



Music Mill, Mill Lane

Hathersage, Hope Valley, S32 1BG

A stunning three bedroomed Grade II Listed converted Mill, beautifully positioned on the edge of Hathersage, benefitting from stunning open plan living accommodation, two luxury bathrooms and off-road parking for two vehicles. This stone built former Gramophone Needle Mill enjoys lovely views of surrounding countryside and is set off the beaten track in the picturesque and bustling village of Hathersage.

Located on a quiet lane adjacent to a brook and open fields, the Music Mill has a wealth of charming features and offers potential to extend subject to planning permission. Currently run as a very successful holiday let, the property is also well suited as a full-time residence or second home.

Description

Oak double doors open to a spacious open plan living space with reclaimed fittings, vaulted ceilings and under floor heating. Mill style windows overlook the adjoining field and further window lights provide superb natural light. At around 1000 sq ft this impressive room incorporates large dining area, reception areas and kitchen, alongside exposed beams, trusses and wood burning stove.



- Grade II Listed former Gramophone Needle Mill on the edge of Hathersage
- Private enclosed patio garden
- Off road parking for two vehicles
- Tenure: Freehold
- Stunning open plan living space with underfloor heating
- Master bedroom with luxury roll top bath
- Potential for extension, subject to planning permission
- Kitchen with range and granite topped island
- Family bathroom & further luxury shower room
- Long established successful holiday let



The kitchen features a granite topped central island with breakfast bar, stainless steel sink and drainer and further granite topped units. A five-burner range cooker is included in the sale and there is space for an American style fridge freezer.

A ground floor luxury shower room comprises walk in shower with chrome attachments, stylish counter top wash basin, low flush WC and chrome heated towel rail. A utility cupboard housing the washing machine and boiler.

Accessed off the main living space are two generous double bedrooms; one featuring a luxury roll top bath and access to the rear of the property. This stunning bedroom has exposed beams, lovely rural view and feature stone wall. Bedroom two is a further double bedroom, currently used as a triple room with side facing window and high ceilings. A further luxury bathroom comprises counter top wash basin, low flush WC, roll top bath and separate shower enclosure.

In the main living space, a reclaimed St Pancras Station cast iron staircase leads to the first floor. Bedroom three is a double bedroom with window seat overlooking the patio garden.

Outside

Fronting the property, is off-road parking for two vehicles and a patio area with dwarf stone wall. To the rear of the property, is a private patio garden with far reaching views across the adjoining brook and countryside beyond. There is potential to extend the property to the rear, subject to planning permission.

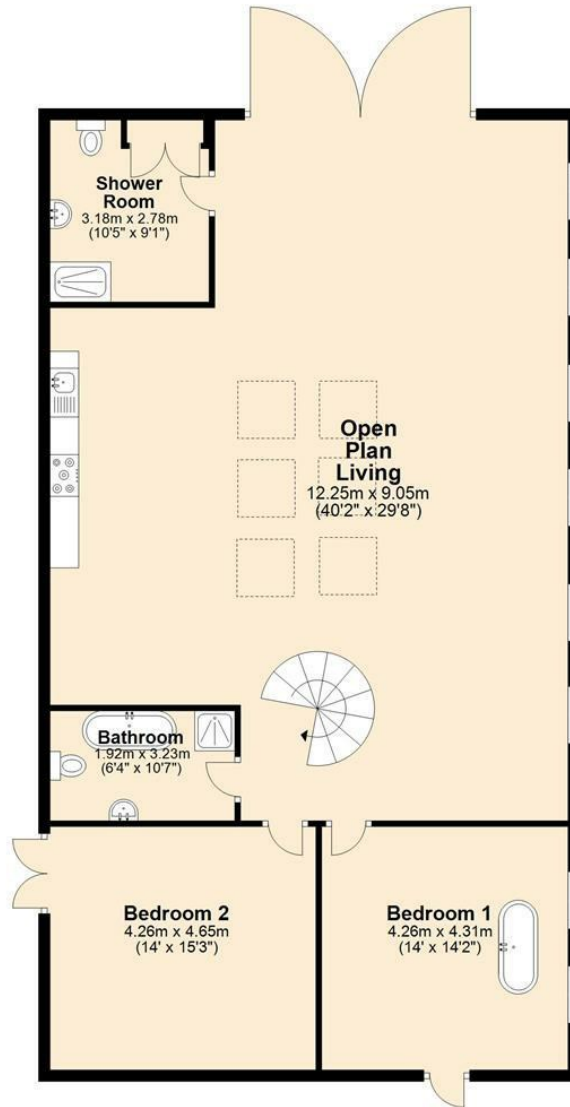
The entire business, contents and forward bookings are available by separate negotiation.







Ground Floor
Approx. 150.3 sq. metres (1617.5 sq. feet)

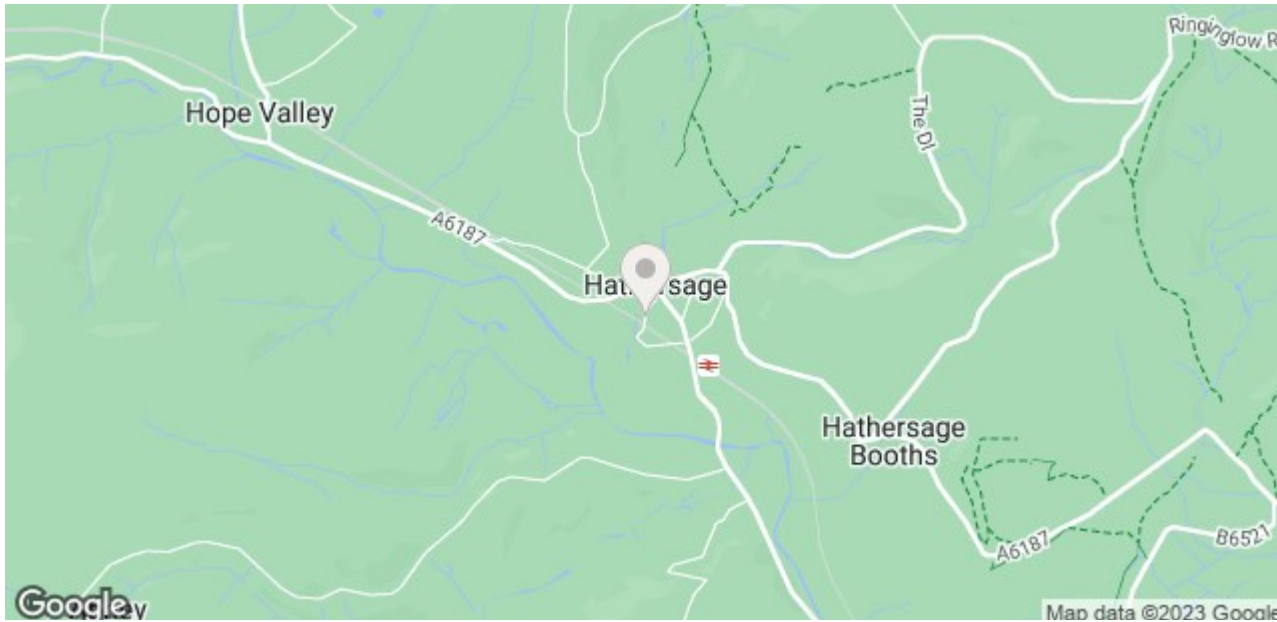


First Floor
Approx. 15.9 sq. metres (171.3 sq. feet)



Total area: approx. 166.2 sq. metres (1788.9 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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