



# Forton House, Saltergate Lane

Bamford, Hope Valley, S33 0BE

A substantial detached five bedroomed Edwardian residence, beautifully positioned in the village of Bamford with detached double garage, extensive parking and stunning gardens. Occupying an elevated position on Saltergate Lane with panoramic views across the Hope Valley and Sickleholme golf course, this stunning home has spacious accommodation over three floors with potential to extend, subject to the necessary permissions.

A panelled front door opens to a broad reception hall with feature fireplace, access to ground floor accommodation and stairs to the first floor. The principle reception room is a dual aspect sitting room with bay window and spectacular views across the golf course. This lovely room features a ceiling rose and two octagonal feature windows. The dining room is located at the rear of the property with high ceilings and floor-to-ceiling sliding doors with security shutters enjoying spectacular views across the garden and Hope Valley. This panoramic view takes in Bamford Edge, Win Hill, Lose Hill and Mam Tor.

At the heart of the property is a breakfast kitchen featuring a range of panelled units incorporating a sink and drainer, dishwasher, under counter fridge and separate freezer, four burner hob and oven/microwave oven. The room features a fitted breakfast area. Accessed from the kitchen is a utility room and separate cloakroom/WC. A inner hallway and porch provide access to the garden.



- Substantial, five bedroomed, Edwardian home on Saltergate, Bamford
- Sitting room and formal dining room
- Master bedroom with en-suite and dressing area
- Tenure freehold. Council tax band G High Peak
- Exceptional Hope valley views and neighbouring golf course
- Dining kitchen with adjoining utility area
- Balcony access to two bedrooms
- Detached double garage
- Cloakroom/WC
- Potential to extend subject to the necessary permissions



Stairs rise to the first floor landing with access to all rooms. The master bedroom is a triple aspect double bedroom with bay window, fitted storage, vanity unit and en-suite shower room. A glazed door provides access to a balcony overlooking the golf course. Two further double bedrooms face the rear of the property with fitted storage and wonderful views across the neighbouring countryside. A further bedroom enjoys a front facing aspect overlooking the golf course with access to the balcony. This room is currently used as a first floor reception room. A family bathroom features a matching suite consisting of a pedestal washbasin, bath with shower over and chrome heated towel rail. A separate WC is located on the first floor.

Stairs rise to the second floor where the fifth bedroom is located. This versatile space is currently used as a home office with extensive storage and eaves storage plus a sink and drainer. The room has the potential to be converted into two rooms thus creating a sixth bedroom if required. Window lights provide exceptional views across the Hope Valley.

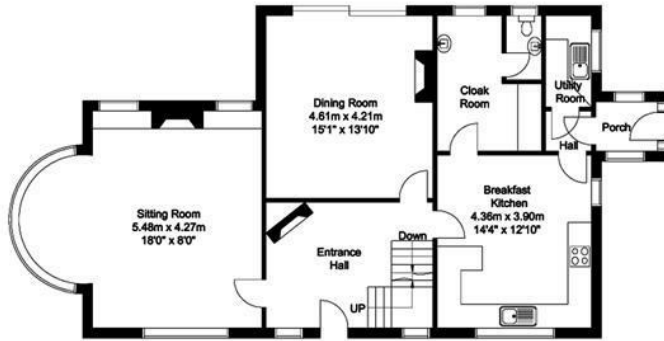
Outside the property is approached by a private driveway off Saltergate Lane providing extensive parking and access to a detached double garage with mezzanine level. Garden surrounds the property to four sides featuring level lawn, deep floral borders and gravel gardens. To the rear of the property is a spectacular garden featuring two patio terraces, covered verandah and summerhouse. The garden backs on to open countryside and there are wonderful uninterrupted views across the Hope Valley.



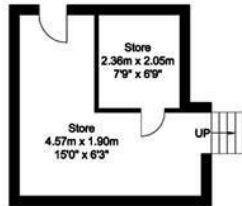




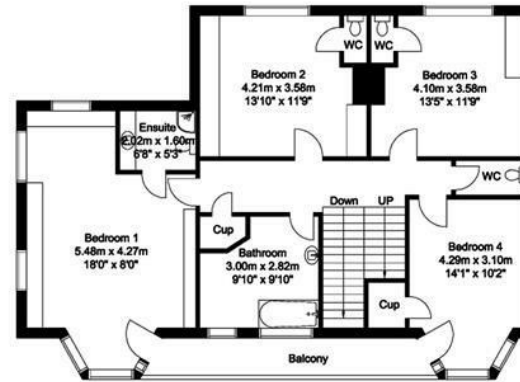
**Ground Floor**  
96 sq m/1033.33 sq ft  
Approx.



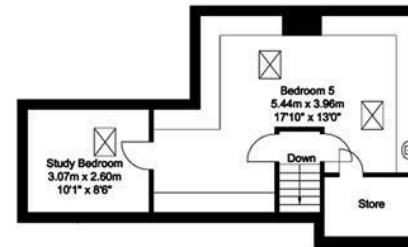
**Basement**  
20 sq m/ 215.27 sq ft  
Approx.



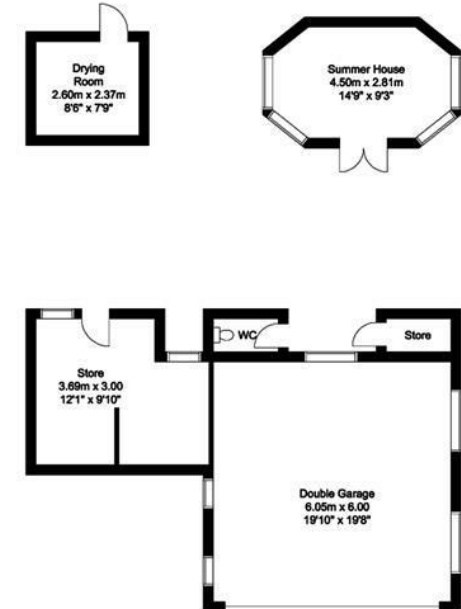
**First Floor**  
92 sq m/ 990.27 sq ft  
Approx.



**Second Floor**  
40 sq m/ 430.55 sq ft  
Approx.



**Outbuildings**  
72 sq m/ 775.00 sq ft  
Approx.

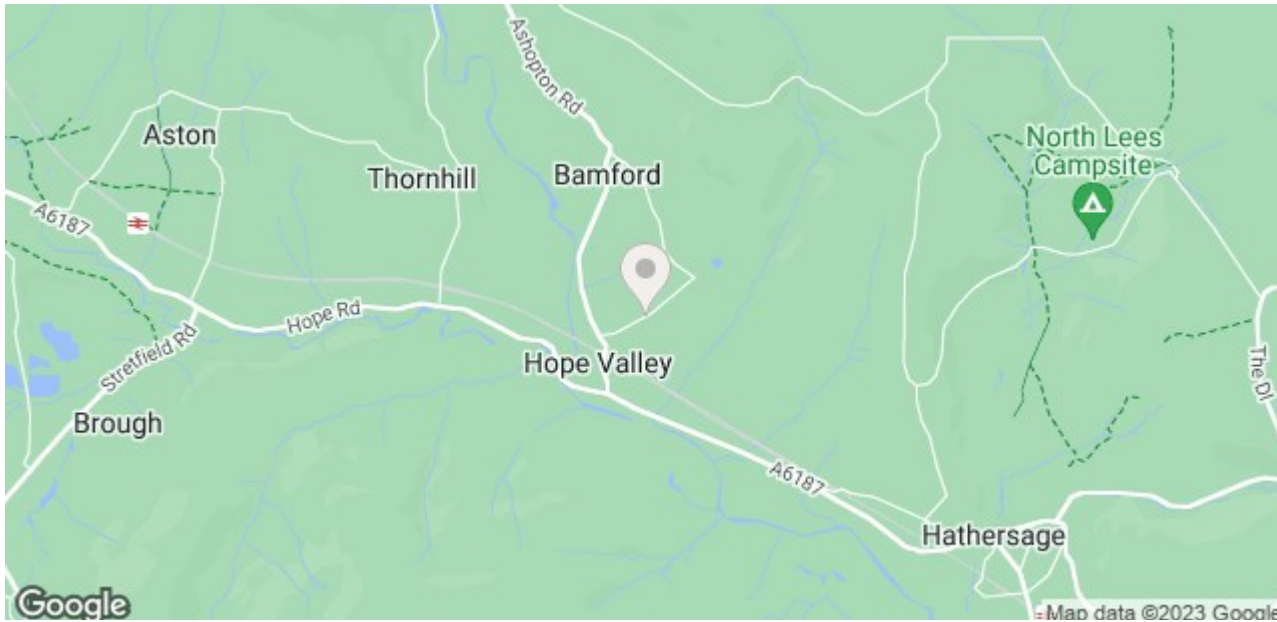


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

CP Property Services @2023

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**EADON  
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