



# Half Acre, 70, Castleton Road

Hope, Hope Valley, S33 6RD

A three double bedroomed detached family home conveniently located in the village of Hope benefitting from extensive off-road parking, garaging and generous gardens extending to around half an acre. Occupying a superb position with far reaching views across the Hope Valley, the property requires cosmetic work to complete the renovations and has planning permission to extend further.

The front door opens to a broad entrance hall with solid wood flooring and panelled doors to all rooms. The main reception room benefits from a triple aspect with wood burning stove and lovely views towards Win Hill.

Accessed from the hallway is a dining room with French windows open to the front garden and separate utility cupboard and under stairs storage. The family bathroom features a white suite comprising of low flush WC, pedestal wash basin with storage beneath and bath with shower over.



- Three double bedroomed detached family home in village of Hope
- Dining room
- Two garages/workshop areas with solar panels
- Tenure – Freehold, High Peak Council Band E
- Well equipped kitchen
- Large garden extending to half an acre
- Planning permission for two storey extension and conservatory
- Triple aspect sitting room with stove
- Exceptional views
- Driveway parking



To the rear of the property a rear entrance hall has French windows opening to the garden, storage area and stairs rising to the first floor. The kitchen features a range of units surmounted by extensive worktop space incorporating a stainless sink and drainer, dishwasher, double oven and five burner gas hob with extractor over. There is space for an undercounter fridge freezer.

Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a generous double bedroom with dual aspect and lovely view across Hope playing fields to Win Hill. This room features extensive eaves storage. Bedroom two is a further double bedroom with dual aspect, eaves storage and potential for an ensuite. Bedroom three is another double bedroom with rear facing Velux window overlooking the garden.

#### Outside

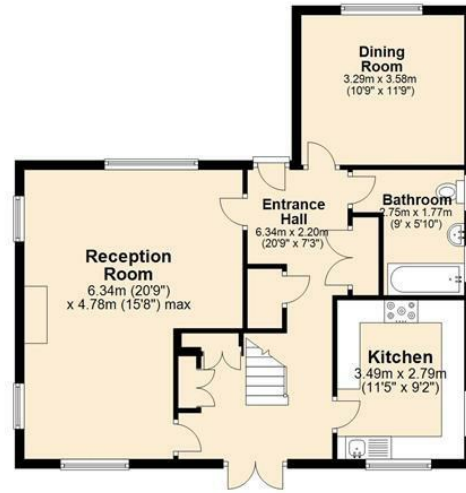
The property is approached by a gated block paved driveway with off road parking and access to a single garage. To the front of the property is a lovely garden laid to lawn with deep floral borders and a decked veranda approaching the front door. To the rear of the property is a large garden predominantly laid to lawn with patio areas, floral borders and ornamental pond. From the garden are exceptional views across Lose and Win Hill. The garden features a further garage/workshop, garden storage, fruit cages and aluminium greenhouse. The property is partially landscaped and offers potential to finish to taste.



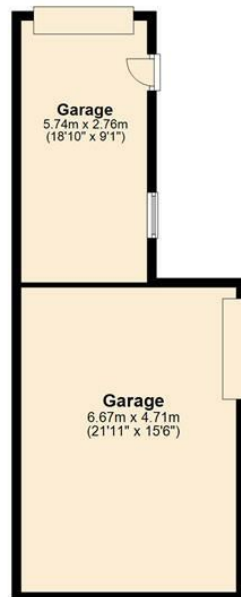




**Ground Floor**  
Approx. 120.7 sq. metres (1269.3 sq. feet)



**First Floor**  
Approx. 70.0 sq. metres (753.0 sq. feet)



Total area: approx. 190.7 sq. metres (2052.3 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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