





# The Croft, The Bent, Curbar

Hope Valley, S32 3YD

A stunning four bedroomed detached family home beautifully positioned in the village of Curbar, standing in mature gardens with detached double garage and wonderful views of Curbar Edge. Occupying a spectacular position backing onto farmland, this extended family home has well-planned accommodation arranged over two floors including three reception rooms, conservatory and breakfast kitchen in 'pippy oak.'

Oak double doors open to a broad reception hall with dual aspect and flagged stone floor. An inner hallway with oak flooring and cloakroom/WC provides access to all ground floor accommodation. A sitting room has a bay window with coving to the ceiling and a stone-built fireplace with Clearview multi fuel stove. This lovely room has a pleasant garden aspect and is currently arranged as a home office. Accessed from the hallway is a side entrance hall with stone flagged flooring and solid oak door opening to the driveway.

At the heart of the property is a formal dining room with side facing aspect. A door opens to a large conservatory with French windows opening to the garden. This versatile space opens to the breakfast kitchen which has a range of Pippy oak units and granite work tops incorporating Butler sink, dishwasher, six burner Smeg oven and fridge freezer. The kitchen features a granite topped island with breakfast bar and a stable door provides access to the driveway. The adjoining utility room incorporates further work top, unit storage and



- Substantial four bedroom detached family home in the village of Curbar
- Charming landscaped gardens with lovely views
- Large conservatory
- Many attractive features including oak doors, oak flooring & stone fireplaces
- Stunning location backing onto farmland with views of Curbar Edge
- Breakfast kitchen with Pippy oak units & utility room
- Very Spacious en-suite master bedroom & three further bedrooms
- Extensive off road parking and double garage with workshop area
- Three generous reception rooms including formal dining room
- Family bathroom





plumbing for washing machine and dryer. A stainless-steel sink and drainer is set beneath a window with spectacular views towards Curbar Edge.

The principal reception room is located at the eastern end of the property with French windows opening to the garden and lovely views towards Curbar Edge. The focal point of the room is provided by a gas stove set within a stone fireplace.

From the entrance hall, stairs rise to a galleried landing with southerly aspect, excellent storage and access to the loft. A very spacious master bedroom has delightful views towards Curbar Edge, extensive fitted wardrobes and a large en-suite bathroom. The bathroom comprises of a matching suite of low flush WC, bidet, wash basin, panelled bath with shower attachment and separate shower enclosure.

Bedroom two is a large double bedroom with dual aspect overlooking the front of the property and views across the Hope Valley. Bedroom three is a double bedroom and enjoys a southerly aspect with fitted book shelving. Bedroom four is a dual aspect single bedroom with views towards the Edge. A family bathroom completes the accommodation and comprises a matching suite of low flush WC, bidet, wash basin, bath with shower over and heated towel rail.

#### Driveway and garaging

Fronting the property is a gravelled parking and turning space for three to four vehicles. A five-bar gate provides access to a cobbled driveway at the side of the property, leading to a substantial detached double garage with mezzanine area and workshop to the rear.

#### Grounds and gardens

To the front of the property is a beautiful garden laid to lawn with deep floral borders, south facing patio area and high hedging.

The rear garden features a large expanse of lawn and a landscaped seating area with ornamental pond. The garden backs onto farmland with spectacular views towards Curbar Edge and Curbar Gap. A timber summer house is located near the boundary with mature fruit trees, silver birch and vegetable garden.

Tenure: Freehold. Council Tax Band: G











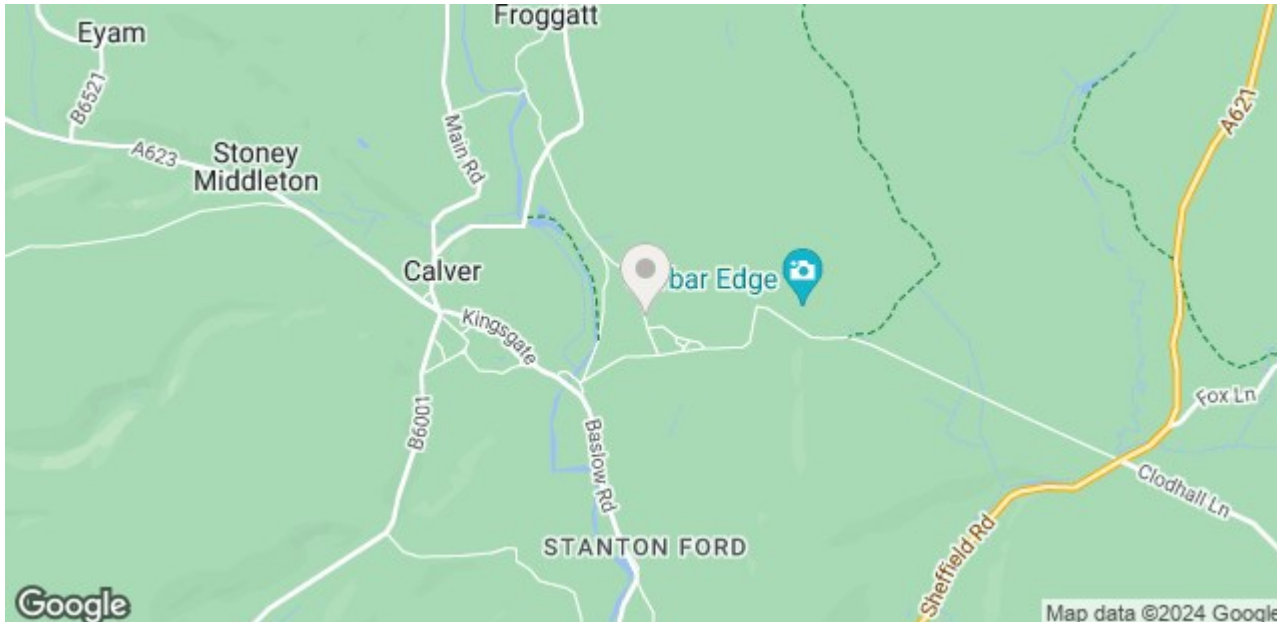






Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.





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