



Haywood Farm, Grindleford, Derbyshire, S32 2HE





Offers In The Region Of

**£995,000**

An Idyllic Tranquil Setting Amidst Stunning Derbyshire Countryside.

A substantial four bedroom detached farmhouse nestled in gardens, woodland and land amounting to approximately eight acres including a wildlife pond. Occupying a peaceful rural setting with impressive views across the surrounding Hope Valley countryside in the heart of the Peak District National Park.

The pretty Derbyshire village of Grindleford boasts local rail and bus links, a community shop, primary school and other amenities and activities. It is within easy reach of Sheffield and Manchester, as well as being in highly regarded secondary school catchment.

Retaining many original character features the substantial stone built detached property comprises: large entrance hall, a spacious dual aspect reception room with exposed beams and a feature fireplace housing a wood burning stove. A dual aspect dining room with multi-fuel stove leads into the fitted breakfast kitchen with a range of units and appliances. A boot/utility room and a cloakroom.

First floor: landing with built in storage cupboards, a dual aspect double bedroom with an en-suite shower room, a further dual aspect double bedroom, a shower room, double bedroom and a double bedroom (with a mezzanine level) with a door into the large loft storage area.

Exterior: with a sweeping driveway at the front of the property offering off road parking for several vehicles. The property includes two attached outbuildings which offer scope for converting into additional living space (subject to gaining the relevant planning consents). The substantial well stocked gardens include planted beds, borders, specimen shrubs trees and garden pond. A timber summer house, seating areas to enjoy the panoramic views, an open fronted log store and garden shed.

No Upward Chain.



- Peaceful Setting With Lovely Views and Local Walks
- Traditional Features
- Wildlife Haven & Land Amounting To Approx 8 Acres
- Near to Local Rail and Bus Links & Easy Commutable Distance Of Major Commercial Centres
- Within Highly Regarded School Catchment
- Off Road Parking For Several Vehicles
- Outbuildings Offering Potential For Conversion Subject Planning Permission
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office

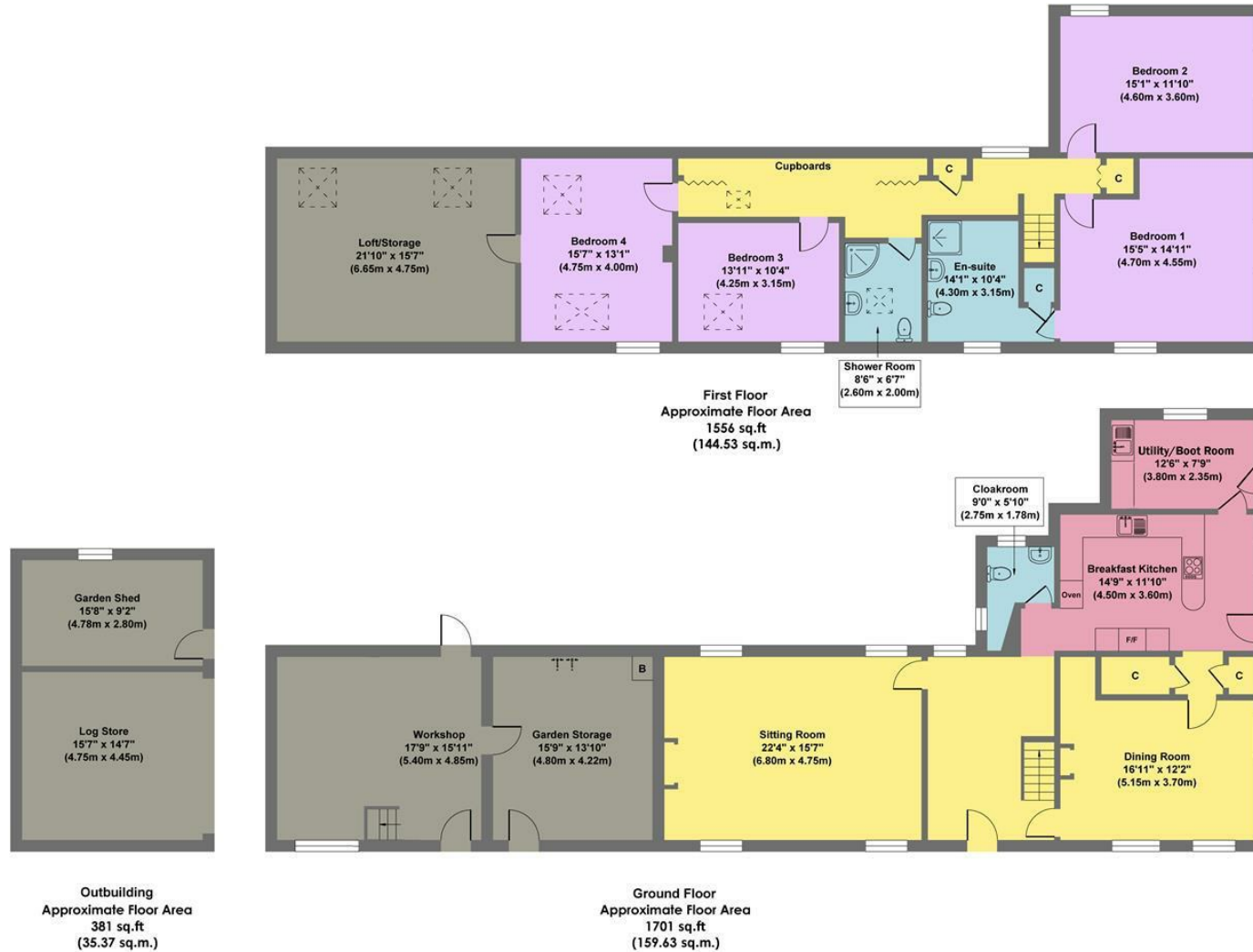








# Haywood Farm



**Approx. Gross Internal Floor Area 3655 sq.ft / 339.54 sq.m**

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

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