



# Hall Barn Cottage, Bradwell, Hope Valley, S33 9JE

## Description

A lovely detached property that offers a fine range of versatile accommodation which is complemented by plenty of parking, a stunning view of the valley and a pretty garden to the rear. The property is situated towards the top end of the village and combines a rural feel with the convenience of being situated close to Bradwells local amenities. Part of the appeal of this lovely property is the super views to both the front and rear, with the aspect at the rear, overlooking the village and down the Hope Valley being particularly attractive. The very pleasant outlook complements the lovely interior where the original property has been extended to now offer an excellent balance of accommodation over two floors. The property will appeal to a broad range of buyer due to the two generous reception rooms that benefit from a two



- Three double bedrooms and a home office/further single bedroom.

- Large sitting room with French windows to the garden and benefitting from the same, two way stove that creates a cosy feel in the colder months of the year.

- Two bathrooms on the first floor that include one ensuite.

- Freehold, EPC rating D and Council Tax Band D.

- Breakfast kitchen with granite working surfaces, quality Oak units and an original range surround.

- Conservatory overlooking the pretty gardens and enjoying the splendid views over the village and the Hope Valley.

- Off road parking for several cars and a larger than average, detached garage.

- Dining room with a cosy, two way stove that provides an additional heat source to this home.

- Utility room and ground floor W.C.

- Gas central heating, double glazed windows and a septic tank.



way, wood burning stove, three double bedrooms and a further, versatile, first floor room that would make an ideal home office/nursery or dressing room. The property is situated on a generous plot that includes off road parking for several cars, a detached, larger than average garage and pretty gardens that include areas of lawn and a flagged terrace area, ideal for entertaining. Bradwell is a picturesque village found in the very desirable Hope Valley. There are excellent local amenities that include a Co Op, a number of fine public houses, a post office, doctors branch surgery and a highly regarded primary school and regular bus services into the Hope Valley and connections to the trans-pennine train service that links both Sheffield and Manchester's city centres with this lovely, rural village.

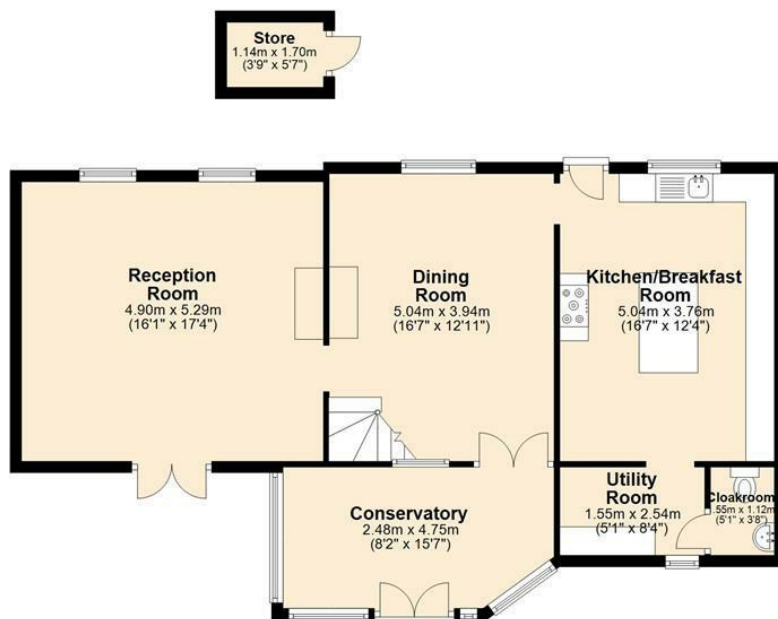






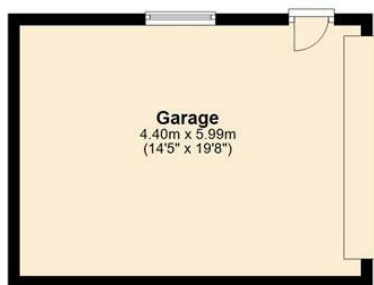
### Ground Floor

Approx. 112.1 sq. metres (1206.2 sq. feet)



### First Floor

Approx. 73.3 sq. metres (789.2 sq. feet)



Total area: approx. 185.4 sq. metres (1995.4 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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