



Pennine Cottage & The Little Barn,

Main Street Calver, Hope Valley, S32 3XR

Pennine Cottage

A charming three bedroomed detached cottage and neighbouring one bedroomed cottage, beautifully positioned in the heart of Old Calver village, benefitting from third acre garden, off road parking and detached garage. Occupying a charming setting in the most beautiful part of the village, with easy access to excellent amenities and Peak District countryside. This lovely home has a wealth of attractive features and backs onto a spectacular garden with beautiful views. The neighbouring cottage is ideal as a holiday LET, ancillary accommodation or family member.

A covered porch opens to the dining room with front facing window and original fireplace. A cloakroom WC is accessed from this space and an opening leads on an adjoining sitting room with front facing window and fireplace with clear view multi fuel stove. A solid door opens to a timber-built conservatory with lovely views across the garden. The dining kitchen features a range of pippy oak units with extensive granite worktops incorporating dishwasher, six burner Smeg range, integrated microwave and space for American style fridge freezer. A sink and drainer is set beneath a front facing window with a pleasant view across local countryside. The kitchen features quarried tile flooring throughout and a walk-in pantry has shelved storage. A stable door off the kitchen opens to a side entrance hall. From the dining hall, a rear entrance hall has French windows to the garden and stairs which rise to the first-floor landing.

Bedroom one is a large double bedroom with dual aspect and fitted wardrobe space. Bedroom two is a further double with triple aspect and feature fireplace. The adjoining ensuite features low flush WC, wash basin, heated towel rail and shower enclosure with chrome attachments. Bedroom three generous single bedroom with feature fireplace and a pleasant view across local countryside.



- Three bedroomed detached cottage in the heart of historic Calver
- Separate one bedroomed detached cottage with driveway parking#
- Detached garage, driveway parking and EV charging point
- Sitting room with Clearview multi fuel stove
- Kitchen with granite worktops
- Dining room and conservatory
- Stunning third of an acre garden
- Lovely views towards Curbar Edge
- Very rare opportunity in stunning location
- Freehold. Council tax Pennine Cottage band F, Little Barn band C

Outside, to the rear of Pennine Cottage and Little Barn is a spectacular garden laid to lawn framed by mature trees, extending to around a third of an acre. From the garden, there are wonderful views towards Curbar Edge and the garden features large patio area, ideal for alfresco dining. The garden features a vegetable garden with raised beds, aluminium greenhouse and three timber sheds.

Within its grounds, is a fully electric log cabin with central cooking area and external lighting. This superb space is ideal for winter entertaining.

To the side of the property, is cobbled off road parking for two vehicles with access to a stone built detached garage with electric roller door and EV charging point. The garage features workshop space to the sides and a door opens to the rear garden.















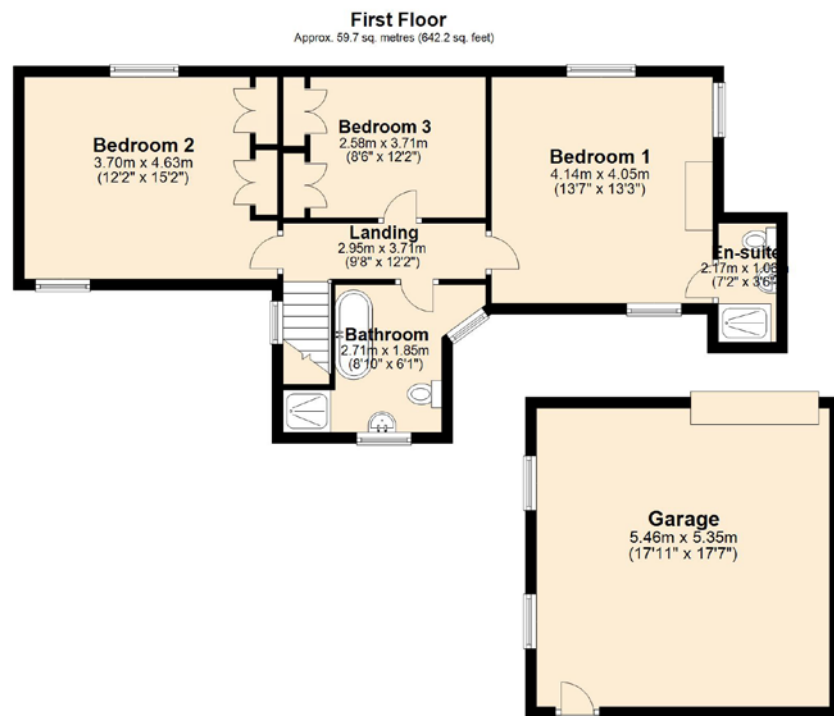
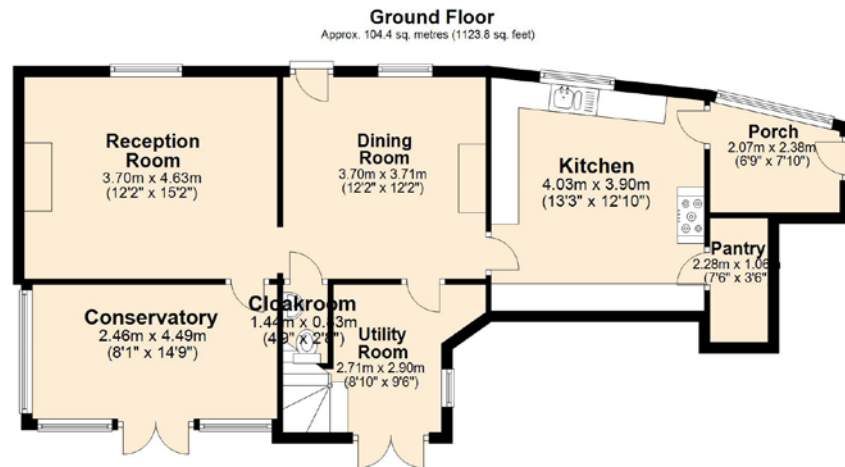
The Little Barn

The Little Barn is a detached one bedroomed stone-built cottage with separate cobbled driveway, neighbouring Pennine Cottage. This delightful property has vaulted ceilings and an open plan living space with dining area and gas stove. A latched door opens to the kitchen with unit storage, worktop space and stainless-steel sink and drainer. The kitchen features stand-alone oven, under counter fridge freezer and a door provides access to the garden. A bathroom is located at ground-floor level, featuring a white suite consisting of bath with chrome shower over, low flush WC, pedestal wash basin and chrome heated towel rail.

Stairs rise to a mezzanine bedroom with utility area and window lights providing excellent natural light. The mezzanine area overlooks the living space and is perfect for holiday letting, ancillary accommodation or family members.

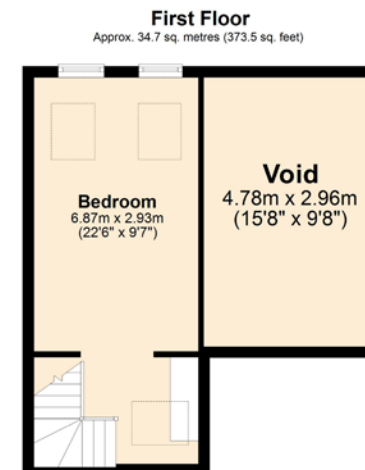
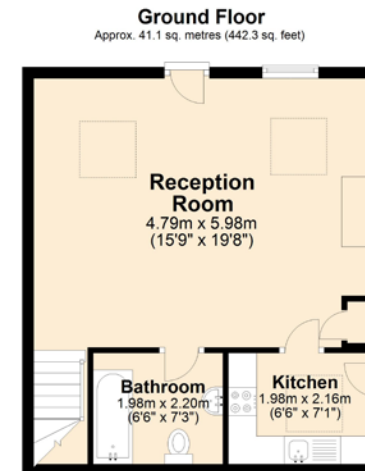


Pennine Cottage



Total area: approx. 164.1 sq. metres (1766.0 sq. feet)

The Little Barn



Total area: approx. 75.8 sq. metres (815.8 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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