



Watermill House, Calver Mill, Calver

Hope Valley, S32 3YY

Description

A superb, architecturally designed, detached residence occupying an enviable position in the lee of the Grade two listed Calver Mill, overlooking the River Derwent as it meanders its way through this gorgeous, tree lined valley. The property has modern building regs that contribute to low running costs and there are modern fixtures and fittings found in all the right places. This exclusive and gated development features five acres of pretty, communal gardens to complement the private riverside terrace that is accessible from the large dining kitchen and is situated a short walk away from Calvers' excellent local amenities and numerous public houses.

The location will suit a broad range of buyer due to its position close to the historic market town of Bakewell and the many scenic villages that are found close by. The property is also conveniently close to both Sheffield and Chesterfields centres which can also be



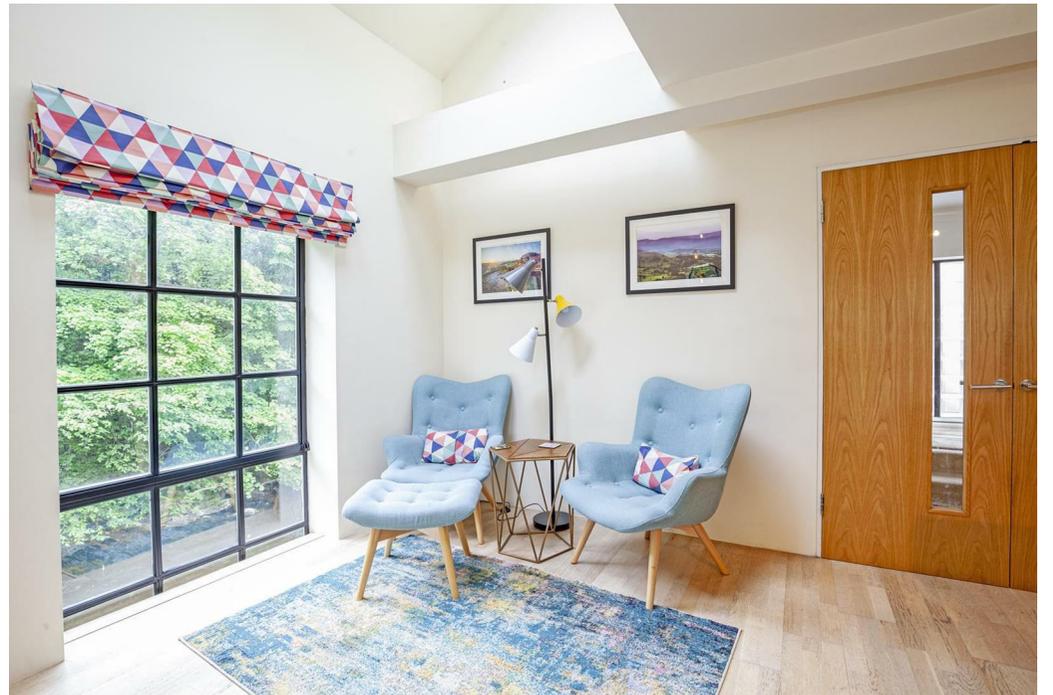
- Three large ensuite bedrooms including one particularly substantial suite that features a walk in dressing room.
- Three luxurious ensuite bathrooms with elegant tiling framing the modern sanitary ware.
- Block paved off road parking and an integrated single garage that is connected to two floors of accommodation via a separate service staircase.
- Excellent EPC rating of C75, helping to keep expensive utility costs down and Council Tax Band F.
- Impressive, open plan dining kitchen with a central island and a dual aspect that includes river views.
- Wide and welcoming reception hall and first floor landing enjoying the pleasing aspect over the river.
- Modern gas central heating and double glazing.
- Substantial sitting room with Crittall style windows overlooking the river.
- Low maintenance, private riverside terrace complemented by immaculate, landscaped communal grounds that extend to approximately five acres.
- Long leasehold with a 999 year lease from 200 at an annual ground rent of one peppercorn and a very reasonable annual service charge of £1191.



approached via train services that run through the Hope Valley.

This stunning home offers an impressive 3890 square feet of accommodation over four floors with the principal accommodation being found on three of the four floors of living quarters. It is suggested that the basement level, that currently includes a huge cinema/play room alongside a storage room and wine cellar, could be re-configured to suit a dependent relative or further bedrooms if required (subject to regs). A feeling of space and light is a lovely feature of this contemporary home and the scenic backdrop and unceasing motion of the river as it flows past the house contributes to the feeling of calm that is apparent throughout. At entry level there is a wide and welcoming hallway that serves one of the three impressive suites alongside the large dining kitchen. The floor above features a further impressive suite and the level below boasts a large sitting room and an additional, substantial suite. The lower ground floor is currently utilised as a home cinema/games room along with two storage rooms and a utility room. To the rear of the integrated double garage a further staircase links the lower floors to the kitchen level and is ideal for bringing in groceries on rainy days.

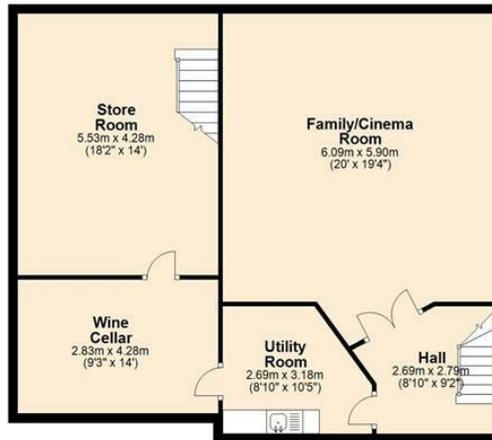
Externally there is a low maintenance, riverside terrace to enjoy, complemented by the pretty and landscaped communal gardens.



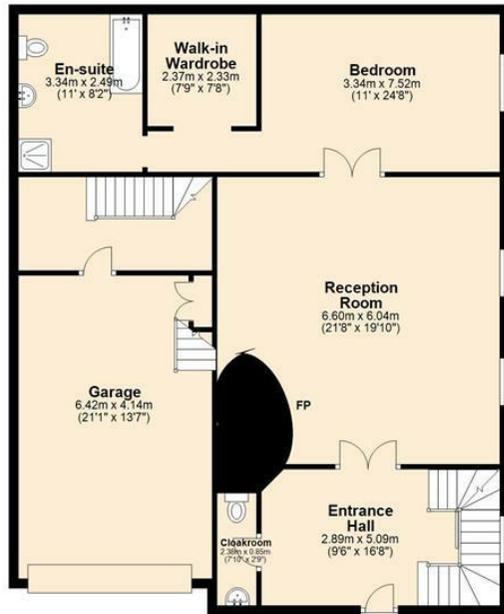




Basement
Approx. 89.4 sq. metres (962.5 sq. feet)



Ground Floor
Approx. 126.2 sq. metres (1358.9 sq. feet)



First Floor
Approx. 90.9 sq. metres (978.7 sq. feet)

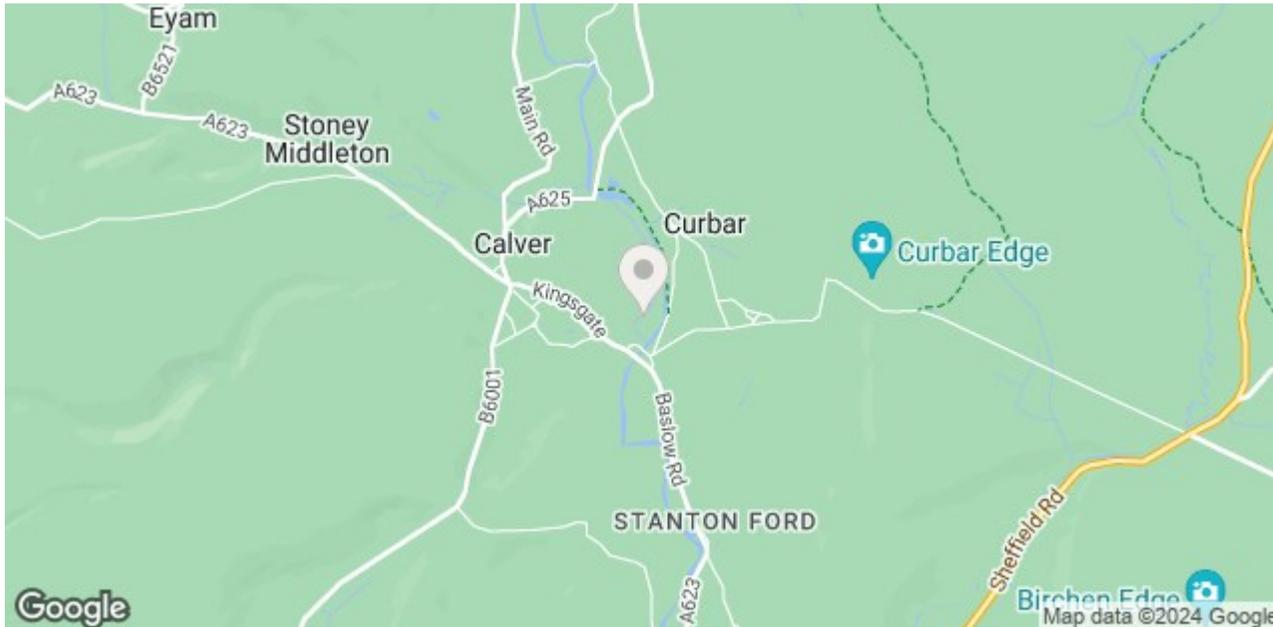


Second Floor
Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 361.4 sq. metres (3890.4 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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