



5, Edgemount View

Curbar, Calver, Hope Valley, S32 3YX

A charming two double bedroomed mid terraced beautifully positioned in the picturesque village of Curbar benefitting from single garage, off-road parking for three vehicles and garden office. Occupying a quiet location over two plots, this lovely cottage has accommodation arranged over two floors and is ideal as a full-time residence or second home. There is potential to further develop the home office, garage and garden area, subject to necessary permissions.

A UPVC glazed door opens to an entrance porch which in turn leads to a large sitting room with bay window and dining area. This lovely room features solid wood flooring, good storage and space for family sized table and chairs. The focal point of the room is provided by an original fireplace with gas stove.

The kitchen features a range of units with worktops over incorporating double oven, four burner hob with extractor oven and stainless-steel sink and drainer. There is space for a dishwasher, washing machine and stand-alone fridge/freezer. French doors open to a lovely patio garden and accessed off the kitchen, is a cloakroom/WC.



- A two bedroomed mid terraced cottage in the village of Curbar
- Stone built home office, with potential for further development
- Entrance porch
- Freehold. Band D Council tax
- Off-road parking for three vehicles and single garage
- Kitchen with French doors opening to the garden
- Two double bedrooms
- Delightful gardens to front and rear
- Bay windowed sitting room with dining area
- Downstairs WC cloakroom & family bathroom



Stairs rise to the first-floor landing with fitted storage and latched doors to all rooms. Bedroom one is a double bedroom with excellent storage and pleasant front facing aspect across the garden with a distant view of Baslow Edge. Bedroom two is a further double bedroom, currently used as a twin room with lovely rear view towards Curbar Edge. The family bathroom features a white suite consisting of low flush WC, pedestal wash basin, bath with shower over and heated towel rail.

Outside, to the front of the property, is a south facing patio garden with floral borders and pedestrian access to the Bar Road. To the rear of the property is a landscaped patio terrace with floral borders and gravel garden. From the rear of the property there are views towards Curbar Edge.

Further Garden, Parking, Garage and Home Office

On a separate plot, accessed from The Green, is gravelled driveway parking for three vehicles and access to a single garage. A charming garden is laid to lawn with dry stone walling, vegetable patch and spectacular views of Curbar Edge.

Within the garden is a stone-built home office with UVPC double glazing and electricity. To the side of the office is a further patio garden and timber shed. There is potential, subject to planning permission, to further develop this part of the garden.



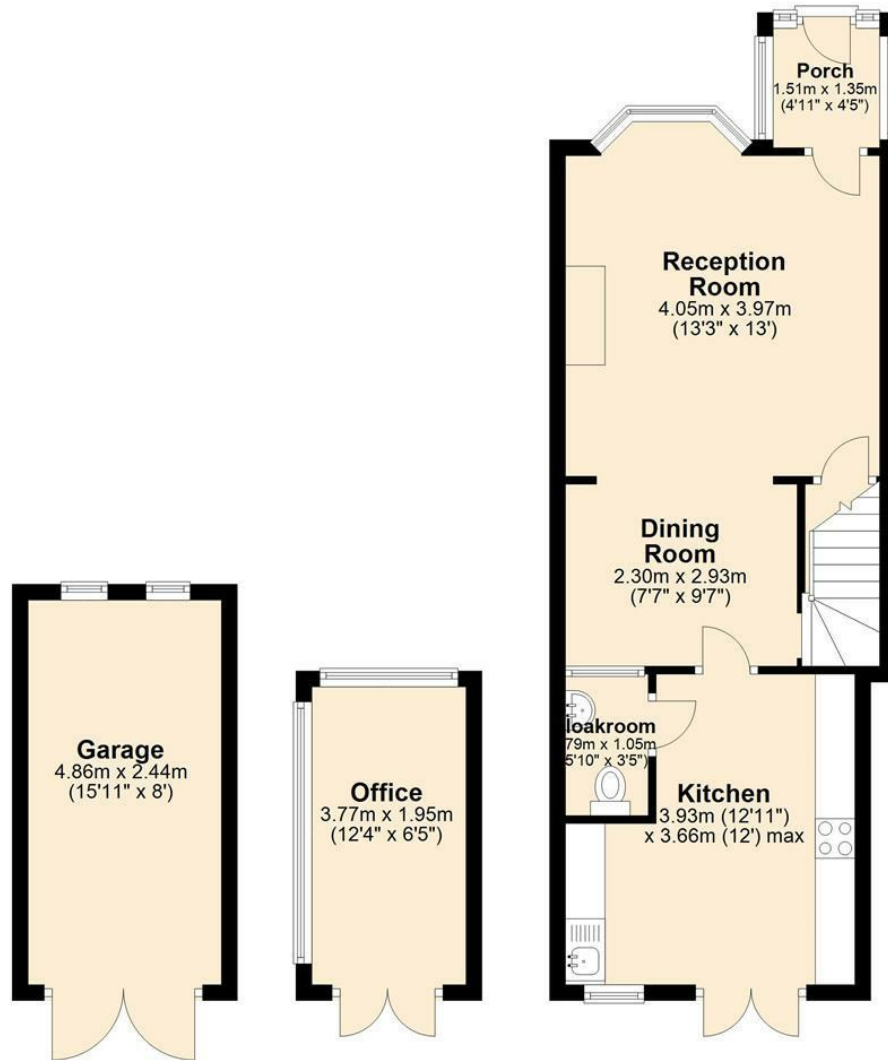
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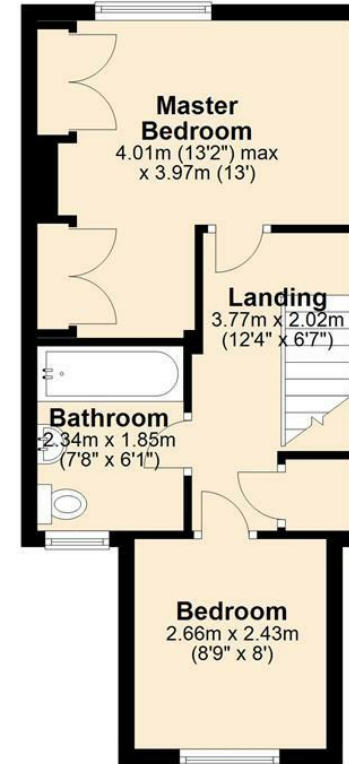
Ground Floor

Approx. 61.9 sq. metres (666.4 sq. feet)



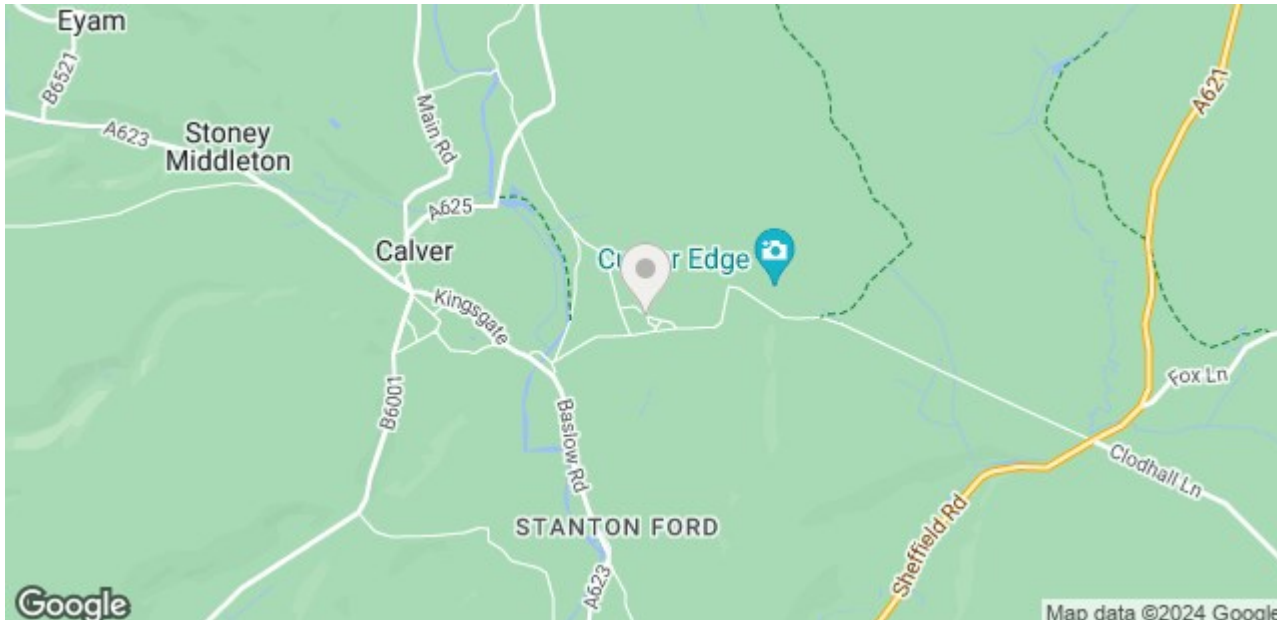
First Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 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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