



Corner Cottage, High Street, Calver, Hope Valley, S32 3XP

Saxton Mee



# High Street

## Calver

Guide Price

# £300,000

This charming two-bedroom cottage is situated in a peaceful setting with attractive views, centrally positioned in the historic part of Calver village. Offering easy access to local shops, amenities and picturesque walks through the breathtaking Peak District countryside, it is also ideally located for commuting to Sheffield, Bakewell and the surrounding villages.

£300,000 - £325,000 Guide Price

The property presents an excellent opportunity to be completed to individual specifications. Upon entering, an entrance lobby leads into a spacious sitting and dining room, where a bay window, exposed beams and an open fire create a warm and inviting atmosphere. The dual-aspect fitted kitchen provides plenty of natural light, while an inner lobby connects to the ground-floor bathroom and a rear entrance porch.

On the first floor, a landing with built-in storage leads to a well-proportioned double bedroom with further built-in storage, as well as a second bedroom.

Externally, a gravel driveway provides convenient off-road parking and an enclosed walled garden at the front offers an easily managed outdoor space. With no upward chain, this delightful cottage is a fantastic opportunity for those seeking a peaceful village home with plenty of potential.



- Offers Scope To Be Completed To Individual Specifications
- Attractive Countryside Views
- Centrally Positioned In A Charming Peak District Village
- Excellent Local Amenities
- Direct Access To A Wealth Of Outdoor Pursuits
- Off Road Parking
- Easily Managed Gardens
- No Upward Chain
- EPC: TBC
- Viewings: Hathersage Office

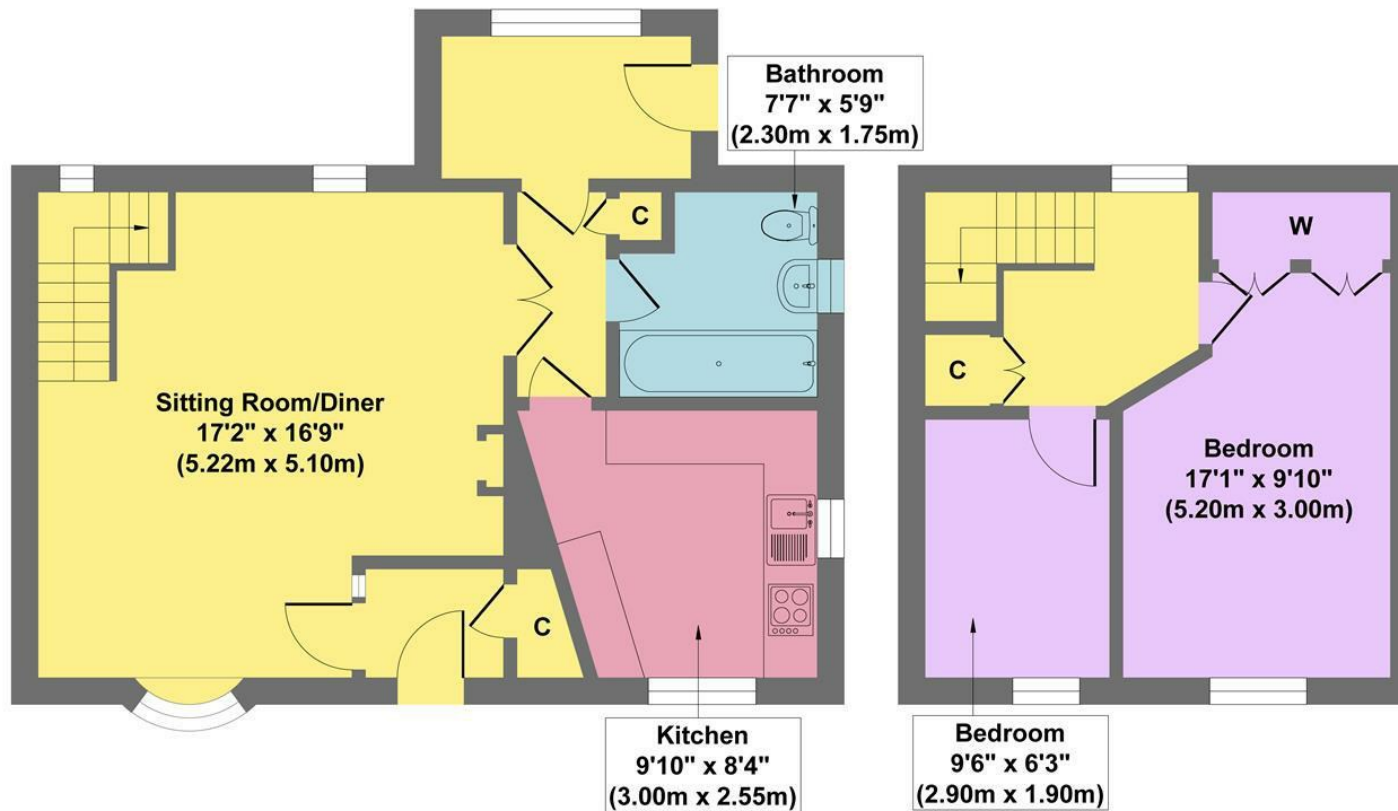








# Corner Cottage



**Ground Floor**  
**Approximate Floor Area**  
 568 sq.ft  
 (52.79 sq.m.)

**First Floor**  
**Approximate Floor Area**  
 306 sq.ft  
 (28.44 sq.m.)

**Approx. Gross Internal Floor Area 874 sq.ft / 81.23 sq.m**

Illustration for identification puposes 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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