



Weir Farm,

Edale Road, Hope, Hope Valley, Derbyshire, S33 6ZF

A gorgeous and beautifully restored farmhouse with an ancillary annexe for a dependent relative found on the other side of the yard, full planning permission granted to extend the main building (NP/HPK/0906/0829 - Restoration of existing cottage and two storey side extension) to provide further accommodation, further associated outbuildings/stables/garage offering potential and approx. 3.75 acres of attached grazing land, accessible from the top of the drive, and ideal for equestrian pursuits.

This property enjoys an enviable location on the outskirts of the village of Hope, close to the local shops, pubs, cafes and restaurants that combine to make the village such a sought-after part of The Hope Valley to live and conveniently offers commuters speedy train links into both Sheffield and Manchester's city centres via the Peak Rail service.

The property will be ideal for those buyers who wish to have direct access to a generous amount of grazing land and perhaps have dependent relatives to accommodate in the annexe or who may prefer to use this unit as a way of boosting their income via utilising it as an Air bnb/holiday cottage (subject to permissions). The ongoing planning approval to further extend the property, will make this opportunity perfect for a buyer who wishes to invest further and add their own requirements to the main residence and provide additional living space for a growing family. This idyllic setting will be sure to impress even the most discerning of buyers and an early viewing is highly advisable.



- Full planning for further development
- Two storey annexe for a dependent relative or to be utilised as a place of business or holiday cottage (subject to permission)
- Three double bedrooms in the main residence
- Two lovely reception rooms and a ground floor office
- Bespoke farmhouse kitchen
- Lovely and extensive, south facing gardens to the rear
- Attached land extending to over 3.75 acres, perfect for equestrian pursuits and accessible from the top of your own drive
- Further outbuildings/stables/garaging offering flexibility in their use
- No onward chain
- Freehold, Council Tax Band F















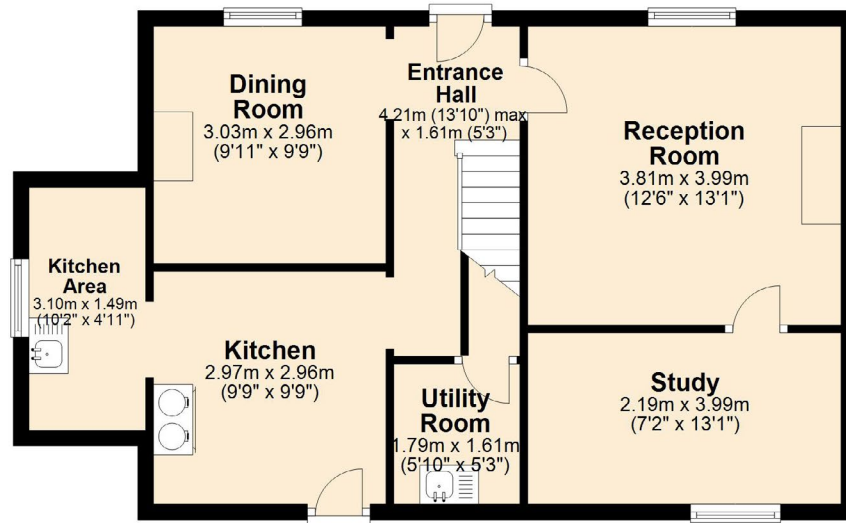
Annexe



Floorplan

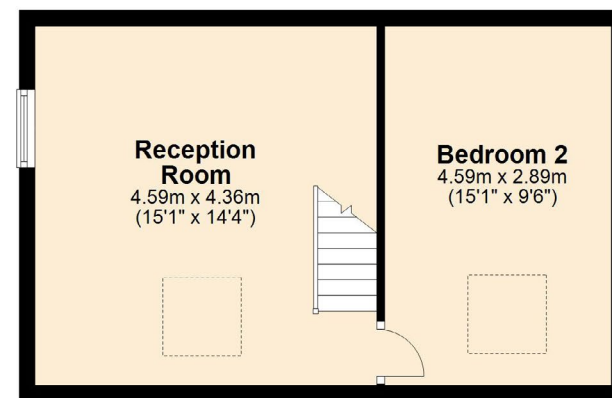
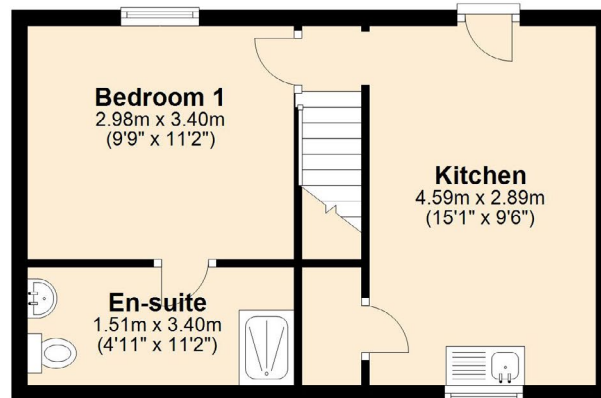
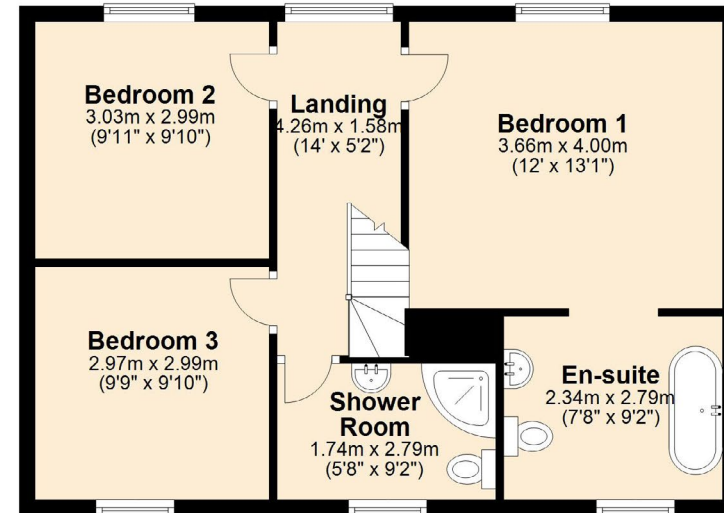
Ground Floor

Approx. 91.4 sq. metres (983.8 sq. feet)



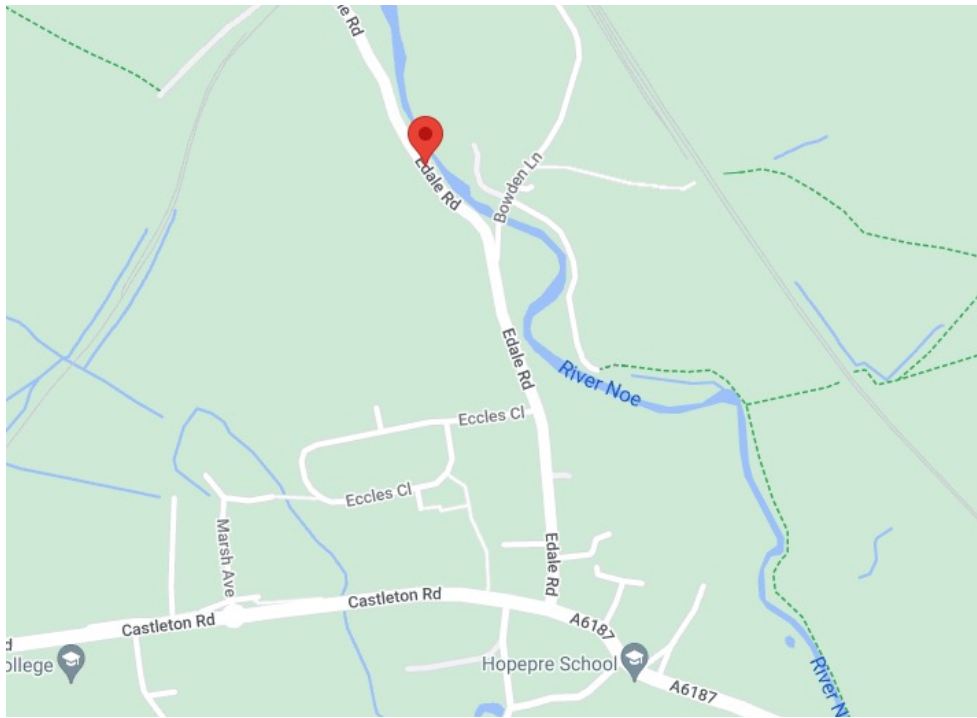
First Floor

Approx. 87.2 sq. metres (938.6 sq. feet)



Total area: approx. 178.6 sq. metres (1922.4 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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