





# Beech Cottage, Bank Top Lane

Grindleford, Hope Valley, S32 2HN

A delightful stone built semi-detached cottage enviably positioned on Bank Top Lane in the village of Grindleford, with driveway parking for two cars and magnificent south facing views across the Hope Valley. This charming two bedroomed cottage has versatile accommodation arranged over two floors with potential to create a third bedroom very easily.

The front door opens to the entrance hall with stairs rising to the first-floor landing and door opening to a spacious sitting room. This lovely room has a front facing window to enjoy the view and an original stone-built fireplace with gas fire. An inner hallway provides access to a versatile store room and downstairs bathroom with full white suite. Off the sitting room is a dining kitchen with wall and base units and six burner range oven. There is space for a stand-alone washing machine, fridge and dishwasher, available by separate negotiation. A sink and drainer are set



- Two / three bed semi-detached cottage with driveway parking
- Dining kitchen with Range
- Family bathroom & ensuite shower room
- Tenure freehold, Council tax band C Derbyshire Dales

- Magnificent views across the Hope Valley & Froggatt
- Conservatory with French windows to the garden
- Bedroom two with ensuite shower room

- Sitting room with original fireplace
- Master bedroom with stunning views
- Attractive garden with patio, fine views and greenhouse





beneath a front facing window which enjoys stunning views towards the Chatsworth Estate. Accessed off the dining kitchen is a superb conservatory providing wonderful easterly views towards Froggatt Edge and Haywood. The conservatory features tiled flooring, electric blinds and French windows opening to the garden.

At first floor level a small landing provides access to a generous single bedroom with adjoining ensuite shower room comprising WC, wash hand basin and shower cubicle. At the heart of the first floor is a large master bedroom with superb south facing views and window seat. Accessed off the master bedroom is a versatile further room with fitted cupboards and is ideal for a study. The master bedroom is large enough to be partitioned to create a hallway thus providing a formal third bedroom.

Outside, to the front of the property is a delightful south facing patio garden, bound by well stocked borders and stone walling. A stone flagged pathway leads to a parking area for two vehicles. To the side and rear of the property, backing onto open fields, is a further garden comprising of vegetable garden with soft fruits, delightful patio area, timber shed and greenhouse.









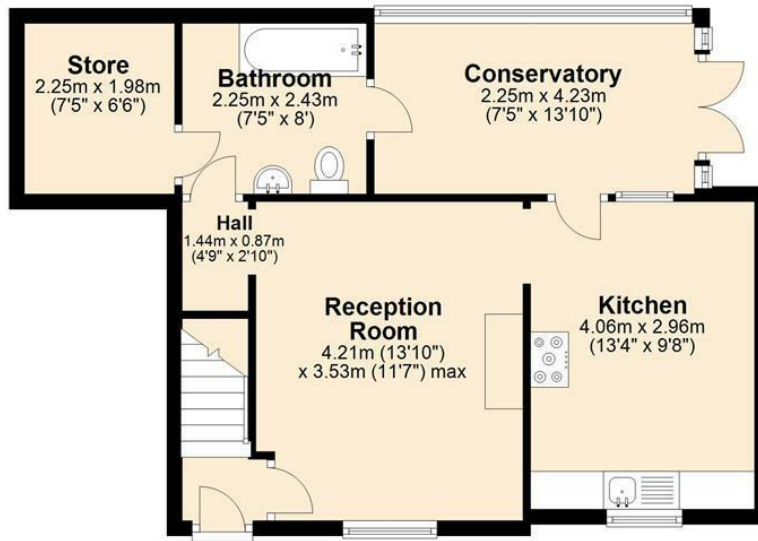






### Ground Floor

Approx. 51.9 sq. metres (559.1 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 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.





**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

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