



The Old Barn, Barber Booth, Edale

Hope Valley, S33 7ZL

A stunning three double bedroomed Gritstone built converted barn, dating back to the 1800's with off road parking for three vehicles, adjoining garage and charming south facing garden. Occupying a spectacular setting with far reaching views towards surrounding hillsides, this impressive family home has spacious accommodation arranged over two floors and has been stylishly refurbished by the current owners. Well-proportioned rooms have vaulted ceilings with many attractive features including stone archway, solid wood flooring and striking floor-to-ceiling windows in the reception hall. The Old Barn has excellent eco credentials with EPC rating C, solid wood double glazed windows, and an EV charging point in the garage.

An oak stable door opens to the large open plan dining kitchen with engineered oak flooring and dual aspect with barn windows and a glazed door to the garden. The kitchen features a range of panelled units with solid wood work tops incorporating a stainless-steel sink and drainer, four burner electric hob with extractor over and Smeg oven. Further unit storage features an integral fridge freezer and there is space and plumbing for an undercounter dishwasher and washing machine.

An opening leads to the dining area with space for a large dining table and chairs and a home office area.



- Stunning three bedroomed Gritstone Barn conversion in Barber Booth, Edale
- Opening plan kitchen with adjoining dining room
- Three generous double bedroom
- Freehold. Band G Council tax
- Garage with EV charging point and further off road parking for three cars
- Stunning reception hall with floor-to-ceiling glass
- Family bathroom and separate shower room
- South facing cottage garden with spectacular views
- Sitting room with Clearview multifuel stove
- Excellent rail links to Manchester and Sheffield



Two doors provide access to a stunning reception hall with vaulted ceiling, floor-to-ceiling glass and French windows enjoying views towards Rushup Edge. A stone archway with bespoke bi-fold oak panelled doors opens to the sitting room with south facing views across the garden. The focal point of the room is provided by a Clearview wood burning stove set upon a stone hearth.

Accessed from the reception hall is a downstairs shower room with low flush WC, wall mounted wash basin, walk in shower enclosure and chrome heated towel rail.

Stairs rise to an impressive first-floor galleried landing with panelled doors to all rooms. Bedroom one is a spacious double bedroom with dual aspect, exposed beams and truss and three barn windows providing lovely views. Bedroom two is a further generous double bedroom with high ceiling, exposed beams, barn window and Velux window. Bedroom three is a further double bedroom, currently used as a home office with high ceilings, barn window and Velux window. The family bathroom comprises low flush WC, counter top wash basin, bath with shower over and contemporary style radiator.

Outside, to the side of the property is off road parking for up to three vehicles and access to the adjoining stone-built garage with excellent storage. The garage features sliding doors and EV charging point.

To the rear of the property is a south facing cottage garden laid to lawn with raised beds, floral borders and stone flagged patio. The garden enjoys spectacular views towards local hillsides that surround the Vale of Edale. Within the garden is a pond, wood store and separate store housing the propane gas tanks.

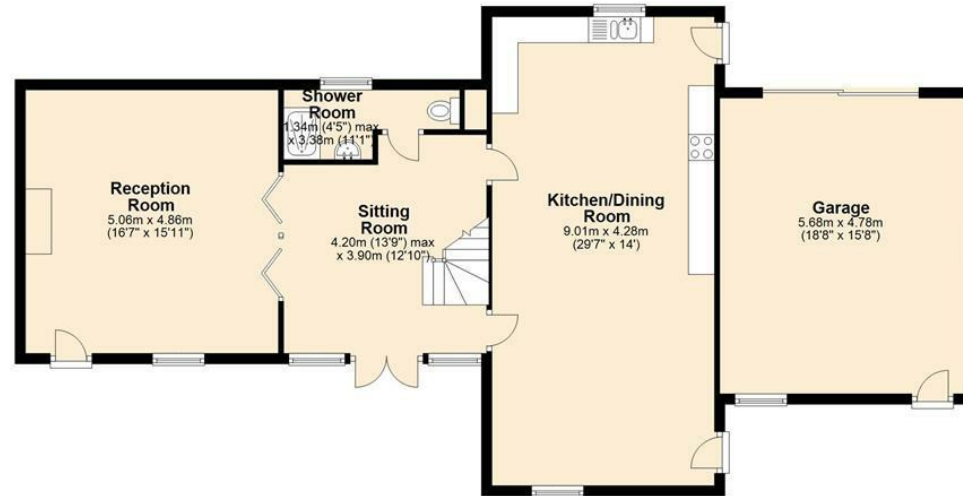
Adjacent common land is also currently maintained by the current owners.



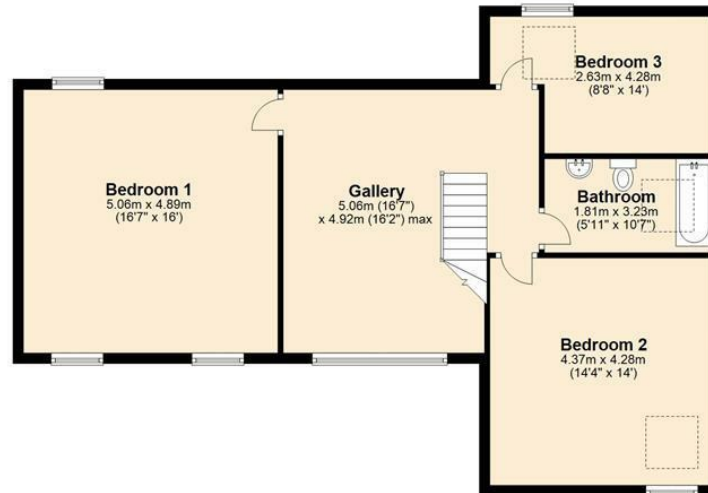




Ground Floor
Approx. 111.5 sq. metres (1200.6 sq. feet)

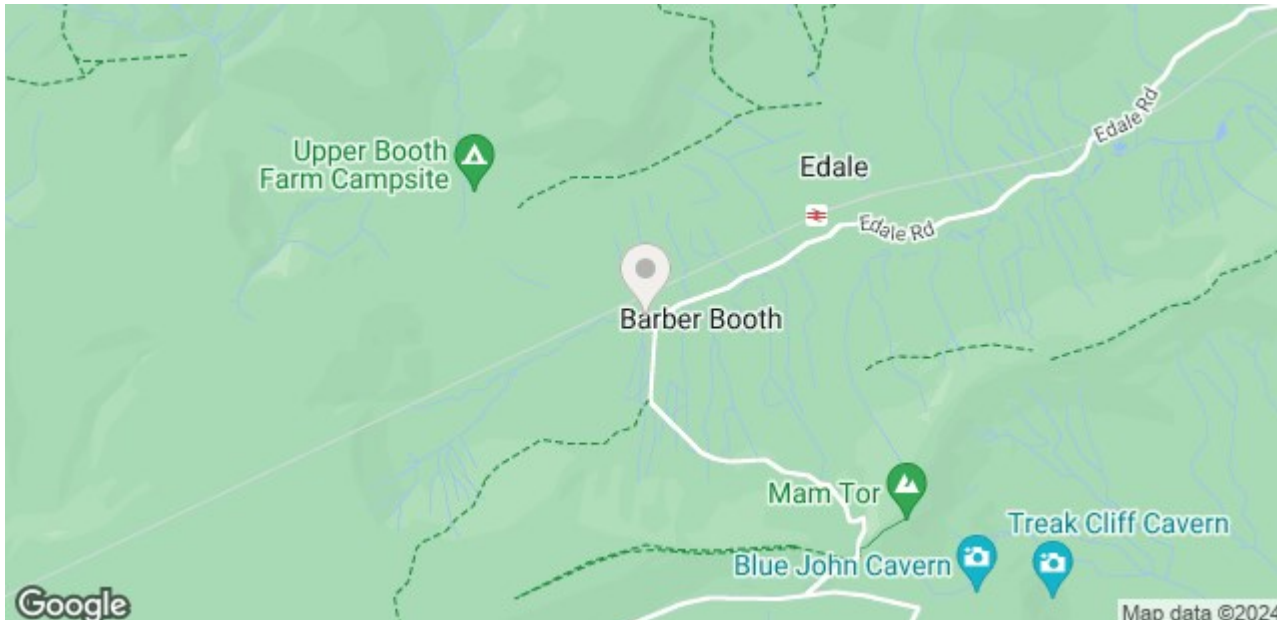


First Floor
Approx. 83.8 sq. metres (902.5 sq. feet)



Total area: approx. 195.4 sq. metres (2103.1 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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