



Flat 4 Edale Mill, Hope Road, Edale

Hope Valley, S33 7ZE

This stunning three bedroomed duplex apartment, forms part of a Grade II listed converted mill and is beautifully located in the vale of Edale surrounded by 4.5 acres of communal grounds with mixed woodland, lawn, formal flower garden and wildlife pond. Occupying a superb position on the banks of the River Noe, this highly sought-after development of only seven properties is surrounded by splendid grounds with a sweeping driveway and undercroft garage parking. The property has a wealth of period features including exposed stone walls, high ceilings and is offered to the market with no onward chain.

Approached by a stone spiral staircase, the apartment is located at second floor level where the front door opens to a broad entrance hall with cloakroom/WC. Double doors open to a large L-shaped living space with reception area and adjoining dining area. The room has exposed beams, cast iron pillars and a southwest facing aspect providing excellent natural light and wonderful views of woodland and Mam Tor. The open plan kitchen area features a range of panelled units surmounted by extensive work top space incorporating sink and drainer, four zone Neff ceramic hob with extractor over, Neff oven, integrated microwave and under counter dishwasher.

From the entrance hall stairs lead down to a hallway with fitted storage, laundry cupboard and seating area. Bedroom one is a large double bedroom with extensive fitted wardrobes and a south facing aspect providing a lovely light and airy room with wonderful views towards Mam Tor. Bedroom two is a dual



- A Grade II Listed three bedroomed duplex apartment in Edale Mill
- Entrance hall with cloakroom/WC
- Family bathroom and separate shower room
- Offered to the market with no onward chain
- Wonderful 4.5 acres of communal lawn, woodland and River Noe frontage
- Impressive living space with reception space and dining room
- Excellent storage throughout
- Superb development of only seven properties
- Spacious kitchen with integrated appliances
- Tenure: Share of Freehold. Council Tax Band: D



aspect double bedroom with similar views. Bedroom three enjoys a rear aspect across the development with distant view of Losehill and Hollins Cross. The family bathroom comprises low flush WC, counter top wash basin set within storage, bath with shower over and electric heated towel rail. A separate shower room comprises low flush WC, counter top wash basin, shower enclosure and electric heater.

Outside

Edale Mill is approached by a sweeping driveway leading to a large communal parking area and access to an undercroft garage. There is further guest parking fronting the development.

Magnificent communal grounds amounting to around 4.5 acres surround Edale Mill featuring mixed woodland, two large lawns, cultivated area for flowers, vegetable plot, marshland and wildlife pond. The River Noe meanders through the grounds flanked by seating areas and picnic tables with stunning views of neighbouring woodland and the hillsides beyond. A portion of the grounds has been left as a wild area and bird boxes encourage wildlife to flourish. For keen gardeners there is plenty of opportunity to garden, but no obligation. Within the development is a large laundry room/store and secure bike store.

The Mill is a 15 minute walk to the heart of the village of Edale, with amenities including pubs, cafes and train station with direct links to Sheffield and Manchester. Edale is also the start or end point of Britain's most famous long distance hiking trail, the Pennine Way.







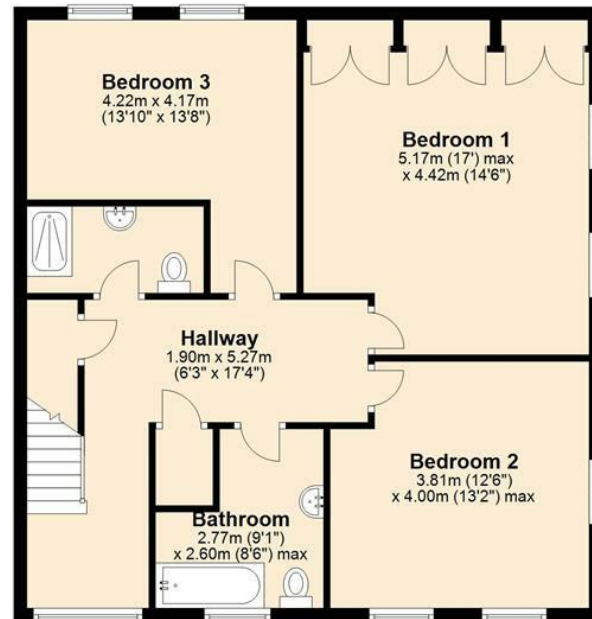
Ground Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



First Floor

Approx. 78.9 sq. metres (849.8 sq. feet)



Second Floor

Approx. 80.8 sq. metres (869.5 sq. feet)



Total area: approx. 189.6 sq. metres (2040.7 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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