



The Barn, Main Road

Grindleford, Hope Valley, S32 2HE

A stunning Grade II listed 18th century barn conversion beautifully positioned in the village of Grindleford, with delightful gardens, a separate quarter of an acre paddock and gated off-road parking. Occupying a spectacular setting with panoramic views up the Derwent Valley, this lovely family home has spacious accommodation arranged over two floors, including three generous reception rooms and a wealth of Period feature.

The front door opens to a broad entrance hall with cloakroom/WC and stairs rising to the first-floor landing. At the heart of the property is a spacious dining room with exposed beams, brick-backed fireplace and barn style window. Double doors from the dining room lead to the kitchen with a range of panelled units surmounted by granite worktops incorporating five burner hob with extractor over, double oven and microwave/steam oven. The kitchen incorporates a stainless-steel sink and a half and further integral units include dishwasher, fridge freezer, pantry cupboards and space for a washing machine. At the centre of the kitchen is a granite topped kitchen island.

Double doors from the entrance hall lead to a principle reception room with brick-backed fireplace and solid wood lintel. A floor to ceiling window offers lovely views across the garden and surrounding countryside. Glazed doors open to a dual aspect sitting room/study with uninterrupted views up the valley towards Higger Tor. French windows open to the garden.



- Stunning three bedroomed Grade II listed converted barn in Grindleford
- Well-equipped fitted kitchen with granite worktops
- Dining room
- Tenure: Freehold. Council tax band F
- Off-road parking for three vehicles with EV charging point
- Spacious principle reception room
- Master bedroom with en-suite and two further bedrooms
- Charming gardens and exceptional views up the Derwent Valley
- Sitting room with French windows
- Quarter of an acre paddock



Stairs rise to the first floor galleried landing with access to the loft and all bedrooms. Bedroom one is a generous double bedroom with four windows and en-suite including low flush WC, chrome heated towel rail, washbasin and shower enclosure with Mira shower. Bedroom two is a further double bedroom with exposed beams and bedroom three is a large single bedroom with a side facing Velux window enjoying lovely view across the valley. The family bathroom completes the accommodation comprising a white suite with low flush WC, bath with chrome shower attachments, washbasin with storage beneath, chrome heated towel rail and separate shower enclosure with chrome attachment.

The property is approached via a lane accessed from Padley Mews leading to an electric five-bar gate. The gate opens to off-road parking for three vehicles bound by dry stone walling and includes an EV charging point. A charming cottage garden surrounds the property to three sides including stone flagged patio, level lawn with deep floral borders and gravel/slate gardens. From the garden far-reaching views across local countryside include ancient woodland, the Derwent Valley and gritstone edges. The garden features external lighting and a pedestrian gate leads onto the main road. There are two timber sheds included in the sale.

Adjoining the garden is a separate 0.25 acre paddock with two five bar gates and a field shelter.

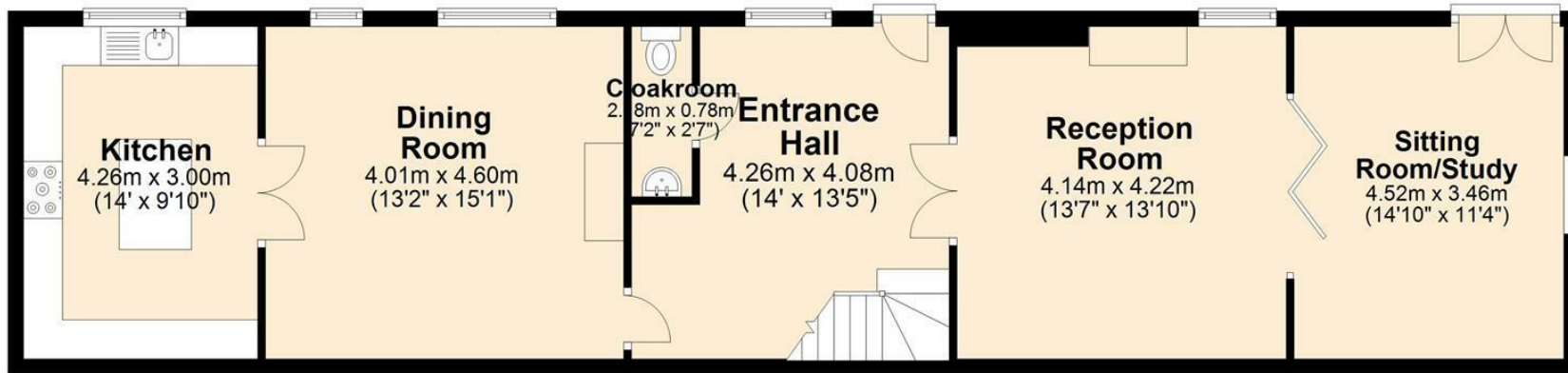






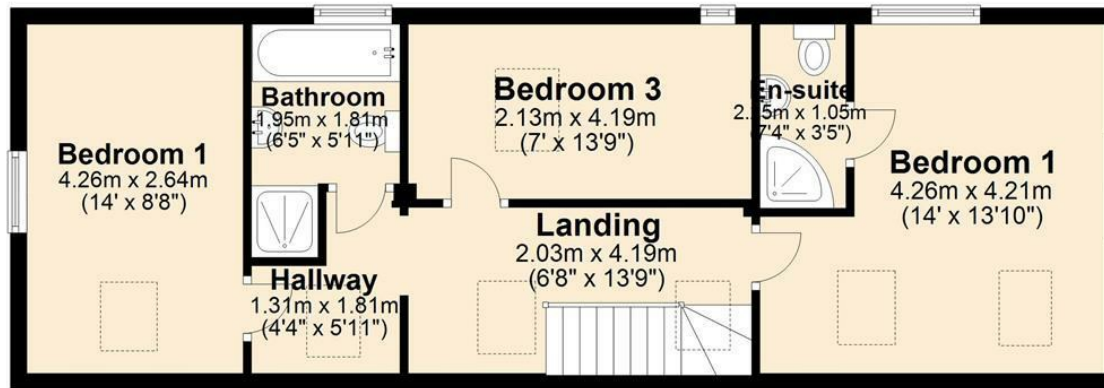
Ground Floor

Approx. 84.2 sq. metres (906.3 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 140.2 sq. metres (1509.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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