into the heart of the home, with its view into the south facing treeline at the rear of the property.

PLOT 05
The Retreat

DOMESTIC CURTILAGE
0.86 Acres

OVERALL SITE AREA
2.4 Acres

STORAGE & PLANT ROOM FACILITY
182m2 / 1,959ft2

LOWER GROUND FLOOR ENTERTAINMENT SUITE
349m^2 / 3,757ft^2

GROUND FLOOR
452m^2 / 4,865ft^2

FIRST FLOOR
241m^2 / 2,594ft^2

OVERALL
1,224m^2 / 13,175ft^2

From the hallway, you are naturally drawn into the generous yet cosy living, kitchen and lounge wing of The Retreat. Down a flight of stairs lies an array of spaces for entertainment—a cinema, swimming pool, sauna and a lounge area make this a place for pure enjoyment.

Upstairs, on the eastern section of the home, sit five meticulously crafted bedroom suites, situated in a square, courtyard arrangement. Two of these bedroom suites have access to private balconies in the treetop canopy.

Ground Floor

KEY FEATURES

- Grand Entrance Hall with Feature Planting
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry & Second Kitchen
- Casual Living Room
- Formal Living Room
- Study
- Gymnasium
- Changing Room & Shower
- Family & Guest Boot Rooms
- Laundry
- Quadruple Garage
- Lift Access

Lower Ground Floor

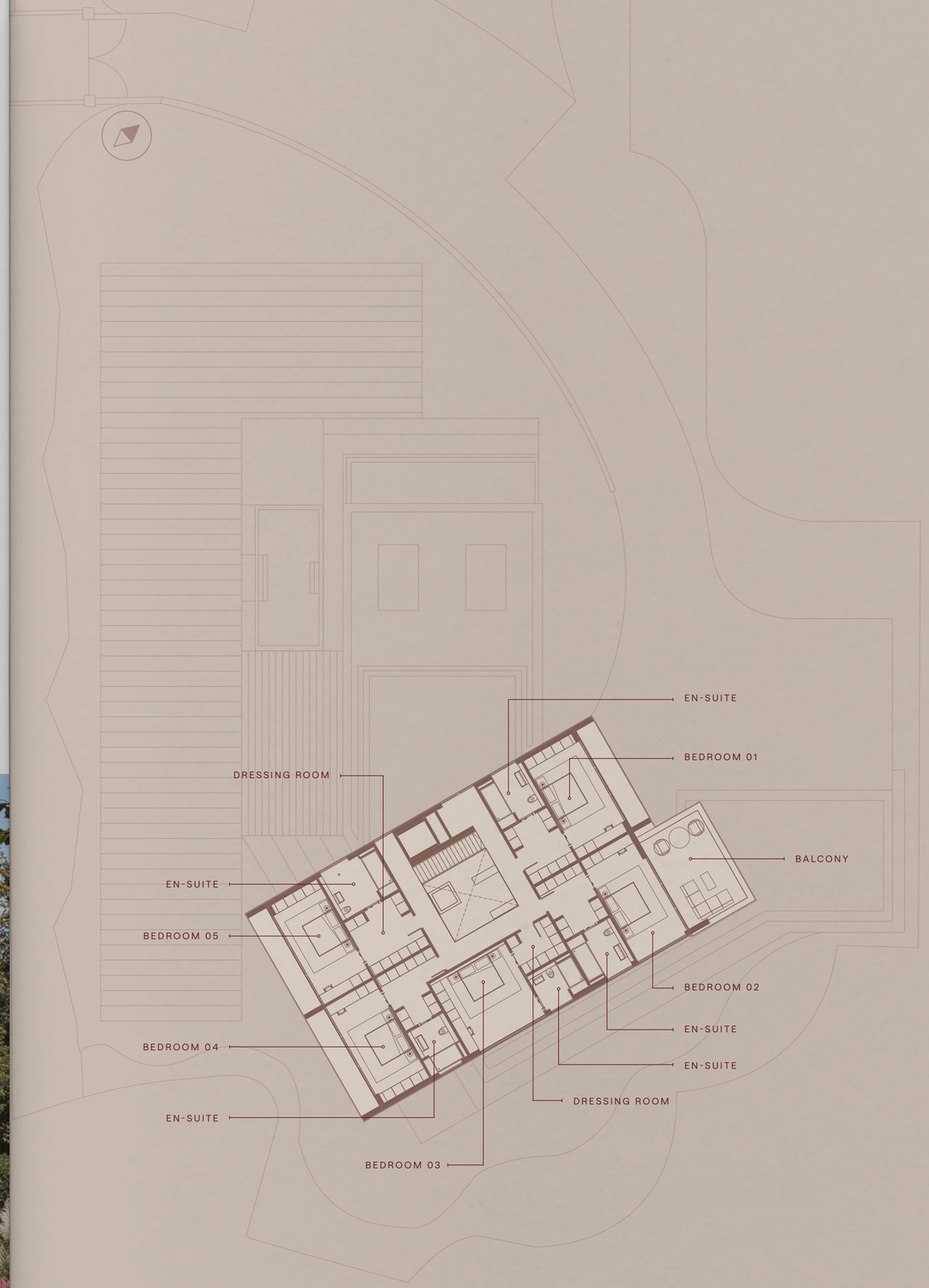
KEY FEATURES

- Entertainment Lobby
- 14 Seater Luxury Cinema
- Swimming & Spa pool with access to Lower Ground Floor Terrace with Green Wall
- Spa Complex including Combined Sauna & Steam Room
- Changing Rooms & Showers
- Bar & Entertainment Lounge
- Lift Access

First Floor

KEY FEATURES

- Central Galleried Landing
- Master suite with Lobby, Dressing Room, En-suite & Private Terrace
- 4 additional Super King Bedrooms with En-suite, Dressing Spaces & External Terraces
- Lift Access



The Retreat

The Plateau

PLOT 06
0.84 Acres

LATITUDE
53.308110

LONGITUDE
-1.556163

ARTIST'S IMPRESSION

The Plateau is designed for a holistic lifestyle, with living space and bedrooms all existing on one seemingly boundless floor, intuitively laid out to allow for different needs. The garden is drawn into the house at every opportunity, offering breathtaking panoramic views throughout.

PLOT 06
The Plateau

DOMESTIC CURTILAGE
0.84 Acres

OVERALL SITE AREA
0.87 Acres

STORAGE & PLANT ROOM FACILITY
261m² / 1,959ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
452m² / 4,865ft²

GROUND FLOOR
683m² / 7,352ft²

OVERALL
1,296m² / 15,026ft²

As you enter the double height hallway, The Plateau unfolds in front of you—from the welcoming kitchen, living and dining areas that encourage a connection to the courtyard outside, all the way through to the cosy yet spacious bedroom wing at the rear of the building.

The downstairs plays host to a hidden pool, gym and cinema, as well as a secluded garage that is built with the discerning car collector in mind.

First Floor

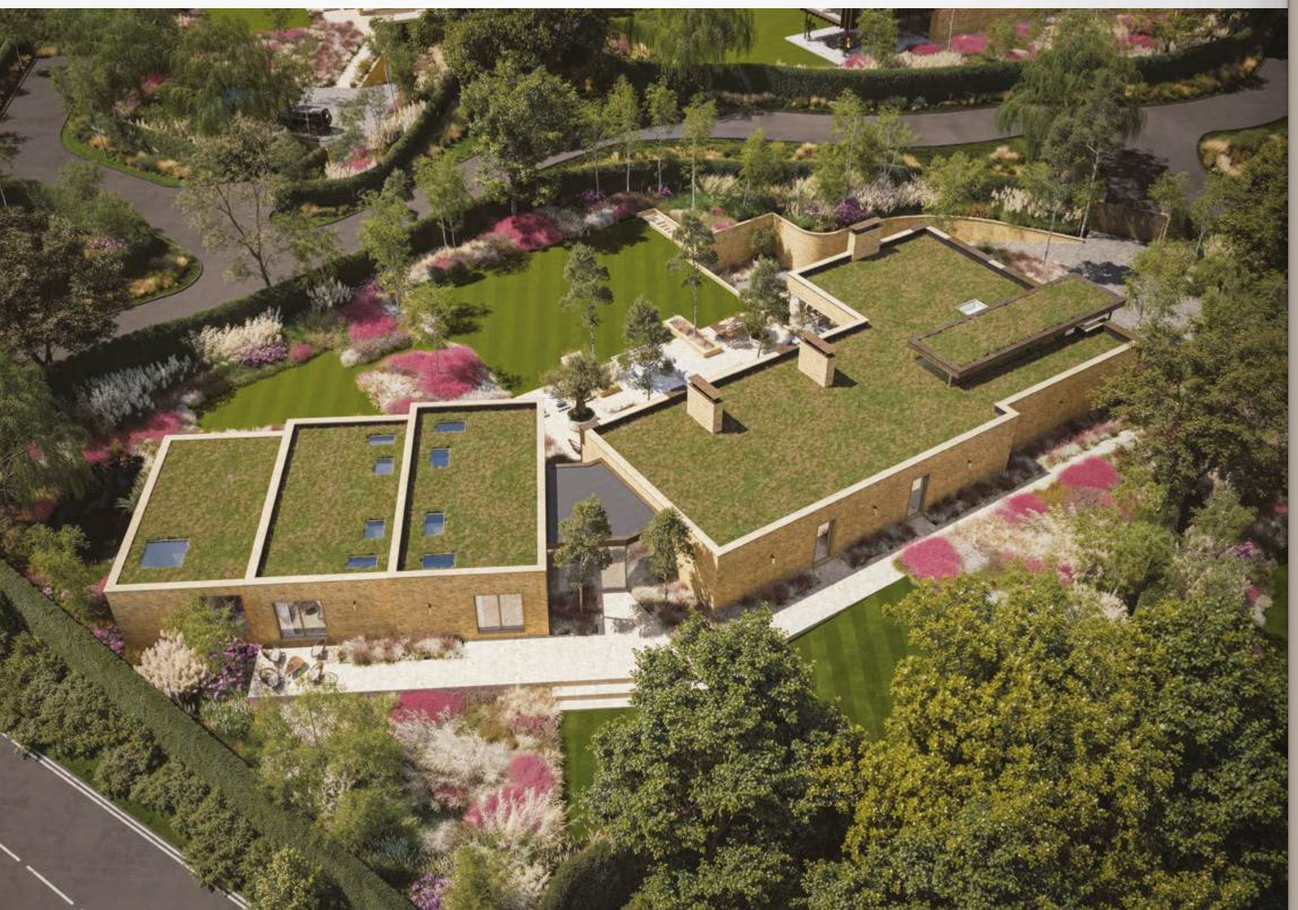
KEY FEATURES

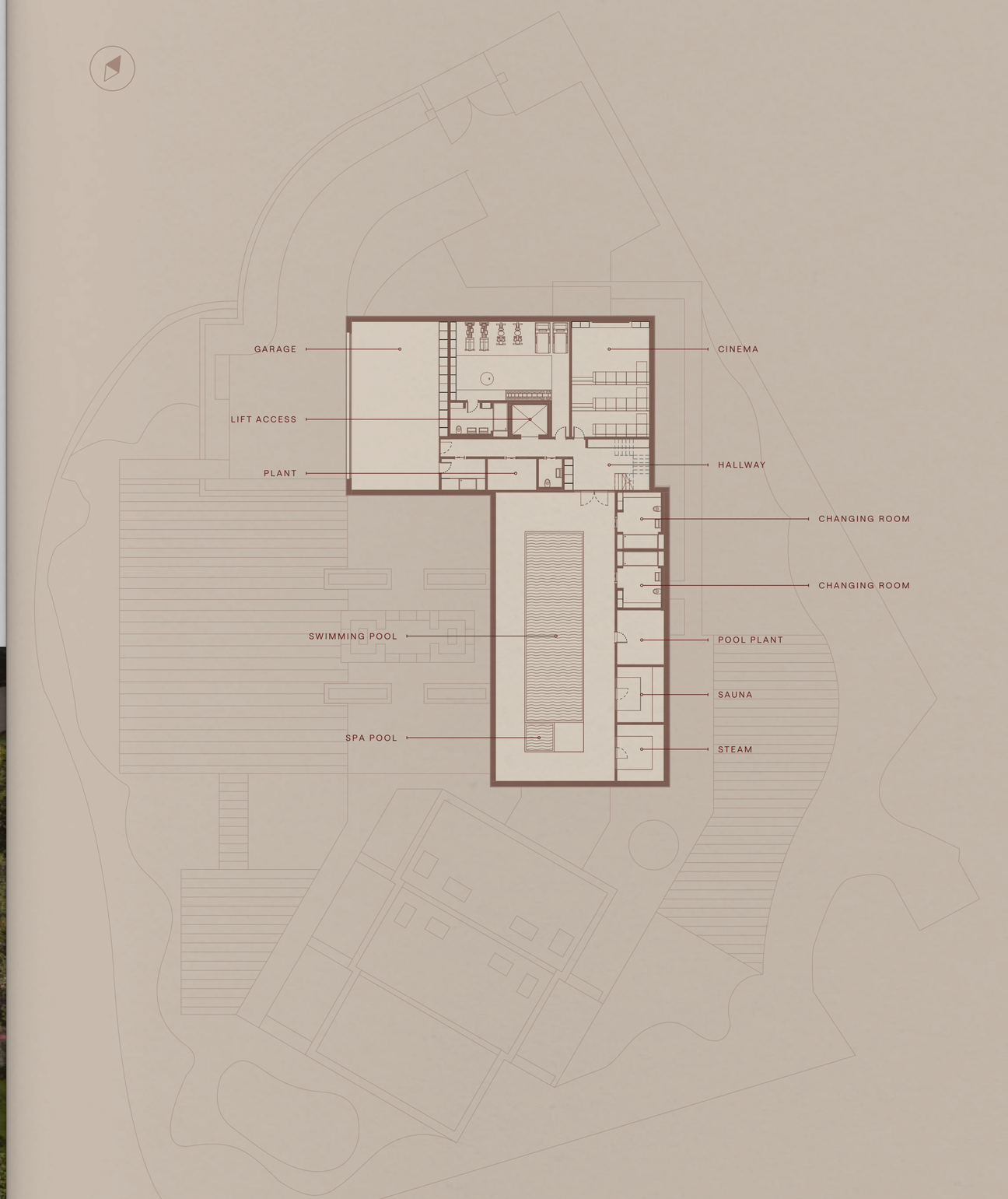
- Grand Entrance Hall with Water Feature
- Boot Room
- Laundry
- Main Kitchen, Living & Dining Spaces
- Pantry & Second Kitchen
- Play Room
- Study/Library
- Formal Lounge
- Lounge
- Bar & Entertainment Lounge
- Glass Link between Living Space and Bedrooms
- Master Suite with Dressing Room, En-suite & Private Terrace
- 4 additional Super King Bedrooms with En-suite, Dressing Spaces & External Terraces
- Lift Access

Lower Ground Floor

KEY FEATURES

- Entertainment Lobby
- Swimming & Spa pool
- Changing Rooms & Showers
- Spa Complex including Sauna & Steam Rooms
- Gymnasium
- 15 Seater Luxury Cinema
- Triple Garaging
- Lift Access





The Plateau

The Cascade

PLOT 07
0.48 Acres

LATITUDE
53.308519

LONGITUDE
-1.5567893

DEFENDER
BL 2NH 3IK
BL 3NH 3IK

The Cascade lies below the rest of the site, nestling into the surrounding banks and existing planting. The setting makes for a discrete and welcoming experience, via a drive that follows the curve of the plot, providing a sense of arrival.

PLOT 07
The Cascade

DOMESTIC CURTILAGE
0.48 Acres

OVERALL SITE AREA
1.96 Acres

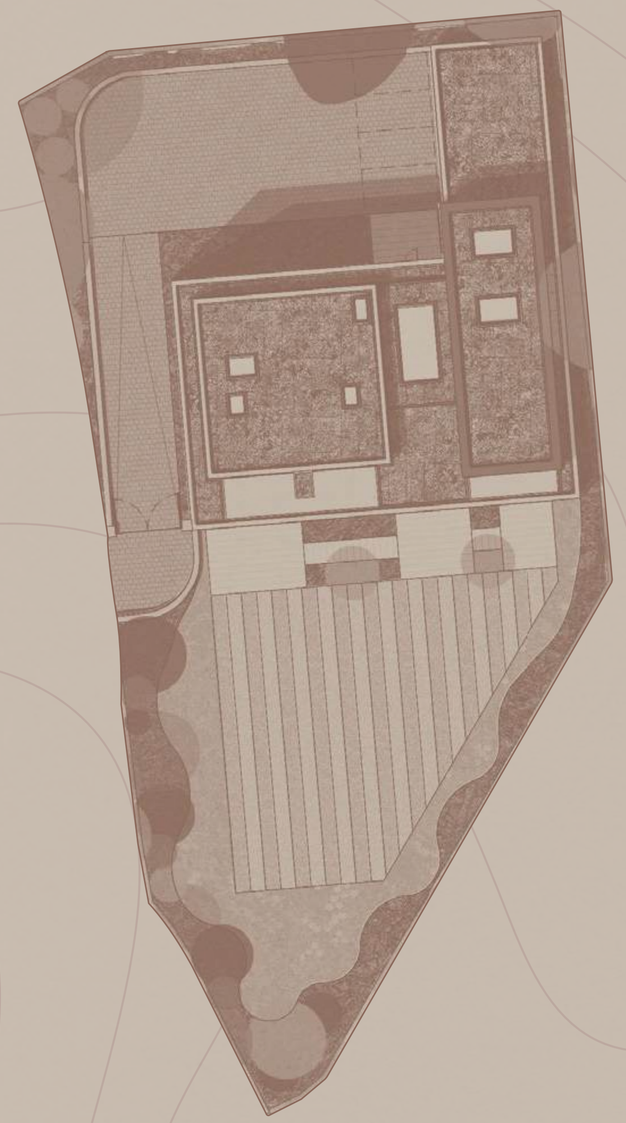
STORAGE & PLANT ROOM FACILITY
147m² / 1,582ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
296m² / 3,186ft²

GROUND FLOOR
506m² / 5,447ft²

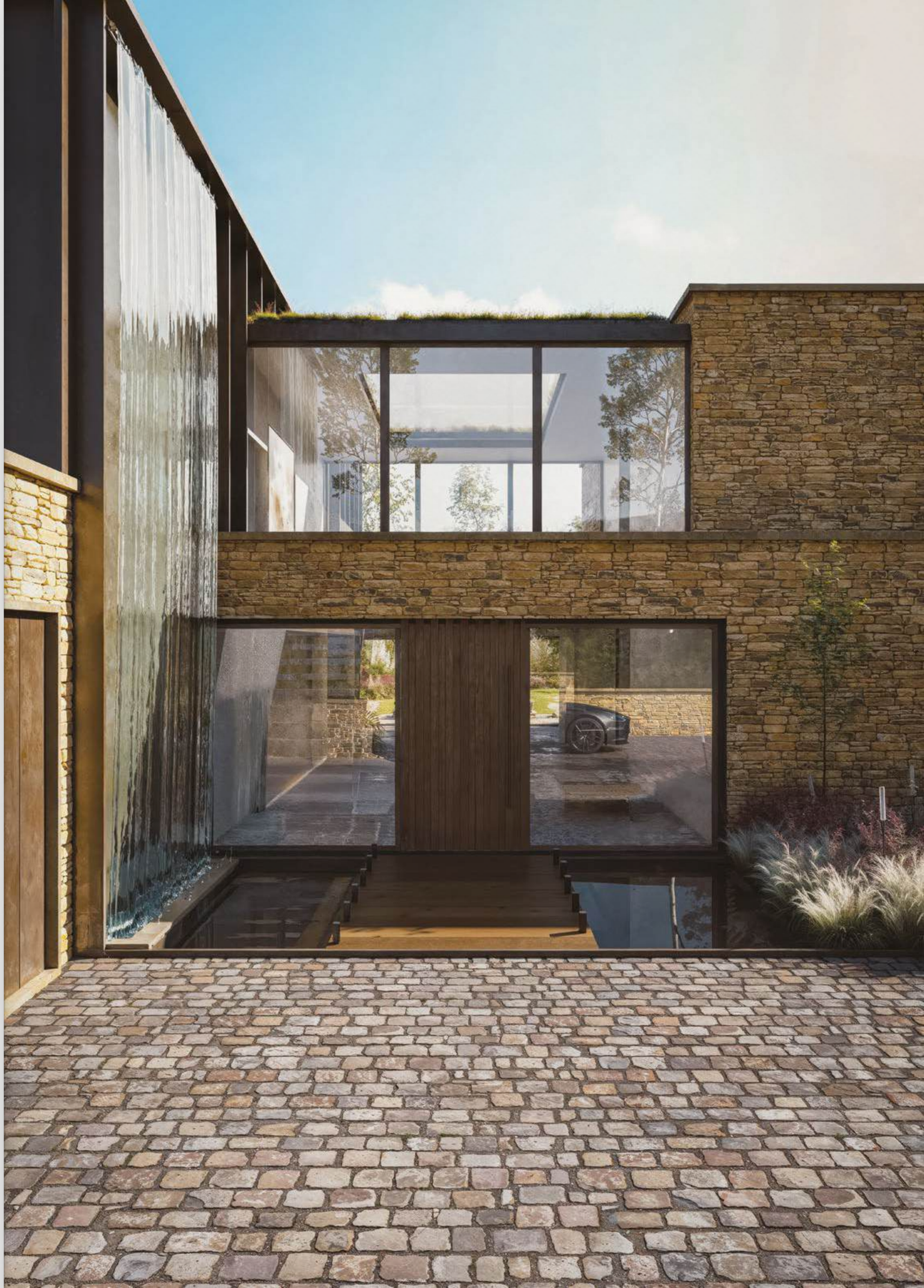
FIRST FLOOR
241m² / 2,594ft²

OVERALL
1,190m² / 12,809ft²



At first floor level, a luxurious master bedroom suite has its own wing to the east side of the home, while four further bedroom suites, two with their own dressing rooms, make for ample space to rest. Below ground, an array of entertainments lie: pool, gym and cinema provide all you need to unwind.

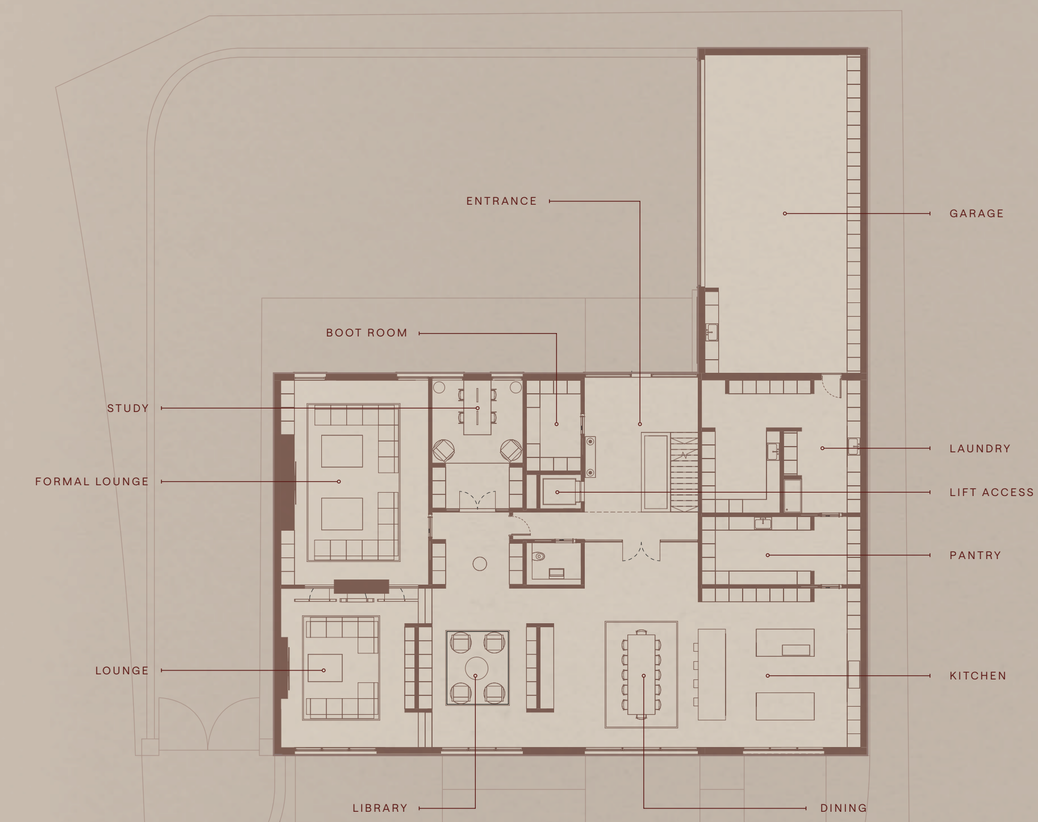
At ground floor level, is an exceptional living space with its extensive lounge area, complete with library. The kitchen is made for hosting at scale, and with style. All of the ground floor spaces look out onto generous outdoor terraces.



Ground Floor

KEY FEATURES

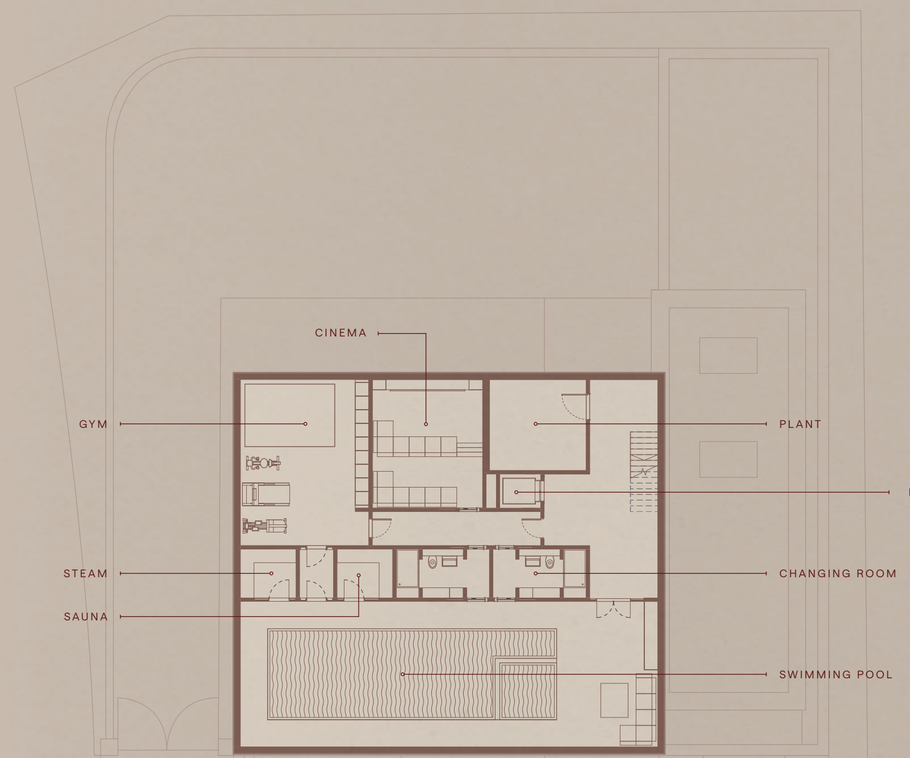
- Grand Entrance Hall with Water Feature
- Boot Room
- Utility & Laundry Rooms
- Main Kitchen, Living & Dining Spaces
- Butlers Pantry / Second Kitchen
- Library
- Lounge
- Formal Lounge
- Study
- Triple Garaging
- Lift Access



Lower Ground Floor

KEY FEATURES

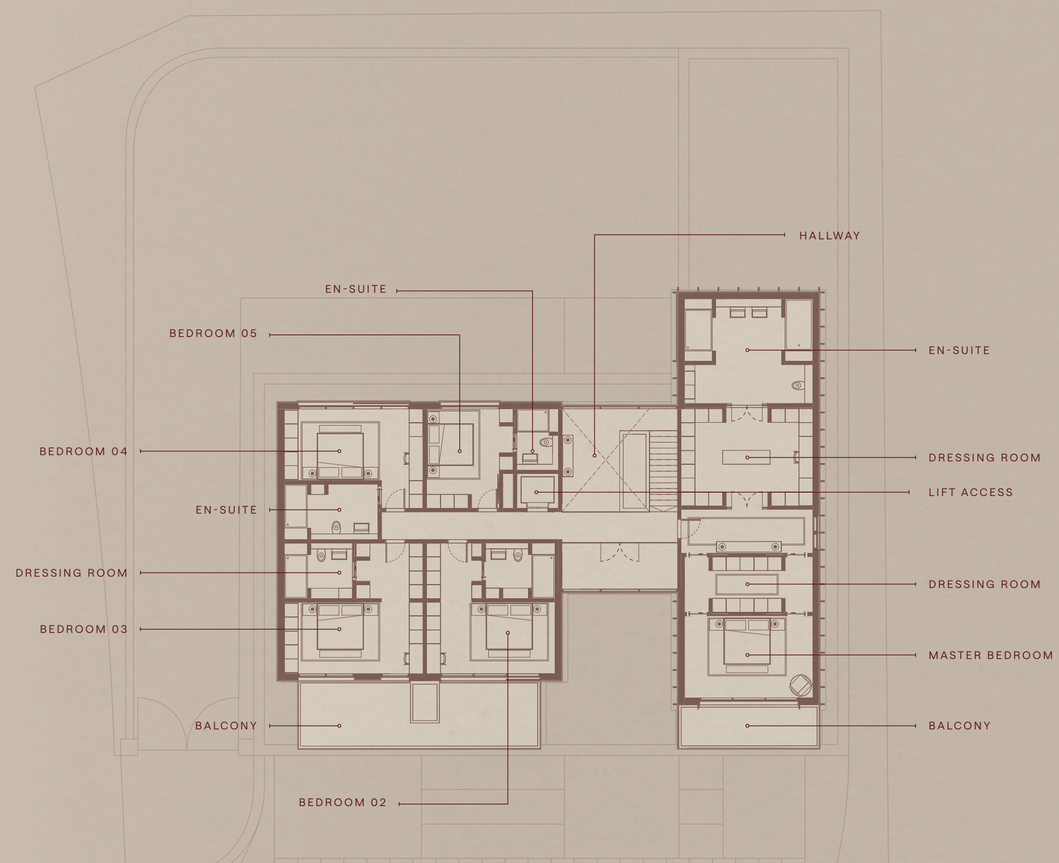
- Entertainment Lobby
- Swimming & Spa Pools
- Changing Rooms & Showers
- Spa Complex including Sauna & Steam Rooms
- Gymnasium
- 10 Seater Luxury Cinema
- Lift Access



First Floor

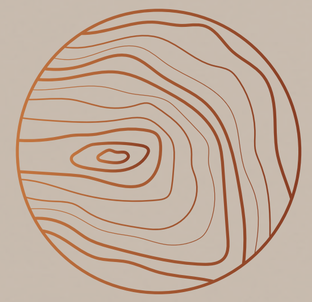
KEY FEATURES

- Central Galleried Landing
- Master Suite with Lobby, Dressing room, En-suite & Private Terrace
- 2 Super King Bedrooms with En-Suite, Dressing spaces & Shared Terrace
- 2 Additional Super King Bedrooms with En-Suite & Dressing spaces
- Lift Access



The Cascade

The Summit



PLOT 08
1.18 Acres

LATITUDE
53.308432

LONGITUDE
-1.557385

The Summit presents a unique opportunity to live life in the round, its curved windows creating a cinematic view of the surrounding moorland, framing life in a spectacular manner, while at its heart is a light-filled core from which the building comes to life.

PLOT 08
The Summit

DOMESTIC CURTILAGE
1.18 Acres

OVERALL SITE AREA
12.36 Acres

STORAGE & PLANT ROOM FACILITY
187m² / 2,013ft²

LOWER GROUND FLOOR ENTERTAINMENT SUITE
576m² / 6,200ft²

GROUND FLOOR
439m² / 4,725ft²

FIRST FLOOR
333m² / 3,584ft²

OVERALL
1,535m² / 16,522ft²

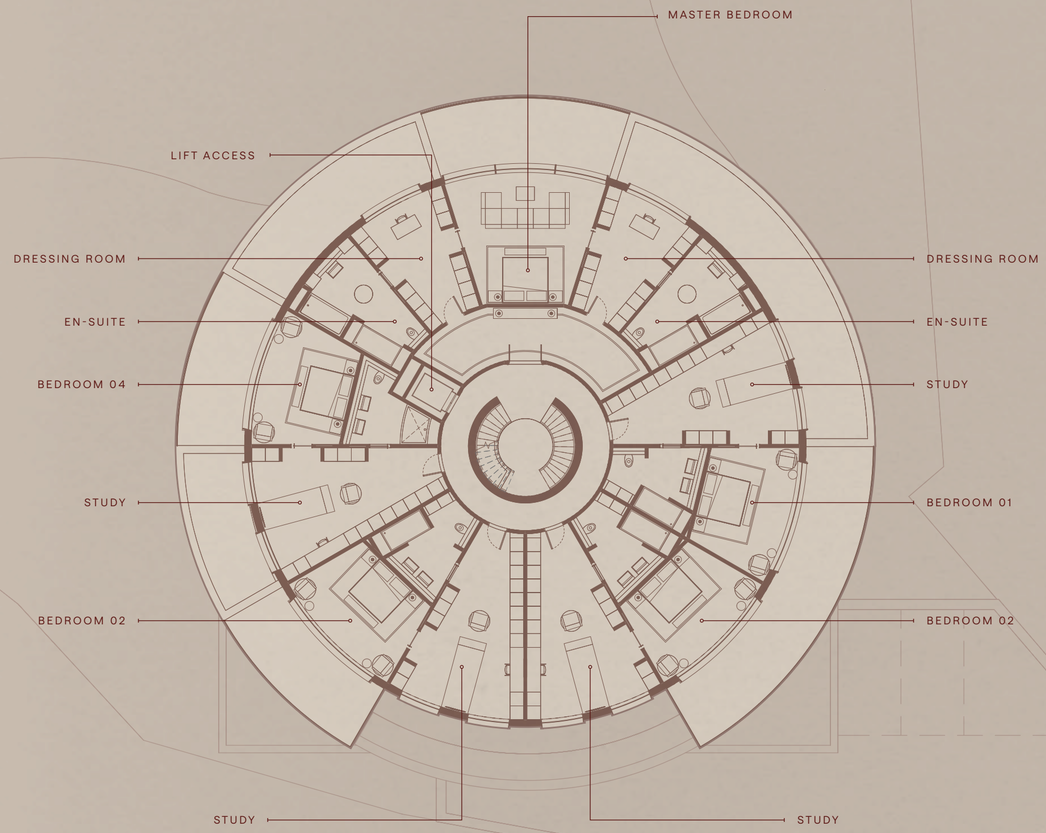
You enter The Summit at lower ground level with its mix of generous wellness, entertainment and utility spaces. Ascending the light-filled stairwell, to the ground floor, the experience is intimate, with rooms arranged to echo the building's circular form. Here, a master bedroom with dual dressing rooms and en-suites sits centrally to make the most of its vantage point.

There are four further bedroom suites, each with a private bathroom and its own custom-made dressing room. The first floor opens up to become a breathtaking place to entertain, with its unparalleled space to dine and unwind, which includes a high-spec cinema and library.

Ground Floor

KEY FEATURES

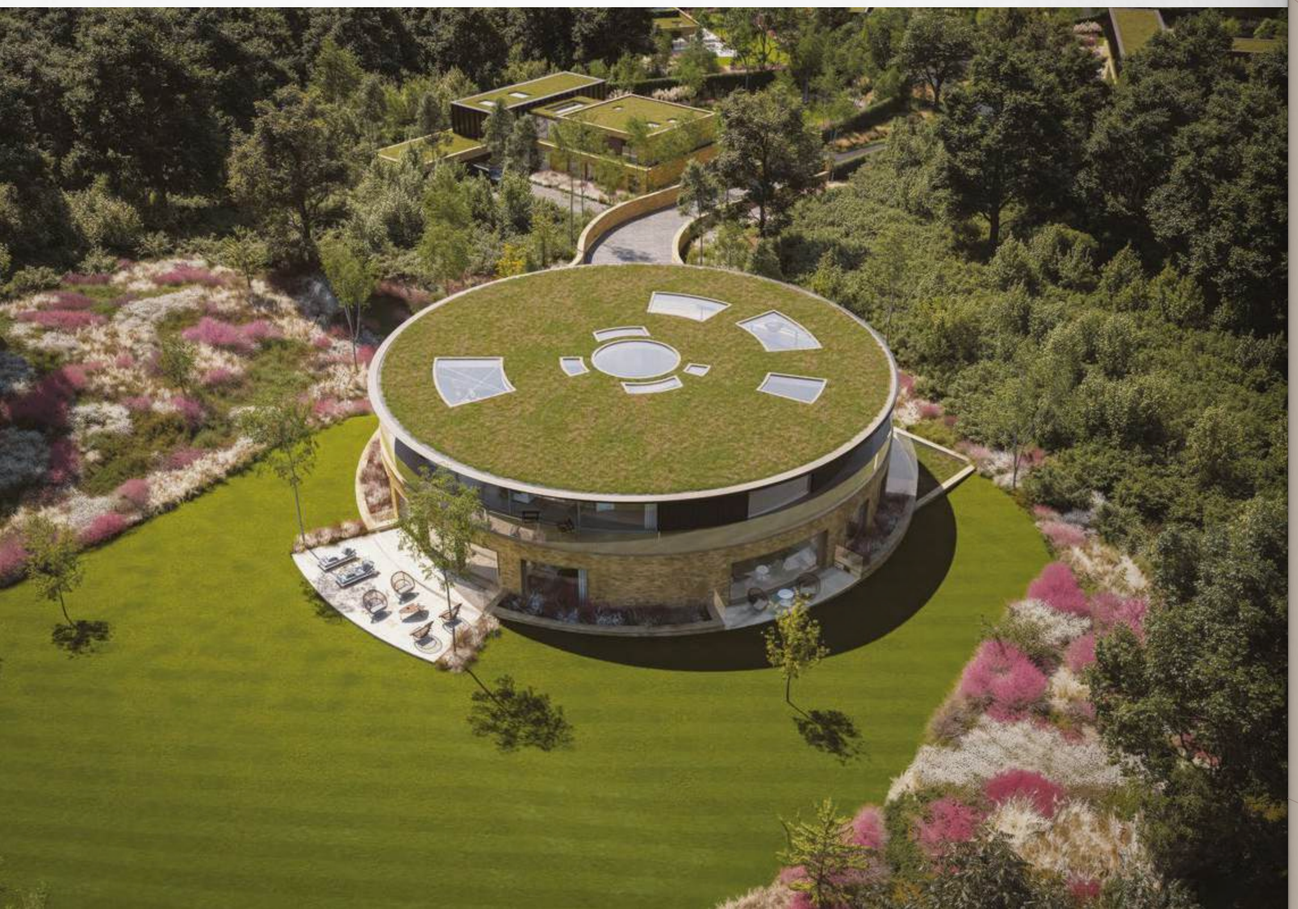
- Central Galleried Landing
- Master Suite with Lobby, Dressing Rooms, En-suites & Private Terrace
- 4 additional Super King Bedrooms with Dressing rooms, En-suites & Terraces
- Lift Access

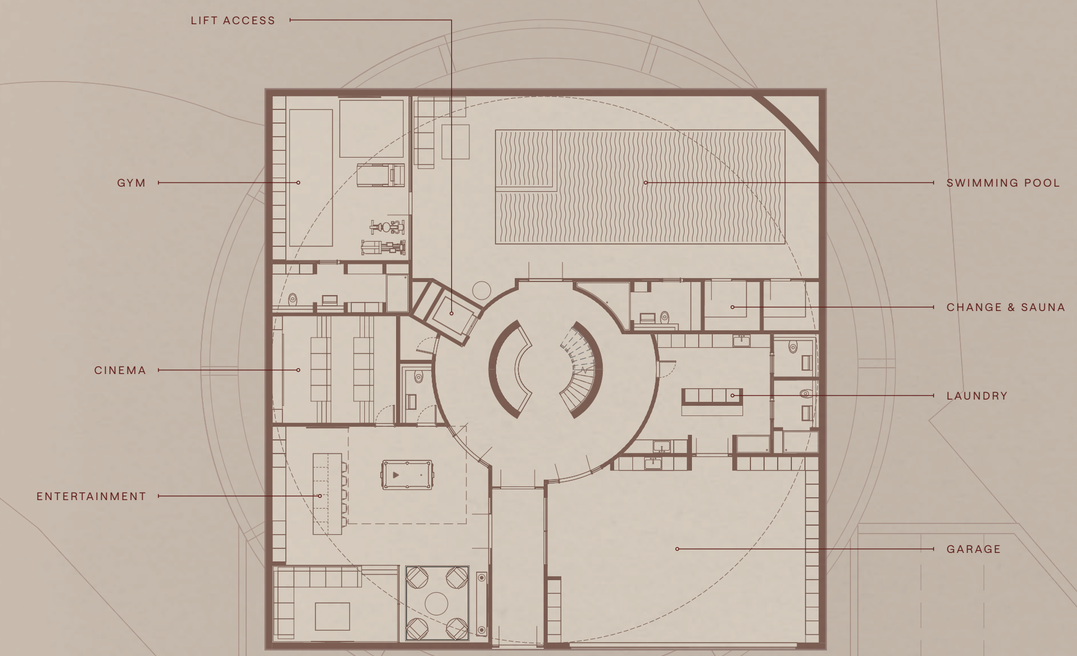


Lower Ground Floor

KEY FEATURES

- Grand Entrance Hall with Water Feature
- Swimming & Spa Pool
- Changing Rooms & Showers
- Spa Complex including Sauna & Steam rooms
- Gymnasium
- 8 Seater Luxury Cinema
- Bar & Entertainment Lounge
- Boot & Laundry Room
- Quadruple Garaging
- Lift Access





First Floor

KEY FEATURES

- Central Galleried Landing
- Main Kitchen, Living & Dining Spaces
- Study/Library
- Bar & Entertainment Lounge
- Night Lounge/Cinema
- Access to Terrace throughout
- Butlers Pantry & Second Kitchen
- Lift Access

The Summit

One Site

SANCTUARY
OUTCROP
MOONSTONE
SUNDOWN
RETREAT
PLATEAU
CASCADE
SUMMIT

Eight Plots

THE COLLECTION

ONE SITE, EIGHT PLOTS

LIFE IN THE PEAK

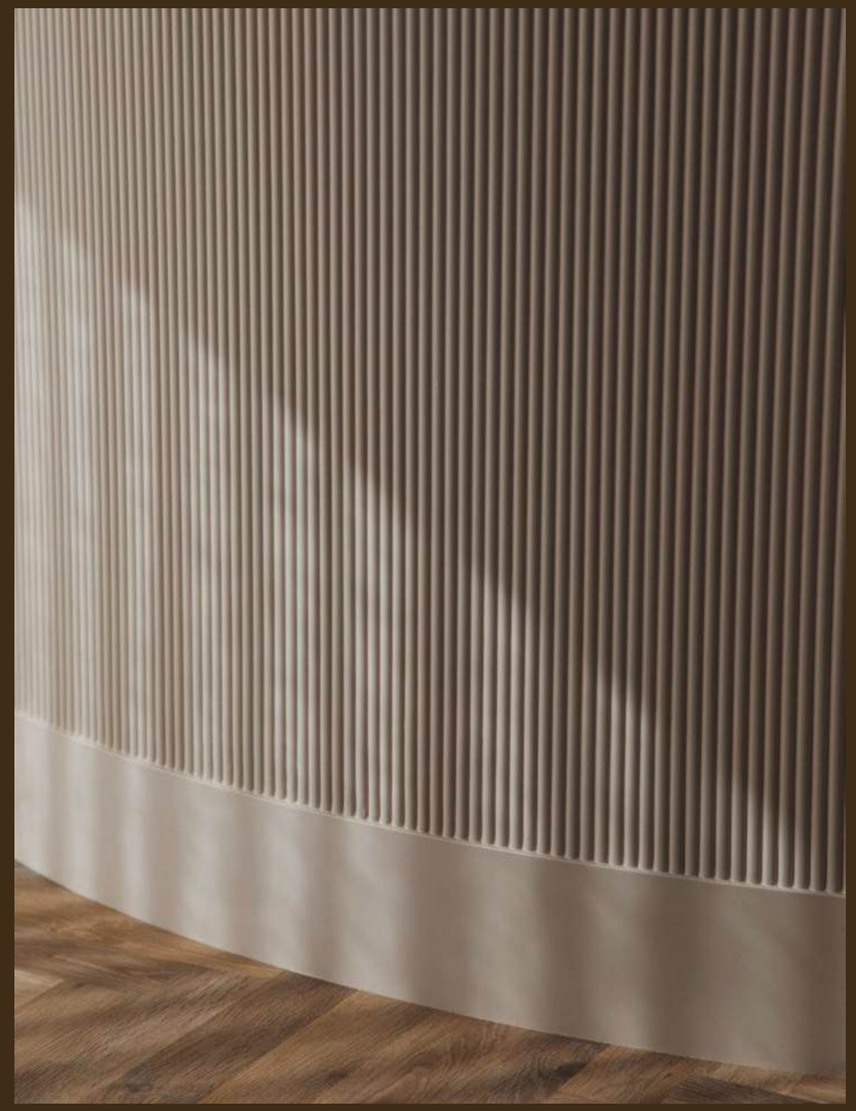
Blenheim Experience

Bespoke by design

Every Blenheim home is meticulously considered. From the aspect and views, to the flow of space and the type of services provided, to custom-made furniture, cabinetry and fittings, each detail is carefully crafted and designed to enhance your quality of life.

We work with you to realise and curate your perfect home, tailored to your lifestyle. We're on-hand to provide inspiration, exceptional guidance and expert advice from initial design through to product selection, delivery and completion.

It is our commitment and passion to create extraordinary homes for our clients and we do all we can to ensure the 'amazing'.



Exceptional quality comes from paying attention to the details. Considering the feel of a door handle, to the peace of mind that the right security brings, even down to how light falls on a cherished spot—our team is ever-aware of the things that matter.

We focus on all aspects of your home throughout the process so that the result comes to life in a manner that exceeds your expectations.

With you from start
to completion, and beyond,
we have the vision and the knowledge
to make your dream a reality.

We believe that the creation of your home should be an uplifting, life-affirming experience that will last forever.

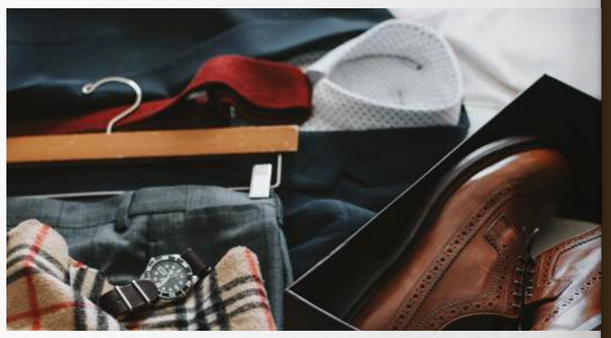
We apply expert local knowledge and best-in-class inspiration taken from further afield to create architecture that responds to its surroundings while also exceeding your expectations. Throughout the process we remain open and responsive to ensure that nothing is missed.

Our passion, drive and expertise for creating forever homes is unsurpassed. We carry out each task thoughtfully and with accuracy, working to a consistently high level of finish that delights our clients.

Our extensive team is made up of handpicked specialist makers and craftspeople who hold the same exacting standards.

HOME SERVICING & MAINTENANCE

DOG WALKING & GROOMING



LAUNDRY & DRYCLEANING

HOME & GARDEN PRESERVATION

Our dedication to your dream home doesn't end when we hand over the keys. Our concierge service ensures that you and your home are always well looked after—with a range of personal in-house services available to help manage and care for your home. We make life easier for our clients and are always attentive to your changing needs and desires.

In summary, we are a collective of creatives, builders, craftspeople, and specialists with a history of designing and building exquisite homes in unique locations.

As partners and facilitators, we work closely with our clients to realise their forever home. Together, we relish the journey of creating something truly exceptional.

CLIENT

Charlotte and Noah

SPOTLIGHT

To start, could you share a bit about your vision for your dream home?

Charlotte: We both envisioned a modern yet cosy home, with spacious rooms, large windows that looked over spectacular scenery, and a seamless blend of indoor and outdoor living spaces. It's a once in a lifetime chance to create the perfect space for us – where everything has been thought through and fits our every need.

Noah: We wanted it to be a sanctuary, a place where we could unwind and host friends and family in style. Comfort and security are top priorities for us. We're very particular and working with Blenheim has been a dream as they have taken the time to truly understand us.

Why is the location so special?

Noah: It took us many years to find the right spot – somewhere that is accessible yet private, close to the amenity of the city but part of nature. I knew this site would give us all we needed. Charlotte is more of a city girl, I'm a country boy. It's perfect for us.

Charlotte: It's close to the city, but it's a world away. This site ticks all the boxes and it's thanks to the Blenheim team that we found it.

What makes working with Blenheim a pleasure?

Charlotte: They're collaborative and fun to work with. And they pay real attention to detail. It has felt like a really close collaboration throughout.

Noah: Yes, that's it. Collaborative and visionary. I'm not naturally 'creative' so to have Blenheim guide and inspire us has been invaluable. We have a genuine bond, as cheesy as that sounds. I enjoy the whole process, I want to build another one after this.

Can you describe the collaborative process with Blenheim? Were there any particular moments that stood out?

Charlotte: Communication was key. We had regular meetings where we discussed every aspect of the design and construction. Paul and Andy were always open to our ideas and provided valuable advice to enhance them and bring them to life.

Noah: One thing that really stood out was their attention to our lifestyle needs. They didn't just design a house; they designed a home that suited our routines and preferences. Nothing was too great an ask. Also, they helped the balancing act of arriving at a design that is ambitious enough, and also gets through the planning process. That takes real skill!

"It's not just a house; it's a reflection of who we are. Blenheim turned our dreams into a reality, and we're incredibly grateful for that."

Were there any challenges throughout the process, and how were they addressed?

Charlotte: Of course, with any project, there are challenges. What impressed us was how Blenheim handled them. They were proactive in identifying potential issues and came up with solutions before anything became a major problem.

Noah: Blenheim minimised stress throughout the project for us. Instead of feeling overwhelmed, we felt supported and confident that the end result would be everything we dreamed of.

Now that your dream home is complete, how do you feel about the final result?

Charlotte: We couldn't be happier. Every detail, from the flooring to the lighting fixtures, reflects our style and personality.

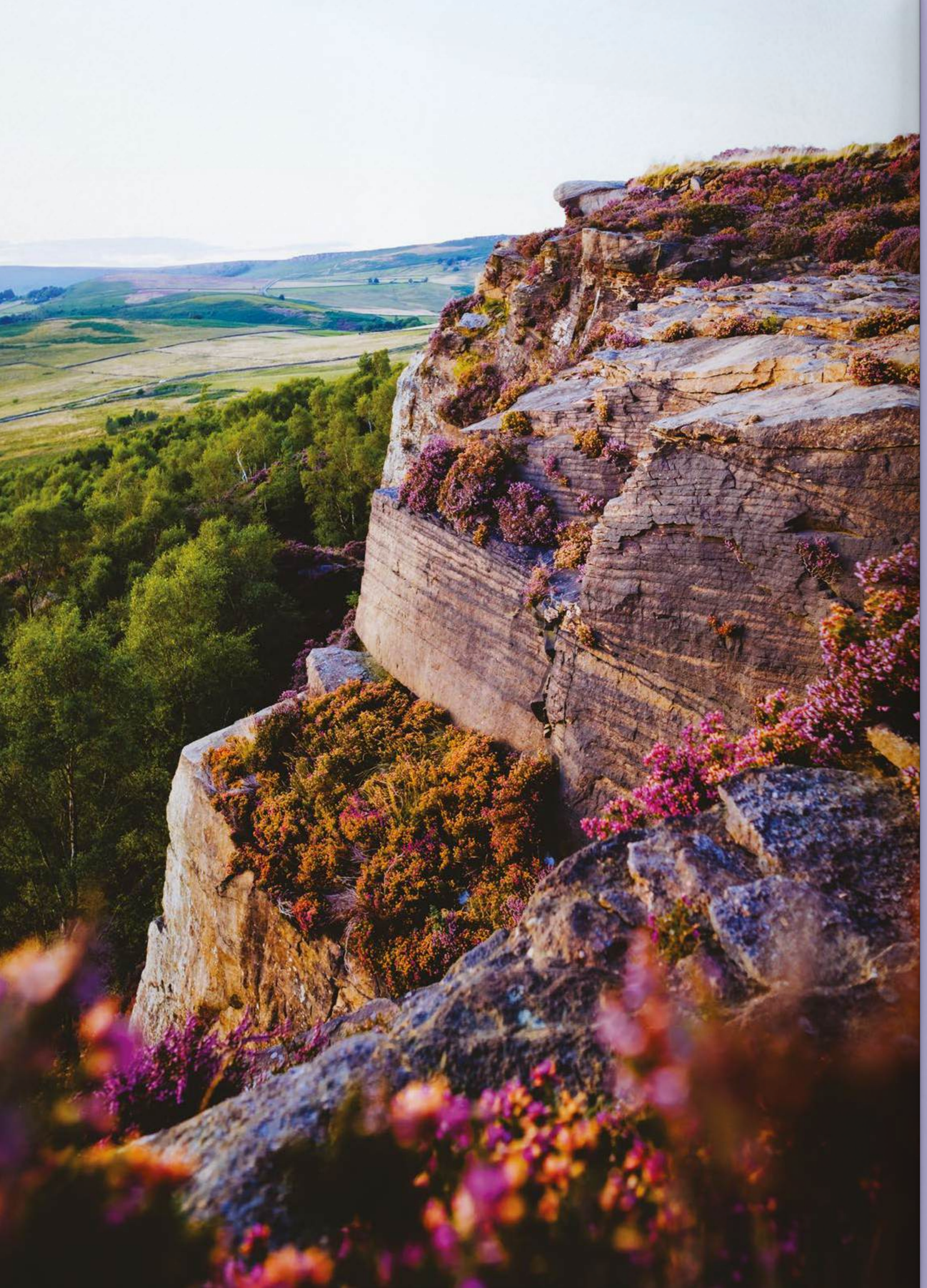
Noah: It's not just a house; it's a reflection of who we are. Blenheim turned our dreams into a reality, and we're incredibly grateful for that. It still doesn't feel real – it's a dream, I find my face hurting, walking around, smiling so much! The real danger is I'll never leave the house. Where would we go that would be as special as here?

THE COLLECTION

ONE SITE, EIGHT PLOTS

BLENHEIM EXPERIENCE

Life in the Peak



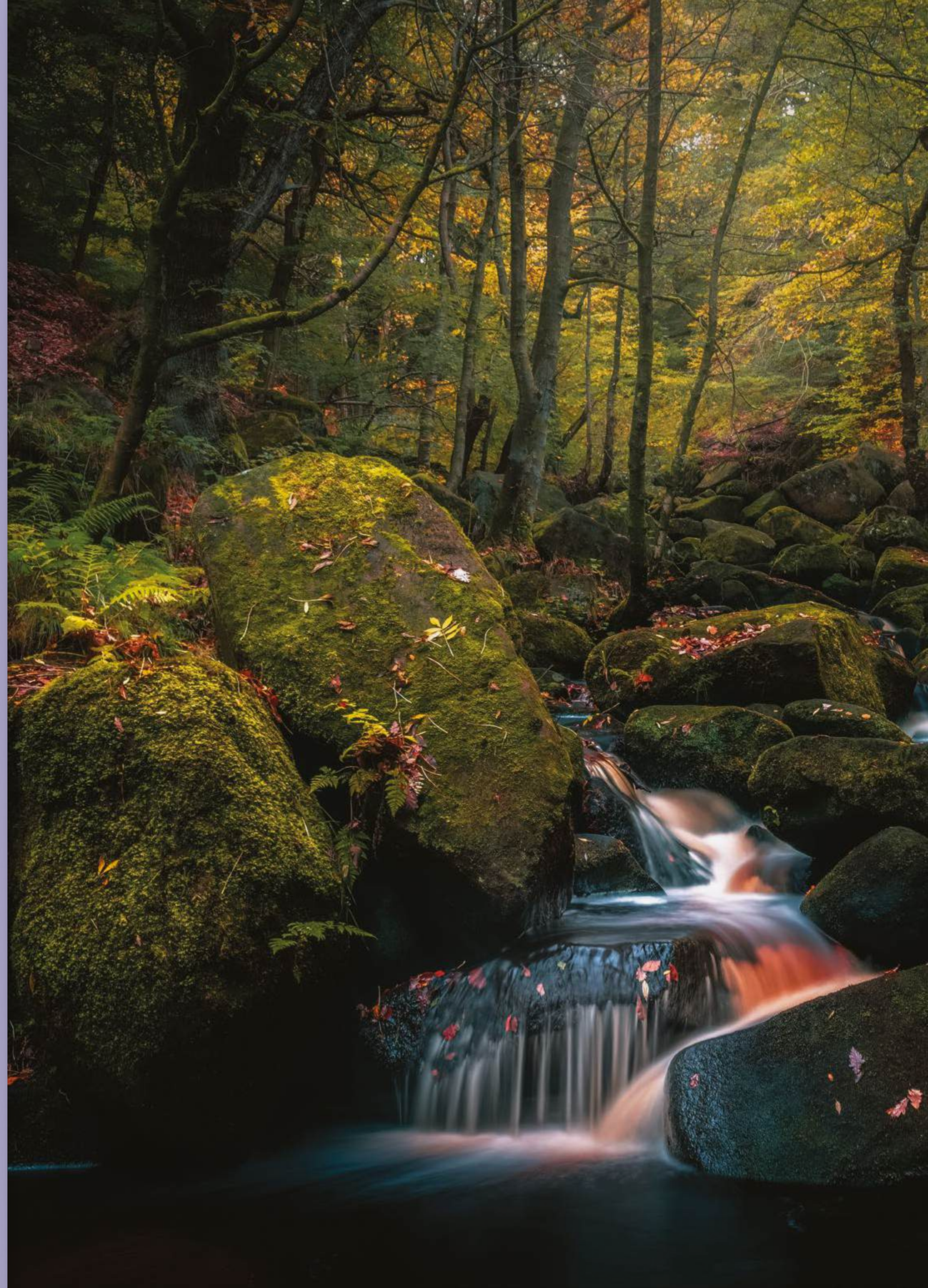
Bordering some of the North's biggest cities, the Peak District is integral to connecting urban northerners with nature. With boundless horizons and an other-worldly array of landscapes to enjoy, the Peak offers a life unparalleled.

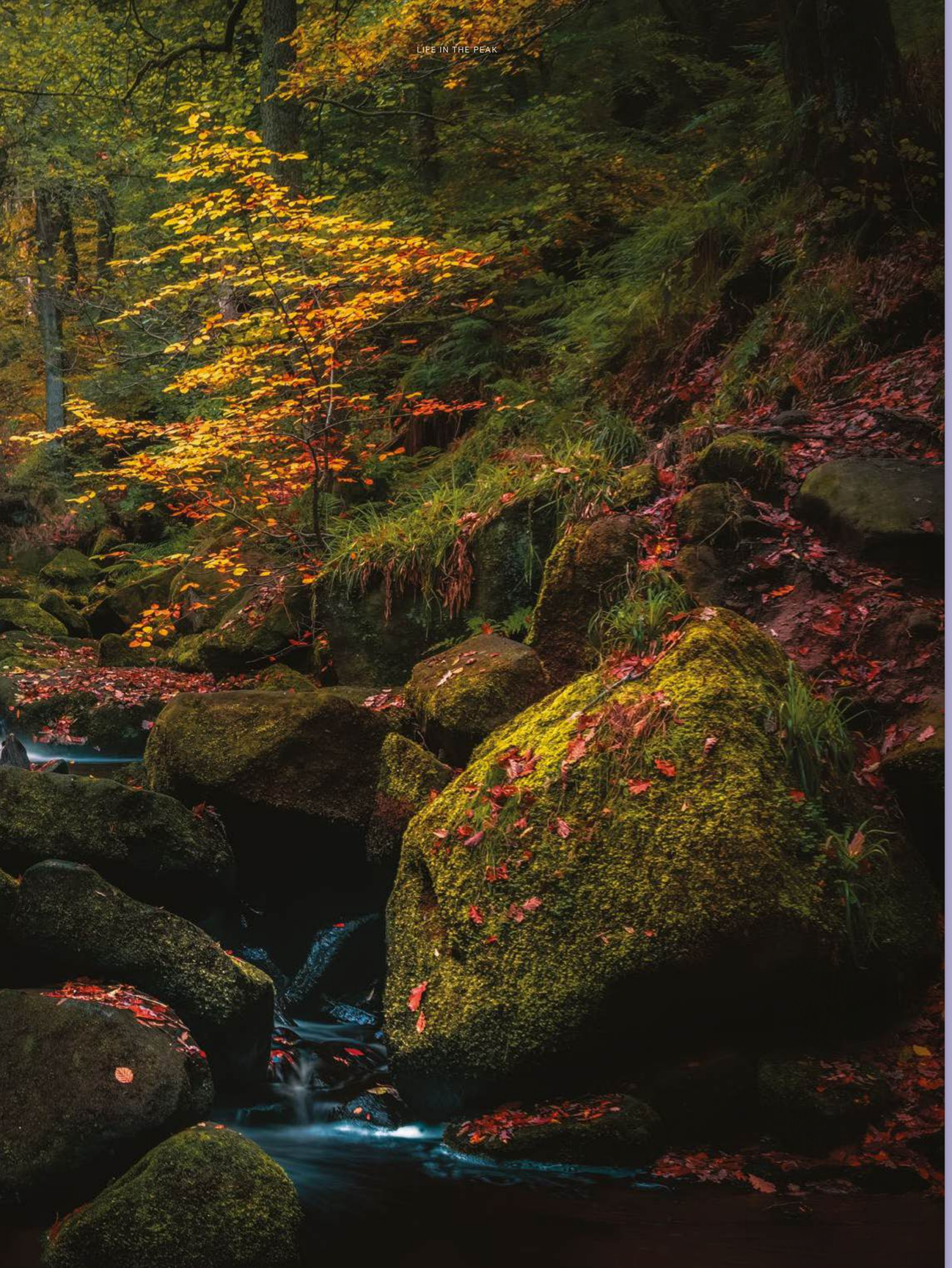
Ancient woodlands and breathtaking dales will be part of your everyday life, while a wealth of arts, culture and gastronomic experiences provide a breadth of pleasures to be discovered.

Retreat

A growing appreciation for the benefits of nature to our health and wellbeing is seeing more people seeking out balance between the culture of the city and the restorative energy of the natural world.

Into Nature





Rolling Hills provides respite and inspiration at every turn. With its profound connection to the surrounding landscape of The Peak, a sense of sanctuary and belonging are easily found. In this section we explore some of the natural draws of the region.

There is always something new to see—the same vantage point provides endless variations of dramatic views.

From patchwork fields and picturesque valleys to ancient woodlands and charming villages, the Peak District offers a diverse range of experiences, whether you're seeking the restorative benefits of nature or greater exhilaration.

During spring and summer, the Peak offer up long days to explore lush green landscapes, cool down among dense woodland and marvel at the wildflowers in bloom. The autumn brings a stunning change in colours as the leaves turn and the waterfalls come to life. Winter can be an extraordinary time with frost-covered fields and moorlands. There is always something new to see—the same vantage point provides endless variations of dramatic views.

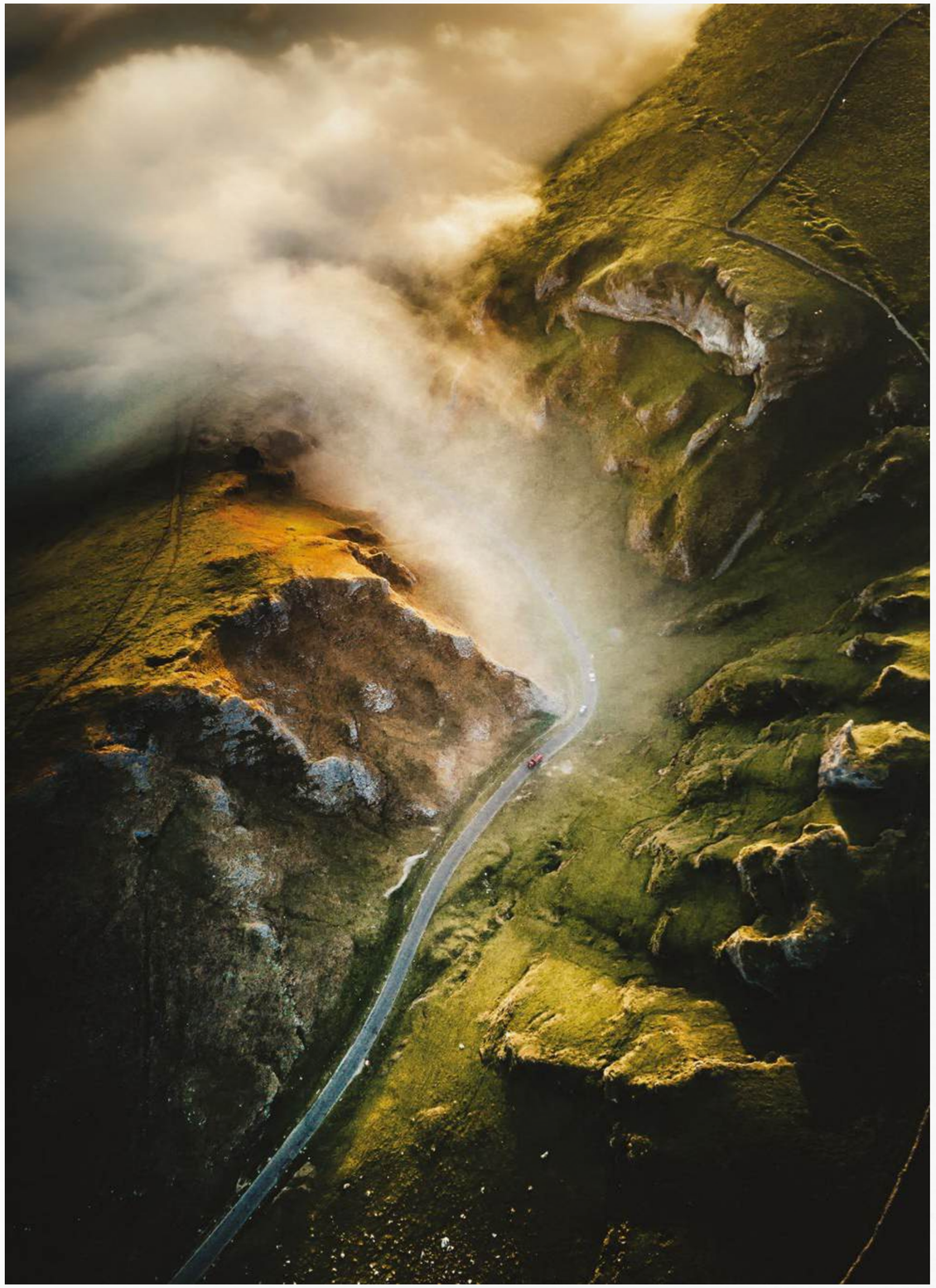
Close to Rolling Hills, lies the Dark Peak, with its dark grey gritstone bedrock that gives the Edges their characteristic ruggedness. Dramatic overhangs occur where the underlying softer layers have been eroded, most notably during the Ice Age, but ever continuing due to the winds. The gritstone edges were extensively quarried— you may find remnants of discarded millstones. History lies all around—the connection between city and countryside is deep.

Chasms, gorges and caves, formed millennia ago, hold their own mystical allure.

The White Peak provides contrast, consisting of a limestone bedrock that makes for miles of dry-stone walls and remarkable caves. The quaint, cottage-lined villages of the White Peak are perfect bases from which to set off on a gentle circular walk.

The Peak attract nature enthusiasts from far and wide. Stanage Edge and Burbage Moors stand out as excellent spots for observing birds of prey, including kestrels, peregrines, and falcons. The increasingly rare Ring Ouzel, the 'Mountain Blackbird', visits in summer before returning to southern Spain and Morocco in early autumn. Clusters of heather, bracken and bilberry sprouting beneath the rocky crags provide ideal nesting conditions.

Chasms, gorges and caves, formed millennia ago, hold their own mystical allure. Lud's Church, said to be a site of worship in the 15th century, is a fern and moss-lined chasm, remaining cool on the warmest of summer days. Padley Gorge casts a magical spell with its twisted sessile oaks and birch woodland and its tumbling waterfalls, while Thor's Cave in the Manifold Valley is perched in an extraordinary limestone crag that has to be seen (and explored) to be believed.



The Peak District is abundant in flora and fauna, including several wildflower meadows that are blissful in summertime. At Deep Dale you'll see drifts of yellow mountain pansies, early purple orchids, pink musk-mallow and lilac-tinted heath speedwell. You may also want to visit Stanage North-Lees, Taddington Dale and Hard Rake—all have their own array of wildflowers to discover. Bodies of water are another key draw for nature lovers. Ladybower reservoir was built between 1935 and 1943, and was officially opened by King George VI. Its long deep valley was flooded, submerging the villages of Derwent and Ashopton, just downstream of Ladybower Dam, where the Dambusters trained. Today, the reservoir's woodland hosts pied flycatchers, redstarts, wood warblers and tree pipits.

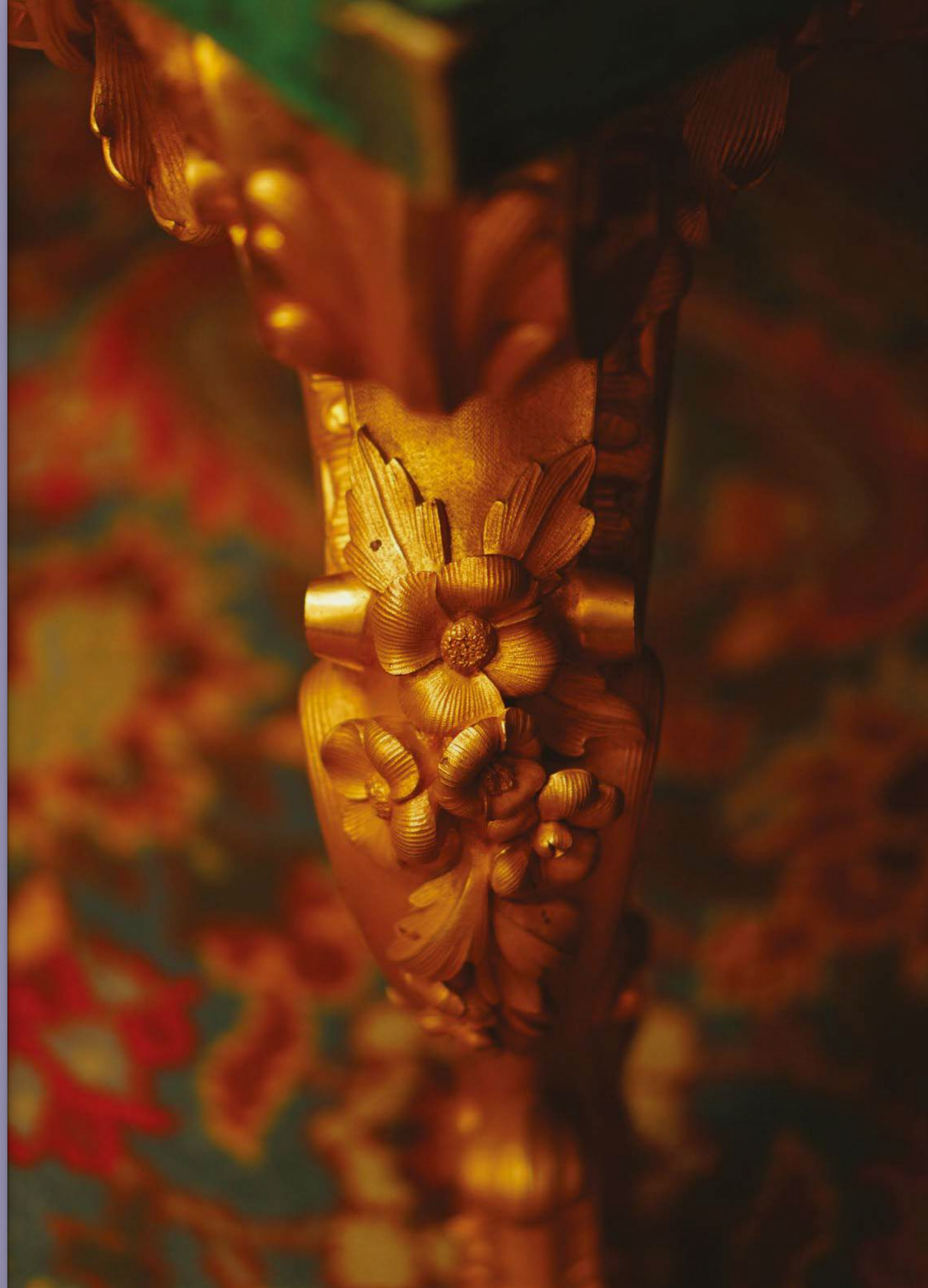
The Peak has many woodlands with a history going back hundreds of years. Oak and birch proliferate, sometimes due to commercial demands in the 18th and 19th centuries, while in the wetter areas, alder and goat willow have taken root. The alder is an original settler of the moors—a witness to ever-changing times. It grows best in wet and swampy woodlands, an wilderness that gives the Eastern moors their distinct mysterious atmosphere.

Drifts of yellow mountain pansies, early purple orchids, pink muskmallow and lilac-tinted heath speedwell.

Arts

There's a magic to the Peak, something that inspires great creativity and industry. From the resplendent craftspeople of Chatsworth House to David Mellor's factory in Hathersage, the context of the place is key in creating spaces that offer experiences that stay with you.

Culture



Chatsworth House, the ancestral seat of the Duke and Duchess of Devonshire, is surrounded by meticulously manicured gardens and boasts a collection of exquisite art and antiquities that spans centuries.

The house itself is a treasure trove for visitors, housing masterpieces by old masters like Rembrandt and Veronese.

During its history Chatsworth has been home to a Mitford sister, and has welcomed King Charles, Queen Victoria, Charles Dickens and John F. Kennedy (who was visiting his sister's grave on the estate). The stately home is world famous, its exterior having been used as 'Pemberley' for the hit film Pride & Prejudice.

The house itself is a treasure trove for visitors, housing masterpieces by old masters like Rembrandt and Veronese, alongside contemporary works by Lucian Freud and Edmund de Waal. The opulent State Rooms, adorned with fine furniture and tapestries, offer a glimpse into aristocratic life throughout history.

The surrounding gardens, designed by Capability Brown, include some of his signature features: rolling grassland, a lake, a belt of woodland, and carriage drives with planned views.

CHATSWORTH

THE ROUND BUILDING

The Round Building, David Mellor's factory in Hathersage is a site of pilgrimage for design enthusiasts globally. Mellor's cutlery is still crafted here, in the round. The site was previously the village gas works, the old foundations providing the basis for the circular construction, which beautifully follows the process of creation—from cutting to cleaning and packing. The Round Building was designed by architect Sir Michael Hopkins and has won numerous awards.

Mellor, who died in 2005, was a renowned British designer who created everything from traffic lights to teaspoons. It's very much a family business—Mellor's son Corin is now in charge. The Round Building site also has a fantastic homeware shop and a cafe.

THE HEPWORTH

The Hepworth, opened in 2011 and was designed by Pritzker award winning David Chipperfield.

Yorkshire Sculpture Park fosters a dialogue between art and the environment. YSP features works by internationally acclaimed artists, including Henry Moore, Barbara Hepworth, and Andy Goldsworthy. The park's exhibitions transcend traditional gallery boundaries, with spectacular installations placed all around the site. A short distance from the border of the Peak District, YSP spans 500 acres of parkland with a lake—a spectacular year round visit as you witness the landscape shift, providing a living frame in which so many iconic sculptural artworks now reside. The always-inspiring gift shop and light-filled cafe provide further reason to spend quality time here.

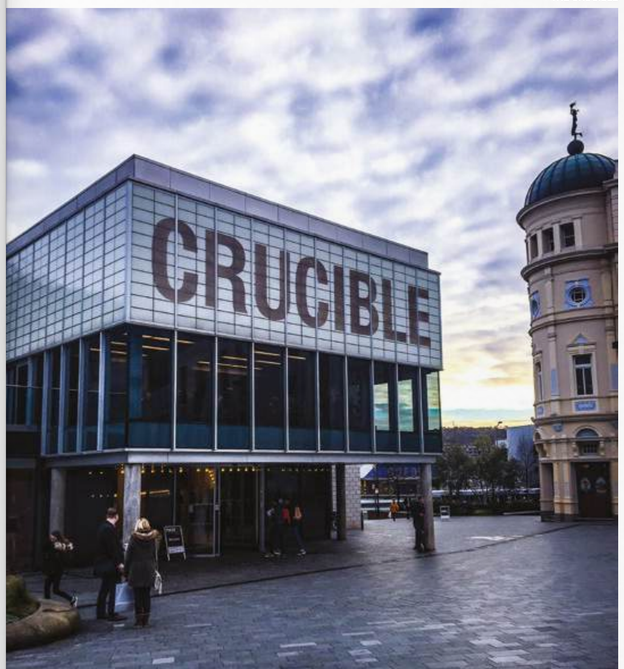
YSP also has strong bonds with other cultural institutions locally, forming a triangle alongside The Hepworth in Wakefield and Leeds Art Gallery. The Hepworth, opened in 2011 and was designed by Pritzker award winning David Chipperfield. It sits above the rushing River Calder. It's an uplifting place to take in the work of Barbara Hepworth, who was born in the town. Leeds Art Gallery has a strong collection of 18th and early 19th century English watercolours as well as 20th century British Art and a particularly special modern sculpture collection, in part due to its connection to the Henry Moore Institute.

In Sheffield itself, the Millennium Gallery is home to a superb Sheffield metalwork collection as well as the Ruskin Collection featuring art, illustrated manuscripts and minerals related to critic John Ruskin who sought to alleviate the suffering of the industrial poor through art and education. All of these attractions are handily clustered in the city centre, close to the Grade I listed town hall. Further out, the Peak Cavern in Castleton is also worthy of note - it's the largest cave entrance in Britain and hosts the occasional gig - local hero Jarvis Cocker has played in this most atmospheric of spaces.

It's clear that Sheffield and the Peak allure applies across culture—from music to sport, numerous big names have a connection to the city. Whether it's world famous bands like the Arctic Monkeys, Pulp, The Human League and Def Leppard being inspired by the city and its surroundings, or sports stars such as Olympian Jessica Ennis-Hill and cricketer Joe Root both growing up and retaining strong connections to the city: once a connection with Sheffield has been forged, it's often for the long-term.

Sheffield also has an unusual, heart-warming link to Picasso, who visited the city in 1950 for the Second World Peace Congress. A drawing of a dove that he doodled on a napkin is in the Sheffield Galleries and Museums Trust collection.

THE CRUCIBLE



The Crucible theatre is known throughout the world for hosting the World Snooker Championship. The fact that it also plays host to fantastic stage productions ought not go amiss either. The Lyceum, just across from The Crucible, also hosts noteworthy shows, often from the West End. Nearby, the Graves Gallery houses some fantastic art by names as diverse as Bridget Riley, Isaac Julien, Cezanne and Renoir.

The other side of the Pennines, in Manchester, the cultural draw is increasingly strong. The Manchester International Festival has garnered a great reputation over recent years, and with the newly opened Factory International, the team behind MIF now has a permanent home (designed by Rem Koolhaas' renowned Office for Metropolitan Architecture) from which to push the cultural envelope of the city. Longer established, the Whitworth's 60,000 strong collection is full of illustrious names from the art world—Degas, Picasso, Hockney and Emin all feature, as do Dürer and Gainsborough. Meanwhile, for anyone seeking some horticultural inspiration, RHS Bridgewater, the new garden for the North West designed by Tom Stuart-Smith, opened in 2021 to rave reviews.

Peak

The Peak are popular with casual walkers, hikers, runners, mountain bikers, horse riders, hang gliders, kayakers, rock climbers, spa-goers and music lovers. There's a level of adventure to match all tastes.

Escapism

Year round, the allure of the Peak is hard to beat—the area offers such varied terrain and landscape that there's always something new to explore.

During your day to day life here, you'll come to make the landscape your own, but here are a few of the most loved locations to explore, from easier to more challenging.

The Monsal Trail follows the path of a former railway line, featuring the impressive Headstone Viaduct in Monsal Dale and six tunnels along the way. It offers an amazing experience, especially in spring when ash, hazel, and willow trees come to life, and vibrant wildflowers bloom. In autumn, the scenery transforms as trees change colour, red berries adorn hawthorn and rowan trees, and mushrooms and toadstools make their appearance.

During winter, thrushes such as redwing and fieldfare visit to feast on the abundant berries. Mam Tor is a classic ridge walk with panoramic views over the Edale Valley to Kinder Scout and the Derwent Moors. Here there's also a moderately challenging circular walk that takes a couple of hours, and passes by the famous Blue John Cavern.

Win Hill is a 462m crest, known locally as the 'Pimple' is bounded by the River Derwent to the east, the River Noe to the south west, with a ridge running north west linking it to Kinder Scout, the highest peak in the Peak District (636m above sea level). Kinder Scout offers unforgettable views, unique moorland and the breathtaking Kinder Downfall. The rewarding walks here also take in gentle streams, dark gritstone, and steep rocks to scramble up.

Unforgettable views, unique moorland, gentle streams, dark gritstone.

For those looking to explore the geology of the Peak by hand as well as foot, the Edges offer some of the best climbing in the country. Many professional climbers come to the area to train for competitions. Stanage hosts over 2,000 routes and is home to one of the most iconic boulders in the Peak District, Froggatt has a wide variety of climbs on its clean, quick-drying rock, and Curbar offers up some of the most strenuous climbing you could hope for.

The Peak are heaven, with a variety of rides meaning you're never without an option to hit the trails.

For mountain bikers, the Peak are heaven, with a variety of rides meaning you're never without an option to hit the trails. Nearby locations of note include the Eastern Moors—here there's an easy 12 mile loop that explores a gorgeous corner of the White Peak while the Ladybower Reservoir also offers up a variety of exhilarating, undulating loops. Further afield in the Peak, famous spots for MTB include Wildboarclough and The Roych - both famed for their technical descents. Given the wealth of trails, it's no wonder that Steve Peat, the one-time world champion downhill mountain-biker has called Sheffield home throughout his life.

The reservoirs of the Peak are popular for water sports, with many sailing clubs offering courses for all ages and abilities. Wild swim spots are dotted around, but we'll leave you to find them for yourself. For year-round swimming, the heated lido at Hathersage is a special place for a dip, with pleasant views of the hills surrounding.

Horse riders are spoiled in the Peak too, with over 60 miles of off-road shared use trails to explore. Highlights include The Kinder Loop, a 55 mile riding route through the Dark Peak on a mix of bridleways including the Pennine Bridleway, which runs across rugged moorland from the White Peak to the north west.

There's plenty of more unusual activities to do too—for those looking to take to the skies, the Peak have some of the best hang gliding sites in the UK, Mam Tor being a great spot to partake or just watch the world float by! If it's subterranean adventures you're after then the Peak also have some of the most spectacular pot holes and cave systems in the UK. The area also has royal appeal— King Charles has been known to have enjoyed time here on grouse shoots.

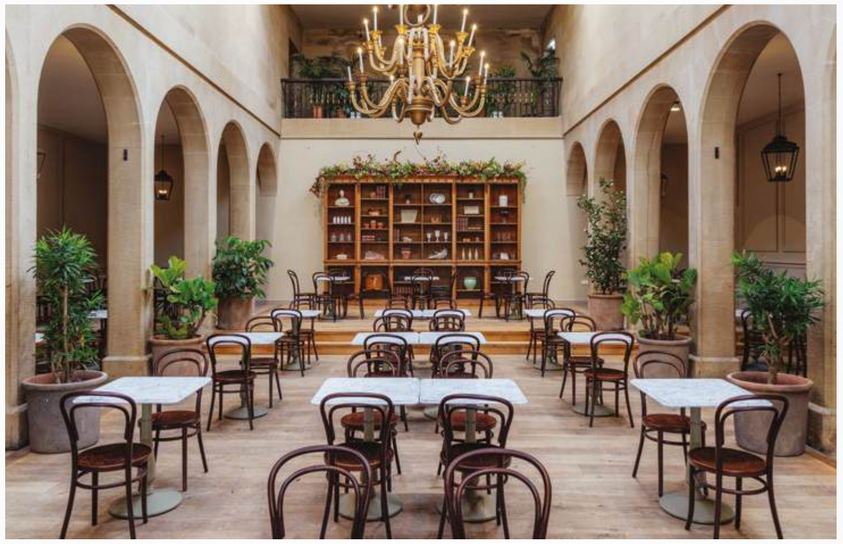
After all that adventure it'll be time for some rest and recuperation. As well as the famous tea rooms of the region, there are spas at which to unwind: Losehill in the Hope Valley and the old spa town of Buxton both provide excellent options.

Food

Exploring and adventure doesn't just apply to the trails in these parts. Whether you're after a Michelin-starred special occasion, popping out for brunch at Chatsworth House or looking to visit a craft distillery, you're spoilt for locations around Rolling Hills.

Drink

Sheffield's burgeoning food and drink scene is home to a mouthwatering variety of small, influential independent restaurants. Across the Pennines, Manchester is also on the culinary uptick. Bring your appetite, it's time to indulge.



THE CARRIAGE HOUSE, CHATSWORTH

Close to home, Chatsworth Farm Shop is abundant with produce, over half of it made or prepared on the Estate itself. The rest is sourced from independent local suppliers, meaning that it's a great place to get a true sense of the breadth of produce across the Peak. There's a traditional butchery, fresh fish, delicious baked goods, seasonal fruit and veg and an array of drinks, including craft ales, select wines and spirits infused with Chatsworth Garden botanicals. There's also a cafe where you can sample much of the local produce from the shop set in a modern space designed by the Duchess of Devonshire.

Chatsworth has further food and drink options, from the recently renovated self-service Carriage House Café, to The Cavendish Hotel, set in 18th century stables and serving delicious lunches of seasonal produce as well as that all-important afternoon tea. Private dining is also available here in The Racing Room, for between eight and fourteen guests.

Just south of Chatsworth is the multi-award-winning Fischer's Baslow Hall, offering one of the UK's best fine dining experiences. Inside, Fischer's is all ornate plasterwork ceilings and wood-panelled walls but the food is modern, beautifully presented and executed. Michelin recommends sitting at the 'Kitchen Bench' to get the most of the experience. There's also eleven luxury bedrooms, should you want to spend the night and explore the stunning surroundings close by.

The Peacock at Rowsley is cosy and chic, with a rural charm you'd hope for: guests can even go fly fishing on the estate's rivers. Head chef Dan Smith was trained by Tom Aiken and is passionate about seasonal, quality ingredients. Here there's indulgent fine dining as well as a more relaxed offering. A tasting menu is offered on Fridays and Saturdays.

In Sheffield, the restaurant scene is buzzing. The choice of places to indulge around Kelham Island is extraordinary, deserving of its own guide. Domo brings Sardinia to the Steel City in a gorgeous, light-filled dining room. On the south west of the city, Nether Edge's Bench is a neighbourhood favourite, with a communal bistro-style dining room that breaks down the usual divide between bar and kitchen. The duo behind it know their drinks, having worked at Public, previously voted the UK's best bar.

If you're looking for fine dining on this side of the city, Rafters is always a safe bet. Michelin describes the offer here as 'modern, richly flavoured dishes; cooked with enthusiasm and served with pride'. It's an intimate 26 seater with 3 AA Rosettes to its name and serves its food on Sheffield-made wares.

Domo brings Sardinia to the Steel City.

DOMO, KELHAM ISLAND

MANA, MANCHESTER

Sometimes, only a pub will do. Heading out of Sheffield towards Rolling Hills, The Cricket Inn is a charming pub that's perfect for a Sunday roast with the family. The ethos here is to provide something for everyone, using local and seasonal ingredients and totally traceable products from brilliant suppliers.

For those seeking the best of the Peak drink scene, there's a glut of options. Thornbridge, one of the original craft brewers and now a firm-favourite across the UK, offers tours followed by tastings. Abbeydale is one of Sheffield's biggest breweries and has grown greatly since it opened in 1996. Its beers are widely found across Sheffield. The craft beer scene in Sheffield, like other cities, has boomed. Favourites include Little Critters for sheer variety and Triple Point for their dedication to lagers and pilsners.

Recent years have also seen a few notable distilleries opening. True North Brew Co., alongside its beers, distils its award winning small-batch gin in the city, while Locksley Distilling Co is at Grade II listed Portland Works, a beautiful building to visit. The small team here creates a range of gins in the most sustainable manner.

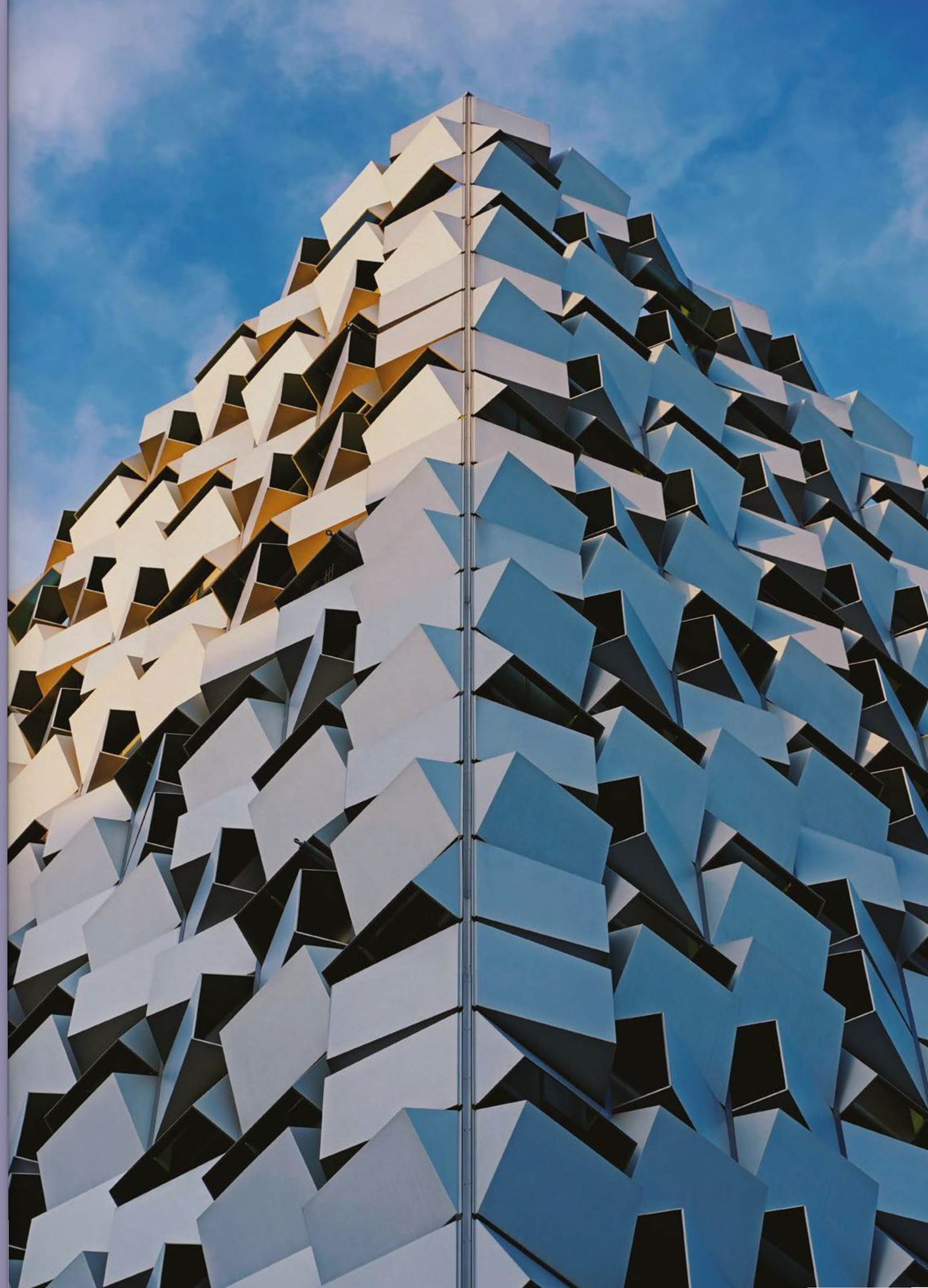
Manchester's restaurant scene is also buoyant, most notably with Mana, the British-Nordic spot that won the city's first Michelin star since 1977. The likes of Erst, Adam Reid at The French, Canto and Onda provide several reasons for epicureans to return regularly.

Mana, the British-Nordic spot, won Manchester's first Michelin star since 1977.

Heart of

Sheffield is redefining itself and is on the cusp of a very exciting era. As investment grows, momentum builds and businesses thrive. The city is drawing in people looking for an exciting place to work, live and invest.

The City



Gaining global recognition once again for its creativity, culture and heritage, the North is on the rise, and Sheffield lies at the heart of the story.

UNIVERSITY OF SHEFFIELD

Any great city is always changing - as time marches on and new industries and ways of living emerge, a city has to respond positively, attracting and retaining talent and investment. Sheffield is committed to thoughtful, intelligent regeneration and urban renewal. Former industrial sites like Kelham Island, once symbols of the city's steel heritage, have been repurposed into modern spaces that promote creativity, entrepreneurialism and community engagement. There's a buzz to be found here - history is being made.

The City Council has said that 'we must act decisively to support an environment where more businesses can set up, grow, innovate, and create good jobs'—Sheffield has all the ingredients for this to happen. The City Centre Strategy will create a thriving centre, with great opportunity for developers and investors via housing-led growth.

The wider South Yorkshire area is also the UK's first Investment Zone, creating an expected 8,000 new jobs and bringing £1.2bn of private investment by 2030.

There's a buzz to be found here—history is being made.

Given the city's heritage in designing and making, it's no surprise that the digital, technology and creative industries are also a key area of growth and investment. Original ground-breakers such as The Designer's Republic, Warp, Sumo and Twinkl paved the way for a new generation of digital and tech players who have broadened their reach into key growth areas like mobility, education and manufacturing technology. What makes it such a potent place to invest is the inherently collaborative nature of both talent and discipline, creating new ideas that are shaping established companies such as Boeing, McLaren and Perkbox, as well as high performing start-ups like Tribosonics and FourJaw.

Home to two major universities, The University of Sheffield and Sheffield Hallam University, the city has become a knowledge hub, fostering innovation and attracting bright minds from around the world. Collaborations between academia and industry have given rise to cutting-edge research and development, particularly in advanced manufacturing, healthcare, and technology. In the Advanced Manufacturing Innovation District, The University of Sheffield's Advanced Manufacturing Research Centre (AMRC) and Sheffield Hallam University's Advanced Wellbeing Research Centre (AWRC) are leading the way; others are following, and opportunities abound. It's no surprise that Sheffield's many alumni often settle in the city.

SHEFFIELD

TOWN HALL, SHEFFIELD

In addition to its academic and technological prowess, Sheffield has embraced a green agenda, promoting sustainability and environmental awareness. Green spaces, such as the RIBA award-winning Sheffield Winter Garden and the Peace Gardens, provide residents and visitors with tranquillity in the urban landscape.

The commitment is further evident in initiatives like the City Council's efforts to reduce carbon emissions and become a cleaner, more sustainable place to live and work, aligning the city with global trends towards a greener future.

Boasting over 22,000 acres of green space, 250 parks as well as 52 square miles of National Park, it's no surprise that the city has more trees per person than any other city in Europe.

"Today, South Yorkshire stands on the edge of its next wave of growth. With a new growth model, new leadership, and a reinvigorated culture of growth – unpinned by emerging civic and private sector leaders – we can achieve something historic in our region."

Oliver Coppard,
Mayor of South Yorkshire

Credits

DESIGN & BUILD
Blenheim

ARCHITECTURE & INTERIORS
Blenheim

BOOK & IDENTITY DESIGN
93FT

PRINT PRODUCTION
ASAP Digital

VISUALISATION
Blenheim / Found & Co

ILLUSTRATION
Simone Ridyard

COPYWRITING
Adam Thompson

PHOTOGRAPHY
Benjamin Elliot
Rob Bates
Dan Cook
Daniel Casson
Helena Dolby
Grant Ritchie
David Lezcano
Roxxie Blackham
Jonny Gios
Michael Cummins
Luca Capron
David Mellor Museum
Gary Butterfield
Jose Ilamas
Stephen Kidd
Gary Flack
Jacob Amson
Edward Howell
Tim Green
Mana Restaurant
Oladapo Olusula
Michael Tomlinson
William Navarro
Harrison Qi
Raygar He

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BLENHEIM