



Ardreagh, Hill Lane

Hathersage, Hope Valley, S32 1AY

A five bedroomed detached family home beautifully located in the village of Hathersage with driveway parking, detached double garage and exceptional views towards Stanage Edge and Offerton Moor. Occupying a spectacular setting overlooking the village of Hathersage, this substantial family home has versatile accommodation arranged over two floors with a self-contained ground floor en-suite bedroom. The property represents a very rare opportunity in this part of the village with panoramic views and no onward chain.

The front door opens to an entrance hall with access to all ground floor accommodation, cloaks cupboard and stairs rising to the first floor. Double doors open to a dual aspect bay windowed sitting room with large windows and views towards Stanage Edge and Higger Tor. The focal point of the room is provided by a living flame gas fire and there is space for a dining table and chairs. The adjoining reception room is a dining room with a front facing bay window.

The kitchen lies at the heart of the property and features a range of units with worktops over, incorporating stainless sink and drainer, double oven and four burner hob. There is space for an under-counter dishwasher and a freestanding fridge. The room features space for a dining table and chairs with potential to knock through into the dining room.



- Stunning corner plot with panoramic views across local countryside
- Dual aspect sitting room
- Very rare proposition in a stunning location
- Driveway parking and detached double garage
- Dining room & large dining kitchen
- Offered to the market for the first time in 30 years
- Five double bedrooms including self-contained ground floor en-suite
- Generous utility room with two large pantries/store
- Tenure: Freehold, Council Tax Band F



A further entrance hall provides access to the side of the property and a large utility room. The utility room incorporates further unit storage with stainless steel sink and drainer and additional stand-alone oven. There is space for washing machine/dryer and alcove for overflow fridge. Accessed from the utility room, a hallway leads to two large walk-in pantries/stores and a door to the rear garden.

Accessed from the entrance hall is a cloakroom WC with 'Jack and Jill' doors opening to the side hallway. A large double bedroom with fitted wardrobes has a side facing aspect and enjoys views towards Hathersage church, Higger Tor and Stanage Edge. The en-suite shower room features low flush WC, bidet, wash basin and walk-in shower enclosure.

From the entrance hall, stairs rise to the first-floor landing with dormer window enjoying spectacular views across Hathersage. To the front of the house are two large double bedrooms with fitted wardrobes and excellent views. To the rear of the property are two further bedrooms, one with fitted wardrobes, the other enjoying a lovely view across the garden towards Stanage Edge. A family bathroom completes the accommodation with a suite consisting of low flush WC, bath and wash basin with storage beneath.

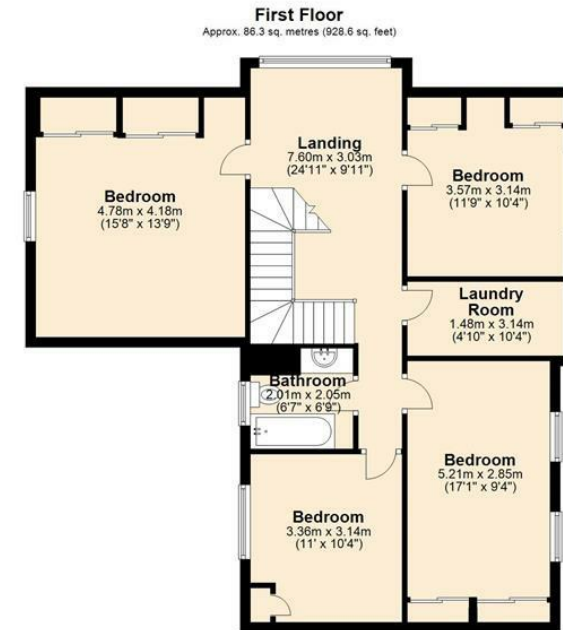
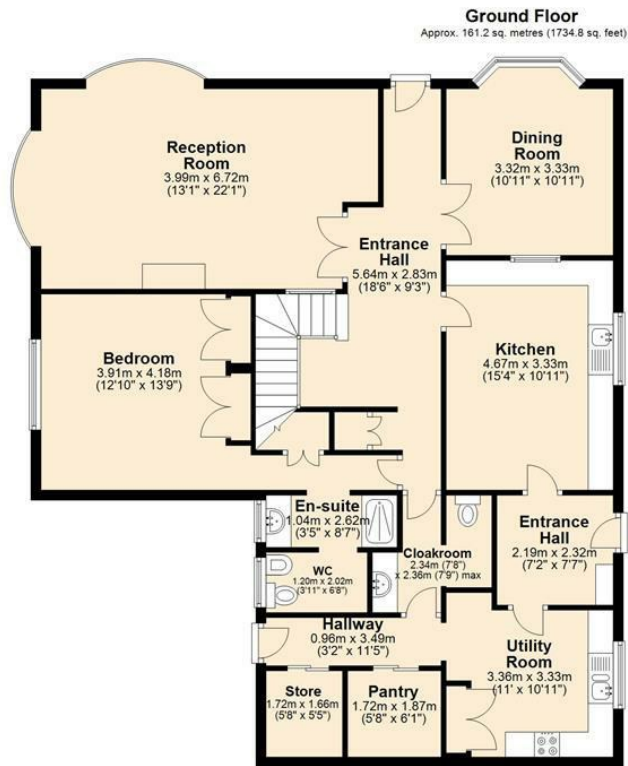
Outside, to the side of the property is a tarmac driveway providing access to a double garage with up and over doors.

Occupying a stunning corner plot between Coggers Lane and Hill Lane, Ardreagh has panoramic views taking in Stanage Edge, Higger Tor, Hathersage Church and Offerton Moor. The property has lovely gardens to three sides, including a large patio area with well stocked borders.









Total area: approx. 247.4 sq. metres (2663.4 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.



Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.