

# Peak Cottage, Hollow Gate, Bradwell

Hope Valley, \$33 9JA

A charming two bedroomed traditional Derbyshire mid terraced cottage retaining many original features alongside high quality fittings. Occupying a lovely position in the sought after Peak District village of Bradwell, Peak Cottage has stunning accommodation arranged over two floors with excellent natural light and a high standard of finish throughout.

The thriving village has a Post Office, local shops, primary school, various pubs and genuine sense of community.

Bordered by spectacular countryside with direct access to many local walks and a wealth of outdoor pursuits.

Ideally located close to local rail links and commutable to Sheffield and Manchester.



- Charming mid terraced cottage in the village of Bradwell
- Covered porch with parquet flooring
- Shower room
- Internal viewing essential

- Sitting room with stone built fire place and gas stove
- Master bedroom with excellent storage
- Use of outside space of neighbouring garden
- Stylish fully fitted kitchen
- Further generous single bedroom
- Double glazing



Beautifully presented throughout Peak Cottage is well suited as full time home or second home and comprises: an entrance with parquet floor, a fitted kitchen with integrated appliances, a sitting/dining room with exposed beams and a stone fireplace with gas stove. The property has had a combi fitted boiler fitted in the last 7 months and has double glazing throughout.

First floor: landing, a double bedroom, a shower room and bedroom two.

Exterior: an enclosed patio garden to the front with covered porch. Peak Cottage has a storage shed sited on the garden, and has use of this ground in perpetuity, with the neighbouring property. The garden occupies an elevated position with good views, however please note this land is not owned by Peak Cottage.









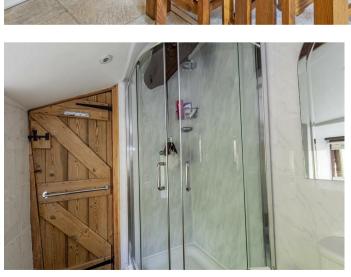
















**Ground Floor** 

Approx. 22.1 sq. metres (237.7 sq. feet)



**First Floor** 

Approx. 20.9 sq. metres (224.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.3 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



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.