



Smalldale Hall & Smalldale Hall Barn, Smalldale, Bradwell, Derbyshire, S33

Saxton Mee

# Smalldale

Offers In The Region Of

## £850,000

A circa 1670 three bedroom semi-detached Grade II Listed residence and a three bedroom detached barn conversion nestled in extensive gardens and adjoining paddock amounting to approximately three acres.

Ideally suited as main home and a holiday cottage or as two holiday cottages with "Certified Site" for camping and motor homes.

Occupying a peaceful picturesque setting on the edge of the village with spectacular views over the valley to Bradwell Edge. The popular Peak District village offers a thriving community with a primary school, shops, amenities and country inns with a wealth of outdoor pursuits on the doorstep as well as being in easy commutable distance of Sheffield and Manchester.

Retaining many original period features Smalldale Hall comprises: a large living kitchen with exposed beams and a gritstone fireplace housing a multi-fuel stove. A Belfast sink, oak hand painted units, granite work surface & space for a range cooker. Utility area with quarry tiled floor and a ground floor bathroom. A study and a charming character sitting room with feature original arched gritstone fireplace, stone flagged hearth and a Clear View stove. Original oak panelled cupboards. First floor landing: a large double bedroom with exposed roof trusses, exposed wide plank floorboards, built in wardrobe & fabulous views. Double bedroom two with exposed beams & original fireplace. A single bedroom with access to the 'Jack & Jill' bathroom along with the master bedroom. Second floor: occasional loft room/hobby room.

Smalldale Barn: impressive open plan living kitchen with under floor heating and vaulted ceiling. A bespoke kitchen with space for a range cooker. Cloakroom/WC.

A spiral staircase descends to the lower ground floor comprising: entrance lobby, a double bedroom with a dressing area & an en-suite bathroom.

First floor: galleried landing & two en-suite bedrooms.

Exterior: garage, off road parking & extensive gardens and paddock.

Council Tax Band E



- Peaceful Picturesque Setting With Far Reaching Views
- Thriving Derbyshire Village With Excellent Amenities
- Substantial Well Stocked Mature Gardens
- The Hall Is Bursting With Charming Character Features
- The Barn Has A Contemporary Finish
- Ideal Main Home With Holiday Cottage Or Two Holiday Cottages
- Bordered By Spectacular Peak District Countryside With A Wealth Of Outdoor Pursuits
- Approx Three Acre Paddock
- Off Road Parking & Garage
- Viewings: Hathersage Office



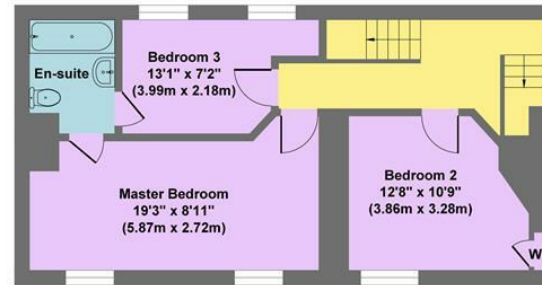


# Smalldale Hall & Smalldale Hall Barn

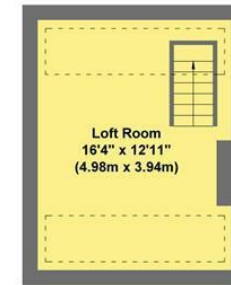


Ground Floor  
Approximate Floor Area  
774 sq.ft  
(71.90 sq.m.)

## Smalldale Hall



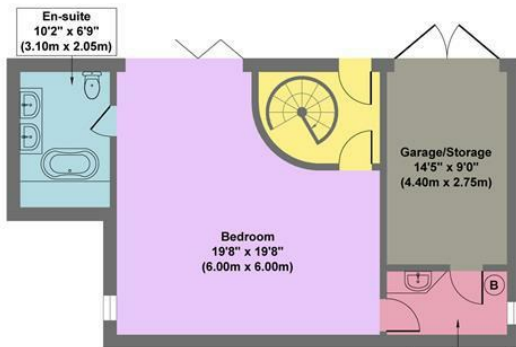
First Floor  
Approximate Floor Area  
568 sq.ft  
(52.80 sq.m.)



Second Floor  
Approximate Floor Area  
212 sq.ft  
(19.70 sq.m.)

**Approx. Gross Internal Floor Area 1554 sq.ft / 144.40 sq.m**

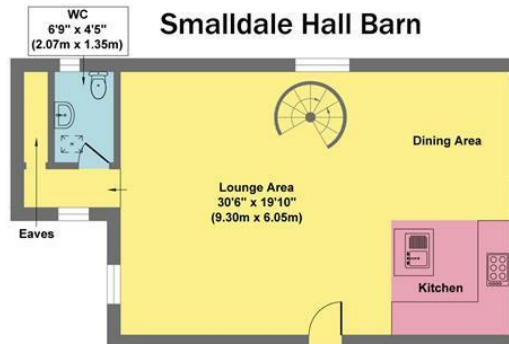
Illustration for identification purposes only, measurements are approximate, not to scale



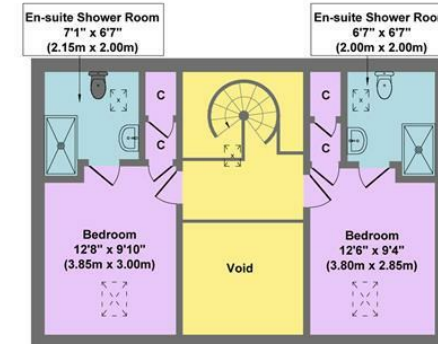
Ground Floor  
Approximate Floor Area  
648 sq.ft  
(60.20 sq.m.)

Utility  
9'9" x 5'10"  
(2.75m x 1.77m)

## Smalldale Hall Barn



First Floor  
Approximate Floor Area  
631 sq.ft  
(58.66 sq.m.)



Second Floor  
Approximate Floor Area  
575 sq.ft  
(53.40 sq.m.)

**Approx. Gross Internal Floor Area 1854 sq.ft / 172.26 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.'