



Larkrise, Saltergate Lane

Bamford, Hope Valley, S33 0BE

A substantial Edwardian five bedroomed detached residence standing in delightful grounds with far reaching views across adjoining countryside and Sickleholme Golf Club. This beautifully presented family home occupies an elevated position with flexible accommodation arranged over three floors, extensive off road parking and detached double garage.

The front door opens to the entrance porch leading to a broad reception hall with engineered wood flooring, cloakroom/WC and stairs rising to the first-floor landing. The reception hall features fitted storage and oak drinks cabinet.

The spacious dining kitchen has tiled flooring and a dual aspect providing superb natural light and stunning views. The kitchen features a range of panelled units with extensive solid wood work tops, peninsular unit and breakfast bar. The kitchen incorporates a five burner range cooker with extractor hood over, integrated dishwasher and space for American style fridge freezer. A Butler sink and drainer is set beneath a rear facing window with panoramic views across the valley. There is space for a family sized dining table and chairs and a UPVC glazed door opens to the garden.

A stunning dining room has a dual aspect with decorative archway and original fireplace with living flame gas fire. The sitting room has a deep bay window, wood burning stove and stunning views across the garden towards Win Hill and Bamford Edge. Accessed off the sitting room is a home office with dual aspect and glazed door to the garden.



- Five bedroomed Edwardian family home in Saltergate lane, Bamford
- Stunning landscaped gardens
- Formal dining room and separate home office
- Tenure: Freehold. Council Tax Band G
- Panoramic view across the Hope Valley
- Dining kitchen
- Sitting room with large bay window
- Gated driveway parking and detached double garage with EV charge point
- Luxury family shower room
- Five bedrooms including master bedroom with en-suite



Stairs rise to the first-floor landing with engineered wood flooring. The master suite is a spacious double bedroom with adjoining en-suite comprising roll top bath, low flush WC, pedestal wash basin, walk in shower enclosure and heated towel rail. Bedroom two is a dual aspect double bedroom with French windows opening to a balcony with exceptional views across the Hope Valley. Bedroom three is a dual aspect double bedroom with front and rear views and Bedroom four is a large single bedroom, currently used as a gym. A luxury family shower room comprises double walk-in shower, contemporary wash basin, low flush WC and two matt black heated towel rails.

Stairs rise to the second floor landing with walk-in store room. The top floor bedroom is a large double bedroom with walk-in wardrobe and side facing window with views towards Shatton Moor.

Outside, to the front of the property electric gates open to a gravelled parking area. Further gates provide access to a detached double garage with mezzanine level. There is potential to convert the garage to further ancillary accommodation, subject to planning permission.

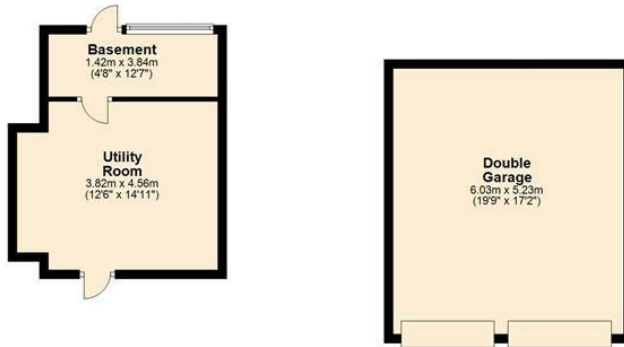
To the rear of the property is an exceptional landscaped garden over two levels with panoramic views across the Hope Valley. The garden features two lawns and three patio terraces to enjoy the views. A store room is accessed from the garden with potential for further development. The boundaries are defined by fencing and hedging.







Basement
Approx. 22.5 sq. metres (242.0 sq. feet)



Ground Floor
Approx. 142.7 sq. metres (1536.0 sq. feet)



First Floor
Approx. 95.2 sq. metres (1024.8 sq. feet)



Second Floor
Approx. 28.5 sq. metres (306.6 sq. feet)



Total area: approx. 288.9 sq. metres (3109.3 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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