



8 Netherside, Bradwell, Derbyshire, S33 9AA



# 8 Netherside

Offers In The Region Of

## £550,000

A unique opportunity awaits with this double fronted commercial shop, currently operating as a Post Office & village store, situated centrally in the thriving Peak District village of Bradwell. This detached property not only serves the community with its commercial ground floor but also offers a spacious three double-bedroom family home above, complete with a detached garage/workshop, off-road parking & an attractive rear garden.

The property's versatility extends beyond its current use. The ground floor commercial area, with storage space & WC, presents a separate income stream & potential for a variety of uses. This flexibility makes it suitable as either a main residence or a holiday let, catering to diverse needs & preferences.

Nestled in a picturesque location, the property boasts a dramatic backdrop & stunning views & is conveniently located within the catchment areas of highly regarded primary & secondary schools. Additionally, its position offers easy commutable access to Manchester and Sheffield, enhancing its appeal to a wide range of potential buyers.

The living accommodation, accessible through a separate entrance door, begins with a generous hallway leading to a dual-aspect sitting room featuring a log-burning stove & double doors that open to the rear garden. The fitted dining kitchen, equipped with a range of units & appliances, extends into a conservatory/garden room. This floor also includes a double bedroom with built-in storage and a family bathroom.

The second floor reveals a landing with built-in storage that leads to two double bedrooms, each benefiting from built-in storage solutions. One of these bedrooms also features eaves storage, maximizing the use of space.

A gated driveway provides off-road parking & access to the detached garage/workshop. The attractive gardens include planted beds, borders featuring specimen shrubs, trees & seating terraces that offer a serene setting to admire the beautiful views.

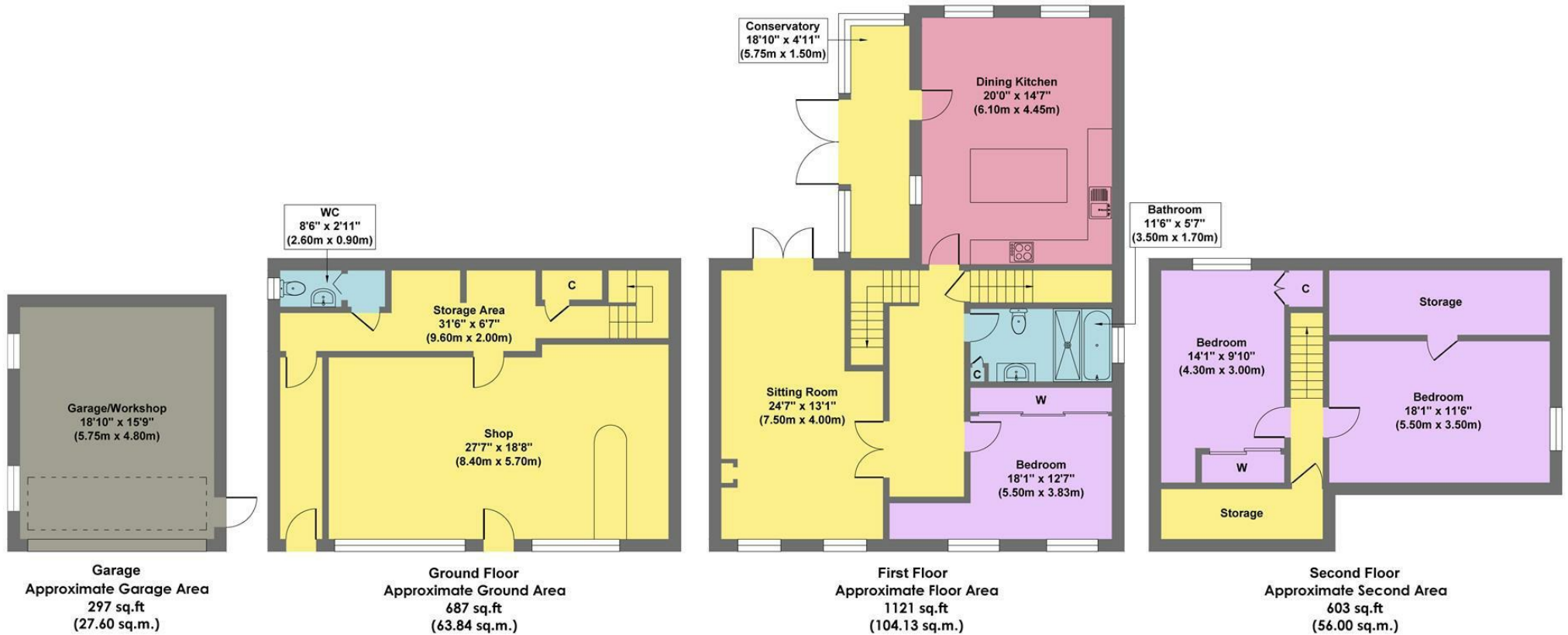


- Large Family Home With Flexible Living Accommodation
- Commercial Ground Floor Shop With Potential Uses Or As Additional Income
- A Thriving Local Community With Excellent Amenities
- Detached Garage & Off Road Parking To The Rear
- Large Rear Garden With With Fabulous Views
- Bordered By Spectacular Peak District Countryside
- Within Highly Regarded Primary & Secondary School Catchment
- Easy Commutable Distance Of Major Commercial Centres
- EPC: TBC
- Viewings: Hathersage Office





## Bradwell Post Office



**Approx. Gross Internal Floor Area 2708 sq.ft / 251.57 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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