



Highmead, Sir William Hill Road, Grindleford, Hope Valley, S32 2HS

Saxton Mee

Sir William Hill Road

Offers In The Region Of

£725,000

A Stunning Setting With Envious Views.

Situated in the picturesque Peak District village of Grindleford, this substantial four-bedroom semi-detached family home is perched in an elevated position, offering commanding views of the surrounding Derbyshire countryside.

Grindleford boasts a primary school, community shop, local sport & recreational facilities. An excellent hotel & country inn as well as a rail station & cafe. Within easy commuting distance of Sheffield & Manchester, and falls within a highly regarded secondary school catchment. The home is bordered by beautiful countryside, providing a wealth of outdoor pursuits, while the neighboring village of Hathersage offers additional shops, amenities & leisure facilities.

The spacious and flexible living accommodation retains many original period features, offering light & airy living spaces completed to a high standard throughout. Upon entering the ground floor, you are greeted by an entrance hallway & a WC. The fitted kitchen boasts a comprehensive range of units, a Belfast sink set in a granite work surface, a range cooker, & integrated appliances. This area opens into a dining room featuring a fireplace with a log-burning stove. The dual-aspect sitting room is highlighted by a bay window, a feature window with leaded lights, & a gritstone fireplace housing another log-burning stove. A further sitting room, with a fireplace featuring an open fire grate, includes full-length windows & a door leading to the seating terrace.

The first floor accommodates three double bedrooms & a bathroom, along with a further bedroom/study. Potential to extend into the large loft space (subject to gaining the relevant planning consents).

The attractive, well-stocked gardens surround the property, featuring planted beds, borders, seating terraces and ornamental pond. The outbuildings include a large garden store, a log store, WC & a utility room. A driveway leads to the garage & provides off-road parking.



- Spectacular Far Reaching Views
- Substantial Front & Rear Gardens
- Retaining Many Original Character Features
- Spacious & Flexible Living Accommodation With Potential To Extend Into The Loft
- Local Rail Links At Grindleford Station & Grindleford Local Community Shop
- Excellent Local Amenities & Commutable Links to Major Commercial Centres
- Within Highly Regarded Grindleford Primary School Catchment
- Garage & Off Road Parking Along With An Electric Car Charging Point
- EPC: TBC
- Viewings: Hathersage Office





Highmead



Approx. Gross Internal Floor Area 2352 sq.ft / 218.44 sq.m

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

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. Under no circumstances should 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.'

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