



Blencathra, Main Street

Calver, Hope Valley, S32 3XR

Description

A quite superb detached property that would suit a broad range of buyer due to its excellent range of accommodation that is laid out over two floors. The four, generous double bedrooms and three luxurious bathrooms are arranged over two floors making the property ideal for families or those looking to downsize and have sleeping accommodation on the ground floor.

The finish throughout this splendid home is impeccable, with a large, open plan, dining kitchen being beautifully styled by Buxton Woodworks and making the heart of the home. This lovely space is dominated by a large, Quartz topped Island and the painted, handmade units, combine with the elegant work surfaces to create a classic and timeless style. There is also plenty of space in the room for an additional reception area, benefitting from a south facing aspect, a two way, wood burning stove and bifolding doors that link the gardens with the kitchen making this a great space for entertaining. 'Blencathra' has a well thought out and sensible design to its layout. The three reception areas, two double bedrooms and contemporary bathroom on the ground floor offer huge versatility in the way the home can operate. The current vendors have utilised one of the bedrooms as



- Four/five double bedrooms providing plenty of versatility, space for home offices and families if required.
- Three luxurious bathrooms (two ensembles) with elegant tiling framing the contemporary sanitary ware.
- Landscaped, wrap around gardens that have a south through west facing orientation and include areas of lawn, interspersed with Indian stone terraces.
- Large and impressive dining kitchen with a bespoke kitchen, central island and quality integrated appliances by Siemens.
- L shaped reception hall with space for cloaks and shoes beyond the staircase and away from sight lines on entry.
- Modern double glazing and gas central heating system supported by the wood burning stove in the dining room and kitchen.
- Dining room with original parquet flooring and a two way, wood burning stove that also helps to heat the lounge area in the kitchen.
- Lovely sitting room with a dual aspect including a bay window.
- Freehold, Council Tax Band D and EPC rating TBC



a home office and the sitting room could just as easily be used as an additional bedroom if required.

Upstairs the attention to detail and design continues with the large, principal suite having a luxurious ensuite and a separate, freestanding bath makes a lovely statement in the walk through dressing area. On the other side of the landing there is a further suite that enjoys a view up the valley and an additional ensuite shower room making it ideal for guests or older children.

Externally, due to the property occupying a corner plot, there are landscaped gardens to three sides of the home including a south facing, stone flagged terrace at the front of the home and a wrap around lawn leading to an additional stone terrace with low level, feature log store at the rear. An area of block paving at the front provides the owners with off road parking for several cars and the potential to install gates for privacy if required. The village of Calver forms part of the beautiful Hope Valley and offers an excellent range of amenities at its centre. Its position between Stoney Middleton and Baslow is ideal for those wishing to commute into Sheffield or Chesterfield for work yet retain a peaceful, rural setting in their downtime.

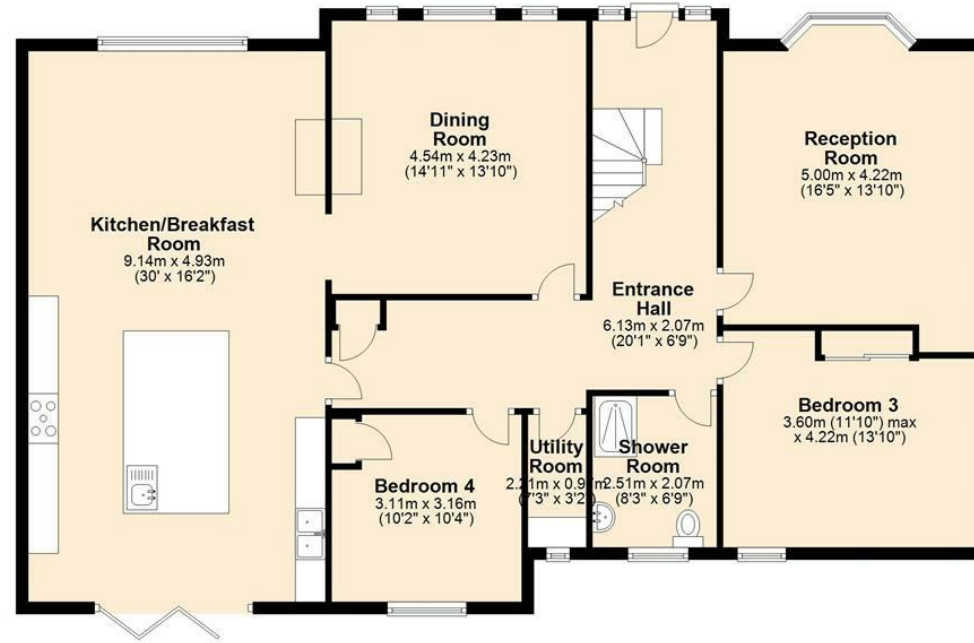






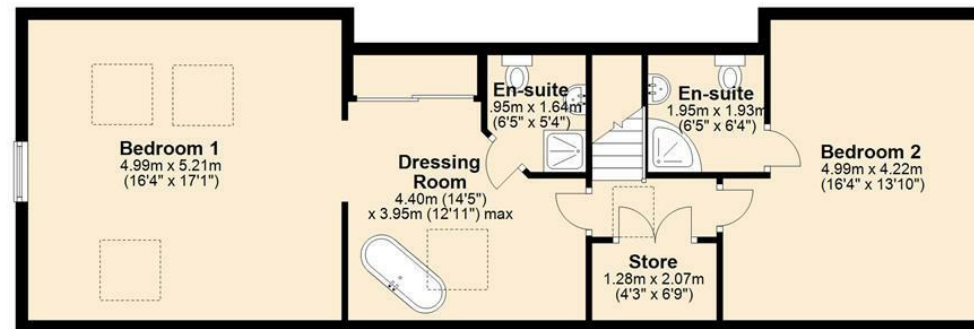
Ground Floor

Approx. 140.6 sq. metres (1513.1 sq. feet)



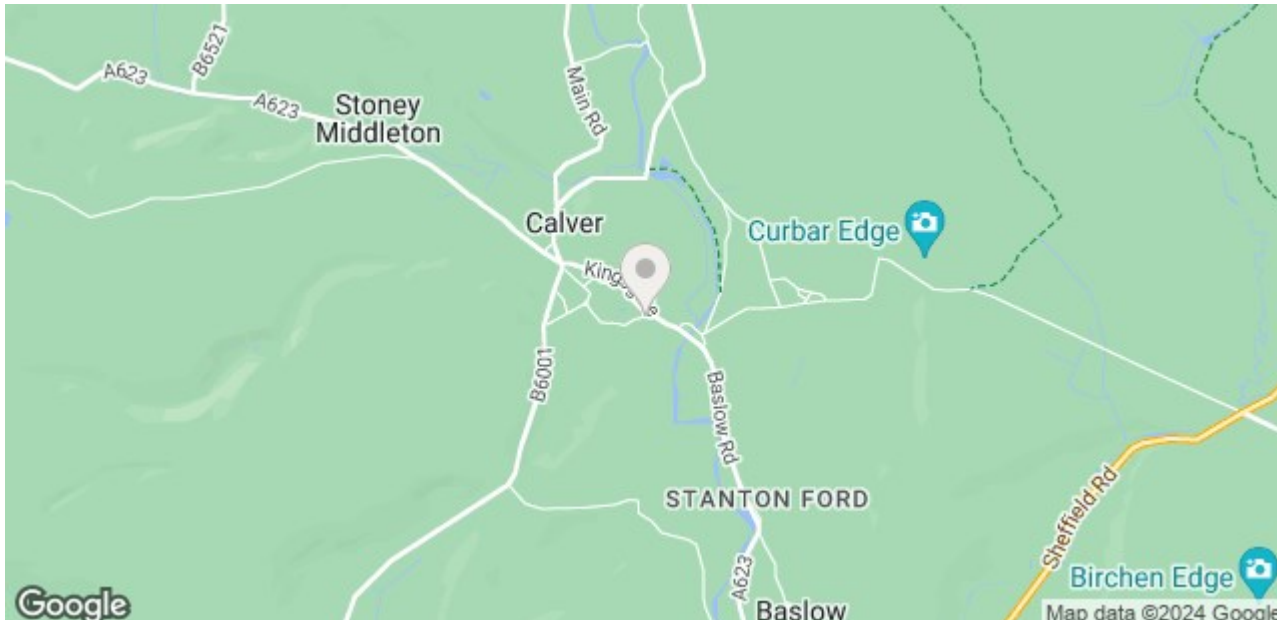
First Floor

Approx. 74.4 sq. metres (800.7 sq. feet)



Total area: approx. 215.0 sq. metres (2313.8 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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