

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



Hawthornedene, Station Road, Hathersage, Hope Valley, S32 1DD



# Hawthornedene,

Station Road, Hathersage, Hope Valley, S32 1DD

An exceptional four bedroomed, link detached, Victorian family home beautifully positioned in the village of Hathersage with south facing gardens, gated off-road parking and detached double garage. Occupying a superb setting with far reaching views across the Hope Valley this wonderful home has well-planned and stylish accommodation arranged over four floors. No expense has been spared in the renovation and modernisation of this property with exceptionally high standards of fittings throughout. The property has two spacious reception rooms, a stunning dining kitchen, three generous en-suite bedrooms and a well-equipped and functional cellar. The property is believed to have been built by the manager of the local needle factory which is synonymous with the history of Hathersage.

The front door opens to a broad reception hall with limestone tiling, doors to all ground floor accommodation and an oak staircase to the first floor.

An impressive drawing room enjoys a triple aspect with doors opening to the garden. This room has high ceilings, ornate coving and a fireplace with Clearview wood burning stove. A further sitting room enjoys views towards Abney Moor with a stone fireplace and living flame stove. An inner hallway features a cloakroom/WC. A stable door leads to the garden.

The bespoke dining kitchen features a range of panelled units and stone worktops incorporating a double Butler sink, dishwasher and Lacanche five burner range set within a chimney breast. There is space for a family sized table and chairs, further fitted cabinetry and walk-in pantry. A glazed door opens to a patio terrace to the side of the property. Accessed from the kitchen a lift provides access to the first-floor level. A utility room features further unit storage, solid wood worktops, a Butler sink and space for a washing machine.

From the entrance hall stairs lead to a spacious three roomed cellar with solid wood kitchen units, extensive shelving and undercounter freezer. The main room within the cellar has a large salting slab and more shelving.



- A four bedroomed, link detached, Victorian family home in the village of Hathersage
- Two reception rooms
- Dining kitchen
- Three en-suite bedrooms
- Attic office room/hobby room
- Functional cellar
- Internal lift to the first floor
- Gated off-road parking and detached double garage
- Stunning gardens to three sides
- Beautifully and meticulously renovated to a high standard



At first floor level a broad landing has fitted book shelving, high ceilings and superb natural light provided by a central window. Three large en-suite double bedrooms are accessed from the landing. Bedroom one is a spacious double bedroom with fitted wardrobes and views towards Abney Moor. The en-suite shower room features a low flush WC, walk-in shower enclosure, heated towel rail and over size wash basin set within a storage unit.

Bedroom two is a dual aspect double bedroom with fitted wardrobes and exceptional views across the Hope Valley taking in Grindleford, Abney Moor and the village of Hathersage. The en-suite shower room features walk-in shower enclosure, low flush WC, wall mounted wash basin, fitted storage and heated towel rail.

Bedroom three is a further en-suite double bedroom with side aspect, dressing area with fitted wardrobes and en-suite bathroom. The en-suite comprises a panelled bath with chrome attachments, low flush WC, pedestal wash basin, shower enclosure and heated towel rail.

From the landing a lobby area provides the access to the lift. A further set of stairs rise to the top floor bedroom, which is currently used as a home office/hobby room. This room features eaves storage and Velux windows. A panelled door opens to a large and versatile attic space ideal for storage or a games/hobby room.

## Outside

The property is approached between two large stone gate posts comprising electric gates opening to extensive parking and turning space. A detached double garage provides further parking with solid wood double doors and a first-floor attic space with potential for development and ancillary accommodation.

Stunning, beautifully presented gardens surround the property to three sides. To the front of the property gardens are laid to lawn with deep floral borders and large south west facing resin bonded terrace enjoying spectacular views. To the south side of the property is a large easily maintained patio garden with seating areas and colourful flower beds. A courtyard garden to the side of the property features lockable outbuildings and access to the kitchen.































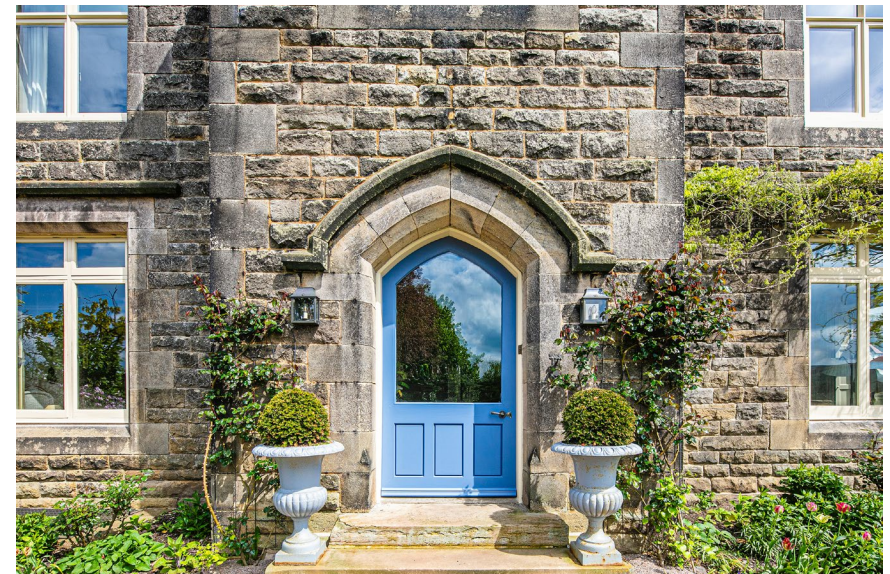
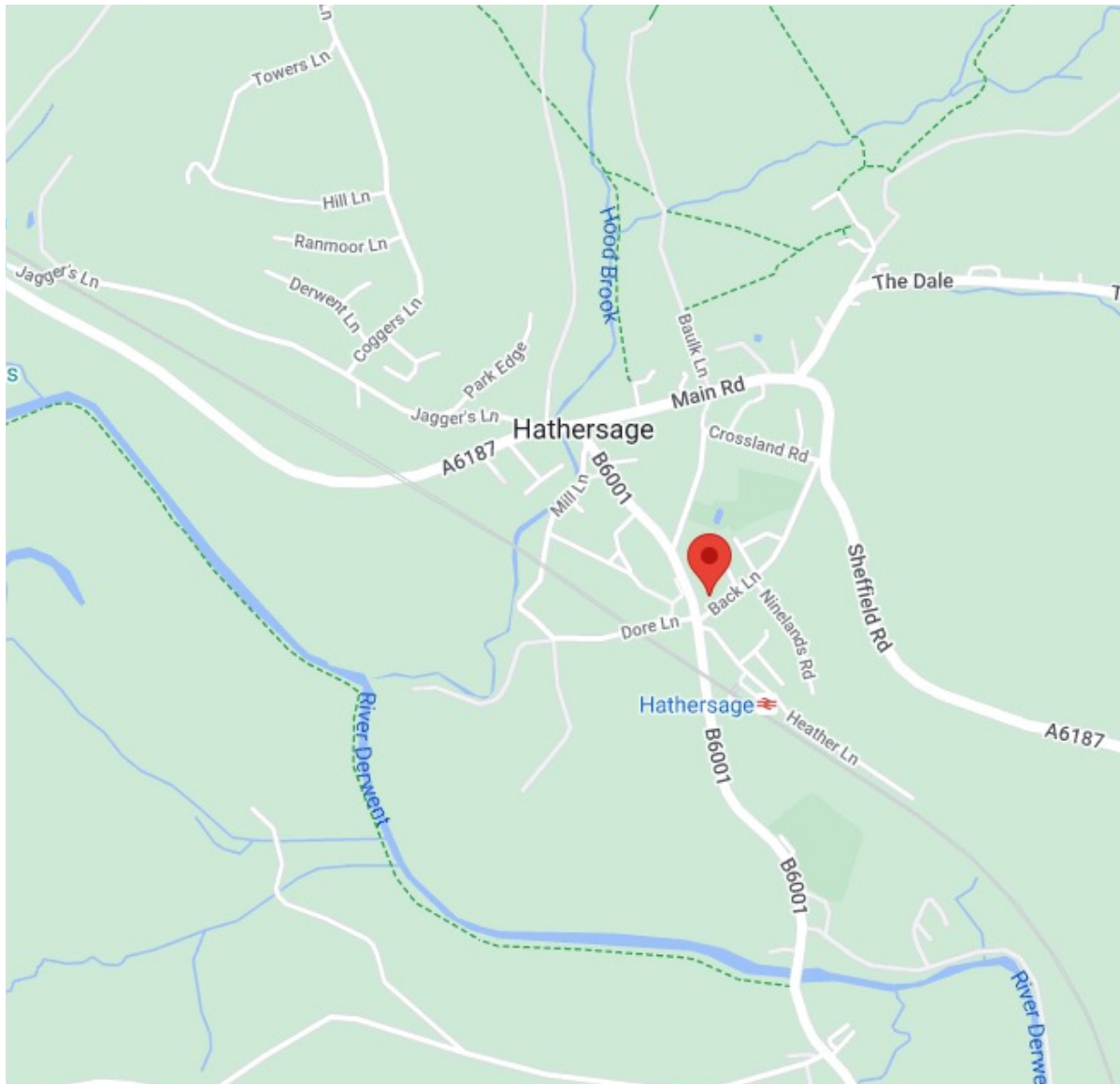


# Hawthornedene Floorplan



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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