



Edge View Croft, Hugh Lane, Bradwell

Hope Valley, S33 9JB

A charming four bedroomed detached family home conveniently located in the heart of Bradwell, benefitting from off road parking, charming gardens and a separate 1/4 acre field. Occupying a superb location in the heart of the village with far reaching views towards Bradwell edge, this charming property was previously two cottages. Spacious and flexible accommodation is arranged over two floors with a south facing aspect overlooking the garden. The property is offered to the market with no onward chain and an internal viewing is essential.

A composite door opens to a large dining kitchen with beams to the ceiling and space for a large family table and chairs. The spacious kitchen features a range of panelled units with worktops incorporating stainless steel sink and drainer, space for stand-alone oven and under counter fridge freezer. Accessed from the kitchen is a cellar. Steps lead down to a versatile reception room, currently used as a home office with front facing aspect. This space could easily be used as a formal dining room or children's playroom. The adjoining room is a large utility/boot room with fitted units, further worktop space, stainless steel sink and drainer and storage cupboards. There is



- Four bedroomed stone built detached family home in the village of Bradwell
- Dining kitchen
- Four double bedrooms
- Tenure Freehold. Council tax band E
- Charming cottage garden and separate 1/4 acre field with potential for a smallholding
- Sitting room and further reception room
- Family bathroom and separate shower room
- Exceptional south facing position with views across the Hope Valley
- Large utility/boot room
- EV charging point and solar panels



space and plumbing for a washing machine and dryer. A separate front door opens to a porch, leading to the driveway. At the western end of the property is the sitting room with a south facing aspect, living flame gas fire and pleasant garden aspect.

Stairs rise to the first-floor landing with fitted storage cupboards and access to all rooms. Four equally sized double bedrooms enjoy a south facing aspect with views across the village to Bradwell Edge. The master bedroom features fitted wardrobe space and the bedrooms are served by a family bathroom with a white suite and separate shower room with walk-in shower enclosure, low flush WC, wash basin and chrome heated towel rail.

Outside, to the front of the property is off-road parking for two/three vehicles and an EV charging point. There are fully owned solar panels that generate an income of more than £1000pa. Fronting the property is a delightful cottage garden featuring a lawn, deep floral borders and south facing patio. A further patio enjoys magnificent views across Bradwell towards Bamford and Bradwell Edge.

The grounds include a further 1/4 acre field framed by mature trees and well stocked borders. This field has a potential for a variety of uses, including smallholding or larger garden. The field has vehicular access from Hugh Lane and includes fruit trees and aluminium greenhouse.

Within the grounds, the property features garden store and stone-built outbuilding/shed.







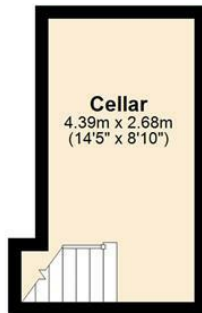
Ground Floor

Approx. 83.6 sq. metres (900.1 sq. feet)



Basement

Approx. 10.3 sq. metres (110.4 sq. feet)



First Floor

Approx. 71.1 sq. metres (764.9 sq. feet)



Total area: approx. 164.9 sq. metres (1775.4 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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