





# Brook House, Brookside, Bradwell

Hope Valley, S33 9HF

A three bedroomed detached Grade II listed home beautifully located in the village of Bradwell with adjoining detached garage and parking space. Occupying a superb location backing onto the village playing fields and with views of Bradwell Edge. This unique property has versatile accommodation arranged over two floors and was the former village Sunday School dating back to circa 1826. The property is offered to the market with no onward chain and an internal viewing is essential to appreciate it's size and dimensions.

A solid wood front door opens to an entrance hall with cloakroom/WC and pleasant side access over Bradwell Brook. The main living space features a hallway with space for dining table and chairs which opens to a large reception room with dual aspect and high ceilings. The room has solid wood flooring running throughout with a fireplace and wood effect gas fire. Large windows provide superb natural light and



- Grade II listed, three bedroom detached home in the village of Bradwell
- Former Sunday School with high ceilings and wonderful views
- Ensuite bathroom off main bedroom
- No onward chain
- Broad entrance hall with a cloakroom/WC
- Superb position backing on to playing fields
- Office accessed from main bedroom
- Spacious living room with a dining area
- Very spacious accommodation
- Ideal family home, holiday let or second home





there are wonderful views towards Bradwell Edge. The kitchen features a range of units surmounted by roll edge worktops featuring a sink and drainer, double oven with four burner hob, space for built in dishwasher, space for a washing machine, dryer and freestanding fridge freezer. The white goods can be included in the sale.

From the sitting room an open tread staircase leads to a first floor landing with laundry cupboard and large window providing natural light. The master bedroom is a large double bedroom with dual aspect high ceilings and wonderful views. An en-suite bathroom features a low flush WC, pedestal washbasin and bath with shower over. An office is accessed from the main bedroom with desk space and shelving. This versatile space could easily be used as a walk-in wardrobe or dressing room. Bedroom two is a further double bedroom with fitted wardrobes and two windows overlooking the hills surrounding Bradwell. Bedroom three is another double bedroom with large window overlooking the playing field.

Outside, opposite the house, is a detached single garage with up and over door and parking space in front of.

Further information:

Various items of furniture are available by separate negotiation.

The boiler was newly installed in December 2022.









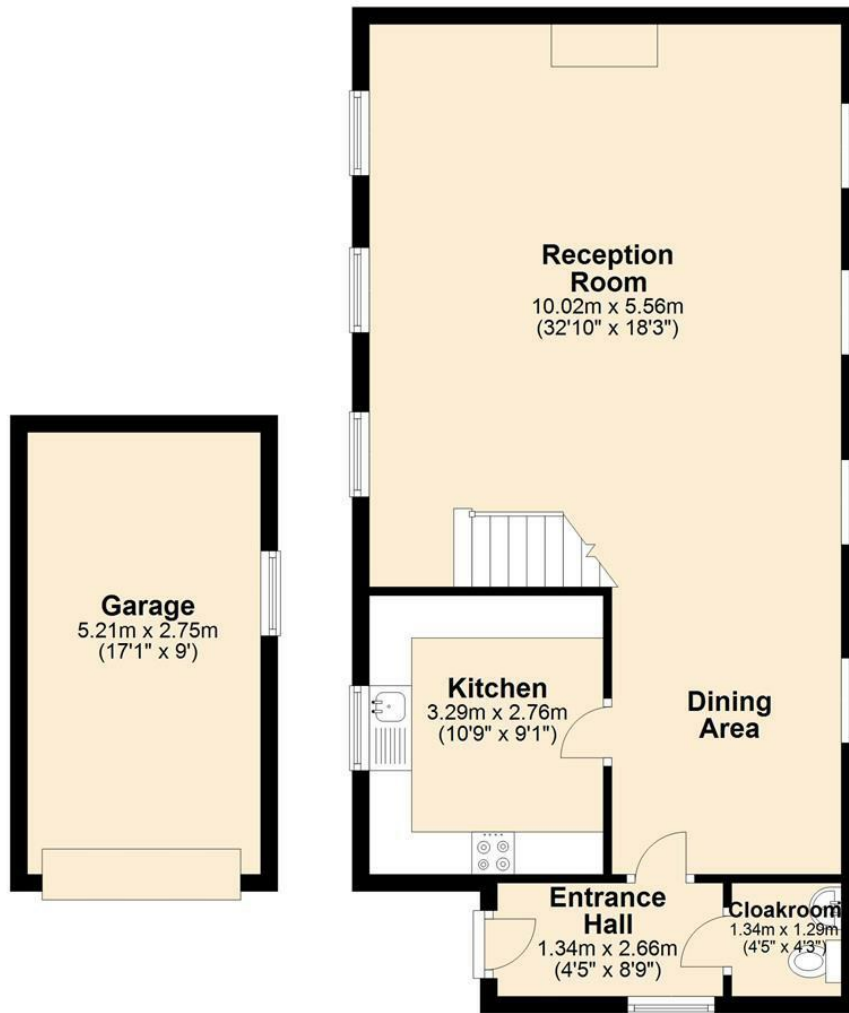






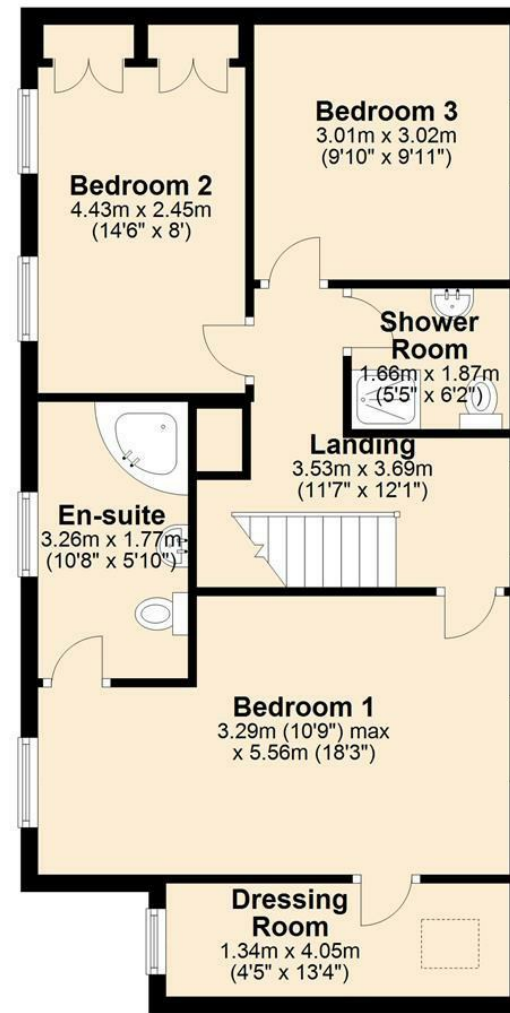
### Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



### First Floor

Approx. 61.6 sq. metres (662.7 sq. feet)



Total area: approx. 137.5 sq. metres (1479.8 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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