

## The Hills, Hope Valley S33 9HZ £800 Per Calendar Month

Situated in an idyllic setting, on the edge of Bradwell with stunning south easterly views over open fields and up onto Bradwell Edge. A charming sympathetically and tastefully converted one bedroom limestone detached barn conversion originally dating back to the mid 1800s.

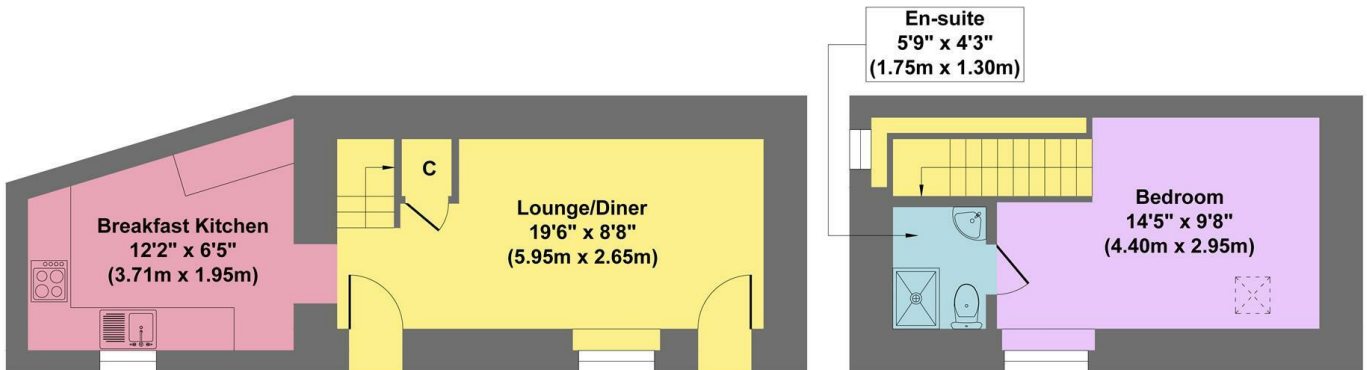
Converted in recent years to a very high standard, the property has a local 10 year Occupancy Clause and you have to have lived for 10 years within the Parish or adjoining Parishes.

Entrance lobby with limestone flooring, sitting room with exposed beam and Farrow and Ball decoration and lovely views, small dining area. Well fitted kitchen with breakfast bar area range of built-in appliances. First Floor: lovely character master bedroom with exposed oak king post roof trusses with feature vaulted ceiling and conservation Velux roof lights with lovely views over open fields and up onto Bradwell Edge. Luxury en suite shower room. Outside: to the side, terrace courtyard garden area, south easterly facing, and ideal for entertaining and barbecues. 1 designated parking space.

Within walking distance of the great amenities of Bradwell Village including excellent shops, public transport and other amenities.

FURNISHED 6 MONTH INITIAL TENANCY Restrictions: No smokers. Energy Efficiency Rating - Awaiting Information Council Tax Band - Awaiting Information

### Woodcroft Barn

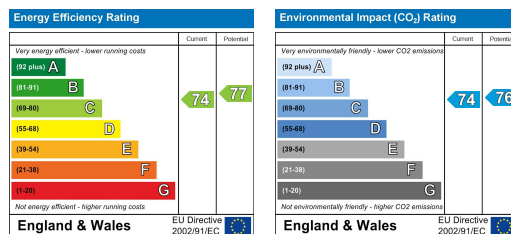


**Ground Floor**  
 Approximate Floor Area  
 Area 294 sq.ft  
 (27.28 sq.m.)

**First Floor**  
 Approximate Floor Area  
 Area 192 sq.ft  
 (17.84 sq.m.)

**Approx. Gross Internal Floor Area 486 sq.ft / 45.12 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale



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