



The Old Coach House, The Nook, Stoney Middleton

Hope Valley, S32 4TU

A charming two bedroomed detached former Coach House peacefully located on The Nook in Stoney Middleton benefitting from delightful gardens, garage and extensive gated off road parking. This historic residence has accommodation arranged over two floors with living space at first floor level to enjoy lovely views towards Curbar Edge and local countryside. Located in a very desirable location, away from the main road and close to St Martin's Medieval Church, The Nook offers easy access to stunning local walks towards Eyam and Curbar.

The front door opens to the entrance hall with access to all ground floor accommodation and a spiral staircase to the first floor. Bedroom one is a generous double bedroom with a front facing window, fitted wardrobe, hanging rail space and beams to the ceiling. Bedroom two is a further double bedroom with front facing window, extensive fitted wardrobes with hanging rail space and vanity unit. A family



- Detached stone built former Coach House
- Well-equipped kitchen
- Extensive gated driveway parking and single garage
- Tenure: Freehold. Council Tax Band F
- Stunning sitting room with vaulted ceiling and exposed king trusses
- Two generous double bedrooms with fitted wardrobes and exposed stone walls
- Charming easily maintained gardens with far reaching views
- Dining room with doors to the garden
- Family bathroom & separate first floor cloakroom/WC
- Double glazing throughout



bathroom serves the ground floor with white suite comprising low flush WC, bath with chrome shower over, counter top wash basin and chrome heated towel rail.

At first floor level is a spectacular dual aspect reception room with exposed beams to the ceiling and two exposed king trusses. This impressive space features a vaulted ceiling, two circular Coach House windows and rear facing window. An opening leads to the dining room area with feature fireplace and two sets of doors opening to the front and rear gardens. A cloakroom/WC with wash basin and cupboard houses the water tank.

The dining kitchen features a range of solid wood units surmounted by work top space incorporating sink and drainer, four burner induction hob, integrated dishwasher, fridge freezer and oven. There is space for a washing machine and alcove for microwave. A fitted dining table and chairs provides the ideal for breakfast and a dual aspect provides excellent natural light to room.

Outside, to the front of the property is gated driveway parking for several vehicles providing access to a single garage. To the front of the property are two patio areas, level lawn, summerhouse and well. To the side of the property stone flagged steps lead to a charming garden, backing into the hillside with patio, deep floral borders and countryside views. The garden extends to the side of the property with a gentle terraced garden and further patio area on a separate title. There are spectacular views across The Nook towards Curbar Edge.

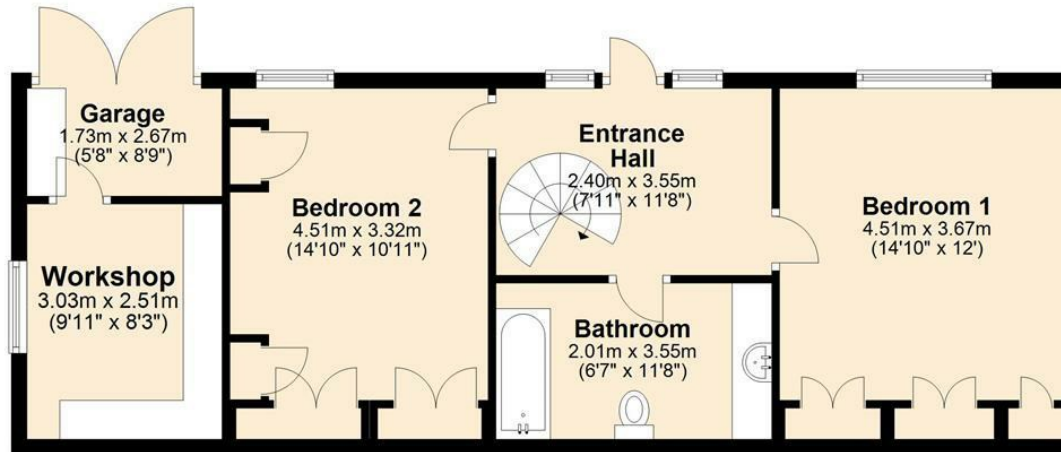






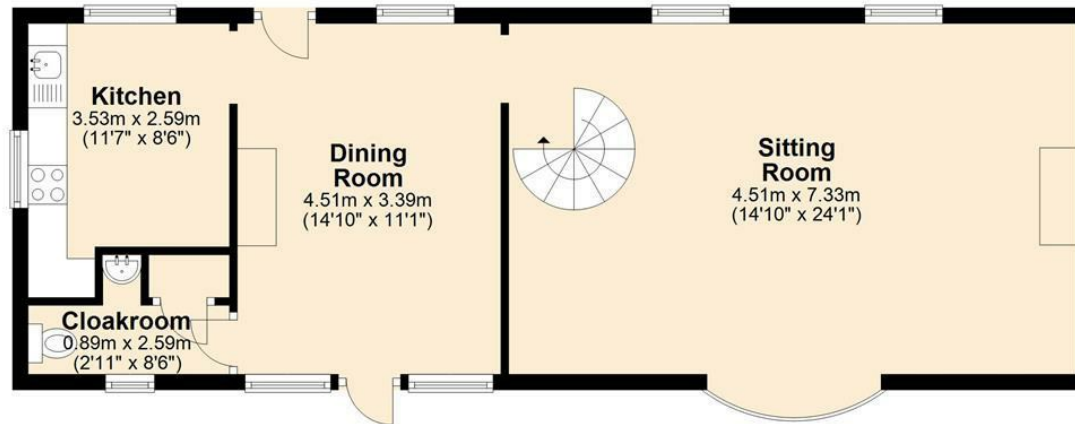
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



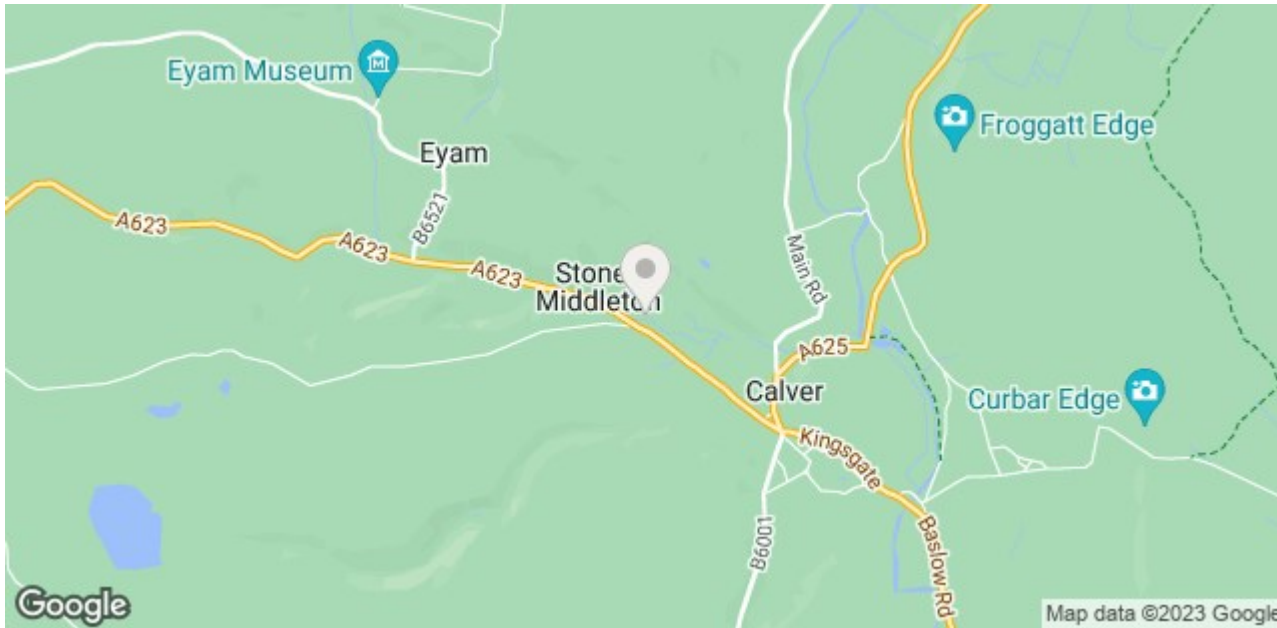
First Floor

Approx. 61.3 sq. metres (659.6 sq. feet)



Total area: approx. 121.7 sq. metres (1310.5 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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