



Grindle Cottage, Sir William Hill Road

Grindleford, Hope Valley, S32 2HS

From the rear of the property the main door opens to an entrance hall with cloakroom storage and access to a ground floor shower room with low flush WC, pedestal wash basin and shower enclosure. A solid wood door opens to the large kitchen with dining and reception area. French windows open to a terrace with far reaching views across the Hope Valley and River Derwent. The kitchen features a range of solid wood units with peninsular unit and extensive work tops incorporating stainless-steel sink and drainer, four burner hob, double oven and under counter dishwasher. There is space for a stand-alone fridge freezer. To the rear of the kitchen is further unit storage, additional stainless-steel sink and drainer and space for under counter fridge and washing machine.

Sliding doors lead to a dining room with solid oak floor and rear facing window enjoying a garden aspect. Accessed off the dining room is a home office/study with front facing views across the valley.

The main reception room is a dual aspect sitting room with superb natural light and spectacular views across the valley. The focal point of the room is provided by the living flame gas fire set within a stone fireplace. From the dining room double doors lead to the inner hallway with access to the front door and garden.

Stairs lead to the first floor landing with views across the garden and valley. The large landing is well-suited as hobby area with fitted shelving and space for a desk.

Bedroom one is a dual aspect double bedroom with



- Four double bedroomed detached family home in the village of Grindleford
- Off road parking and detached garage with solar panels
- Family bathroom and two separate shower rooms
- Tenure: Freehold. Council Tax Band: G
- Exceptional panoramic views across the Hope Valley
- Large dining kitchen with reception area
- Passivhaus architect Paul Testa designed a retrofit to maximise energy efficiency
- Landscaped garden to the rear and terrace to enjoy the views
- Separate dining room
- Triple glazing and EPC rating C



exceptional views, fitted wardrobes and wash basin. Bedroom two is a double bedroom with similar views across the valley. Accessed from bedroom two is a first-floor entrance hall and shower room comprising low flush WC, shower enclosure and heated towel rail. This first-floor access could be self-contained from the main house, providing options for holiday letting or co-habiting family members.

Bedroom three and bedroom four are further double bedroom with views across the rear garden. Accessed from the landing is the family bathroom with a white suite comprising low flush WC, bath with shower over, counter top wash basin set within storage and chrome heated towel rail.

Outside

Approached from Sir William Hill, a gravelled driveway provides parking for two/three vehicles and access to a single garage with solar panels. To the rear of the property is a landscaped garden with gently sloping lawn and pathways which meander to a stone flagged patio terrace at the back of the house.

Fronting the property is a stunning patio terrace, decking and lawn with stunning views taking in the River Derwent, Upper Padley and Jubilee Rocks. A sloping garden continues down to the road with an array of shrubbery and mature trees. A timber shed is included in the sale.

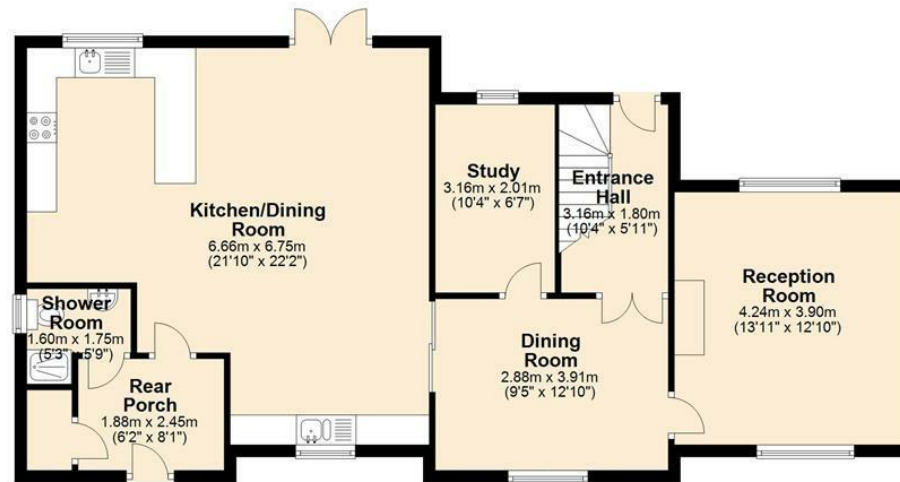






Ground Floor

Approx. 87.9 sq. metres (946.3 sq. feet)



First Floor

Approx. 90.6 sq. metres (975.1 sq. feet)



Total area: approx. 178.5 sq. metres (1921.4 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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