



Grey Crag, Bar Road

Curbar, Hope Valley, S32 3YB

A stunning three bedroomed detached bungalow beautifully positioned in the picturesque village of Curbar, benefitting from south facing landscaped gardens, integral double garage and spectacular views of Curbar Edge and adjoining countryside. Occupying a superb location on Bar Road with far reaching southerly views, this extended home has impressive accommodation arranged over one floor, with potential for further ancillary accommodation, subject to planning permission.

The front door opens to a broad dining hall with access to all ground floor accommodation and floor to ceiling window with view towards Curbar Edge. Double doors lead to the main reception room which features stone built fireplace with clear view wood burning stove. Floor to ceiling sliding doors overlook the garden with spectacular views across countryside. The dining kitchen features a range of high gloss units surmounted by worktops incorporating stainless steel sink and drainer, four burner induction hob with extractor over, double oven and microwave. The kitchen has a fitted dishwasher and there is space for standalone fridge freezer. An opening leads to a snug area with further sliding doors overlooking the garden. Accessed off the snug room is a large side entrance hall with French windows opening to the garden and separate UVPC door opening to the front of the property. This versatile space offers excellent storage and is currently used as a hobby room however could easily be converted to ancillary accommodation to the main house. A home office



- An extended three bedroomed detached bungalow in the picturesque village of Curbar
- Stunning south facing garden
- Sitting room with clear view multi-fuel stove
- Tenure: Freehold, Derbyshire Dales Council Tax Band G

- Spectacular south facing position with wonderful views
- Potential for ancillary accommodation subject to planning permission
- Dining kitchen with adjoining snug

- Integral double garage and extensive off-road parking
- Three double bedrooms including master suite
- Home office & utility room



features desk space, wood effect flooring and a door opens to the integral double garage. A further glazed door leads to a cloakroom WC with butler sink and there is space and plumbing for washing machine and dryer.

From the dining hall, an inner hallway with excellent storage provides access to further rooms. The master bedroom is a large double bedroom with sliding doors opening to the garden, walk-in dressing room and separate ensuite shower room. The ensuite features low flush WC, bath with chrome shower attachment, counter top wash basin and heated towel rail. Bedroom two and three are further double bedrooms currently used as twin rooms with fitted storage and south facing views across the garden. The family bathroom completes the accommodation and features a white suite consisting of low flush WC, bath with chrome shower attachment, oversized wash basin, walk-in shower enclosure and chrome heated towel rail.

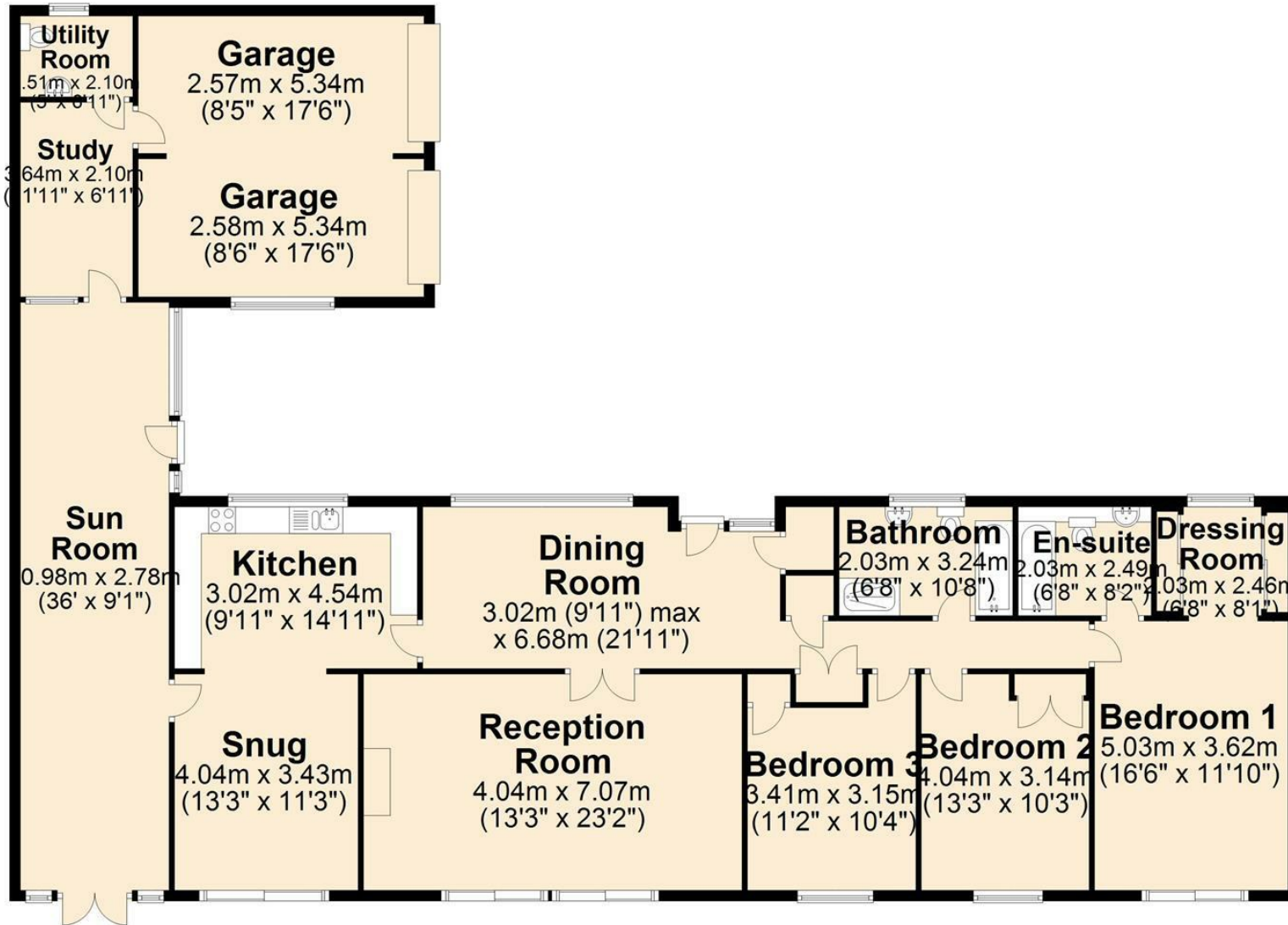
Outside, to the front of the property, is extensive block paved driveway, providing parking and turning space. The integral double garage features electric up and over doors and workshop space. The front garden is laid to lawn with deep floral borders and spectacular views towards Curbar Edge. To the rear of the property, is a spectacular landscaped garden with a patio terrace running the length of the property, sweeping lawn and well stocked borders with greenhouse, summerhouse and gardening shed. This beautifully maintained south facing garden features a range of plants including rhododendron, azalea, daffodils, roses and clematis. Mature trees frame the garden beautifully with south facing views across local countryside towards the Chatsworth Estate. The garden includes a natural pond and various fruit cages.





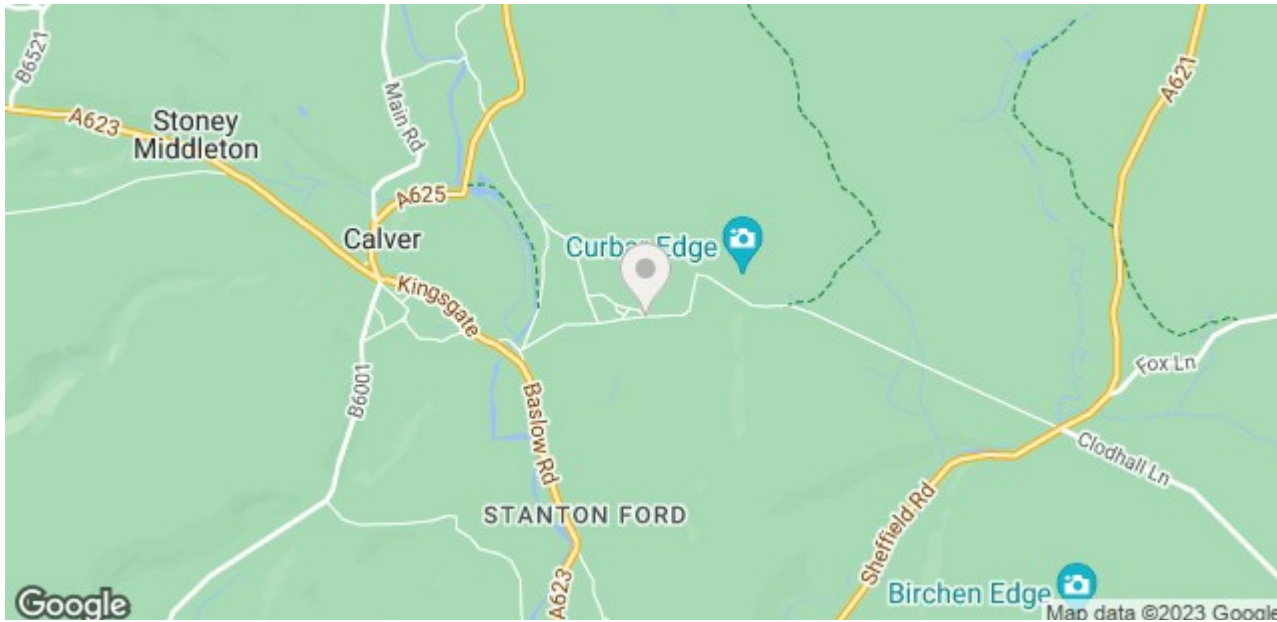


Ground Floor
Approx. 219.0 sq. metres (2357.6 sq. feet)



Total area: approx. 219.0 sq. metres (2357.6 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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