

Lettings









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.

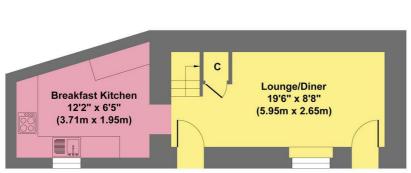
Within walking distance of the great amenities of Bradwell Village including excellent shops, public transport and other amenities.

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



Lettings

Woodcroft Barn



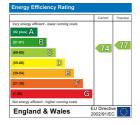
En-suite 5'9" x 4'3" (1.75m x 1.30m) **Bedroom** 14'5" x 9'8" (4.40m x 2.95m)

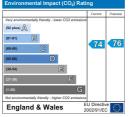
Ground Floor Approximate Floor Area Area 294 sq.ft (27.28 sq.m.)

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





Banner Cross Hathersage Bakewell Matlock

www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN 3 Bank View, Main Road, Hathersage S32 1BB Matlock Street, Bakewell DE45 1EE 27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241 T: 01433 650009 T: 01629 815307 T: 01629 828250

E: bannercross@saxtonmee.co.uk E: hathersage@saxtonmee.co.uk E: bakewell@saxtonmee.co.uk E: matlock@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale, are not to scale, the plans are not to scale, the plans are not to scale, they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' Written Quotations of credit terms available on request.'