



# Rock View Cottage, The Dale, Stoney Middleton

Hope Valley, S32 4TF

\*\*\*Off road parking for four vehicles\*\*\*

A charming two double bedded cottage in the village of Stoney Middleton benefitting from off road parking for up to four vehicles, enclosed garden and wonderful views across The Dale. Occupying a convenient location within easy access of local amenities, this versatile home has accommodation arranged over two floors with lapsed planning permission for a third bedroom.

The solid wood front door opens to the entrance hall with limestone tiled floor, excellent storage and stairs rising to the first floor. Accessed off the hallway is a cloakroom/WC and utility room with a range of units, stainless steel sink and drainer and space and plumbing for a washing machine. This room houses the combination boiler and a UPVC glazed door leads to the rear garden. At the heart of the property is the large triple aspect sitting room with dining area and French windows opening to the



- Two bedroomed semi detached cottage in the heart of Stoney Middleton
- Snug room with French windows to the garden
- Broad entrance hall with storage
- Timber shed & UPVC double glazing
- Extensive off road parking
- Fitted kitchen with integrated appliances
- Stylish family bathroom
- Sitting room with stone built fireplace
- Utility room & cloakroom/WC
- Easily maintained patio gardens & stunning raised patio terrace



rear garden. The focal point of the room is provided by an original stone built fireplace with wood burning stove. Accessed from the sitting room is a further dual aspect reception room with French windows to the garden, ideal as a snug room or music room. The kitchen features a range of wall and base units incorporating a stainless steel sink and drainer, oven and four burner hob with extractor hood over. There is an integrated fridge freezer, dishwasher and a stable door leads to the parking area.

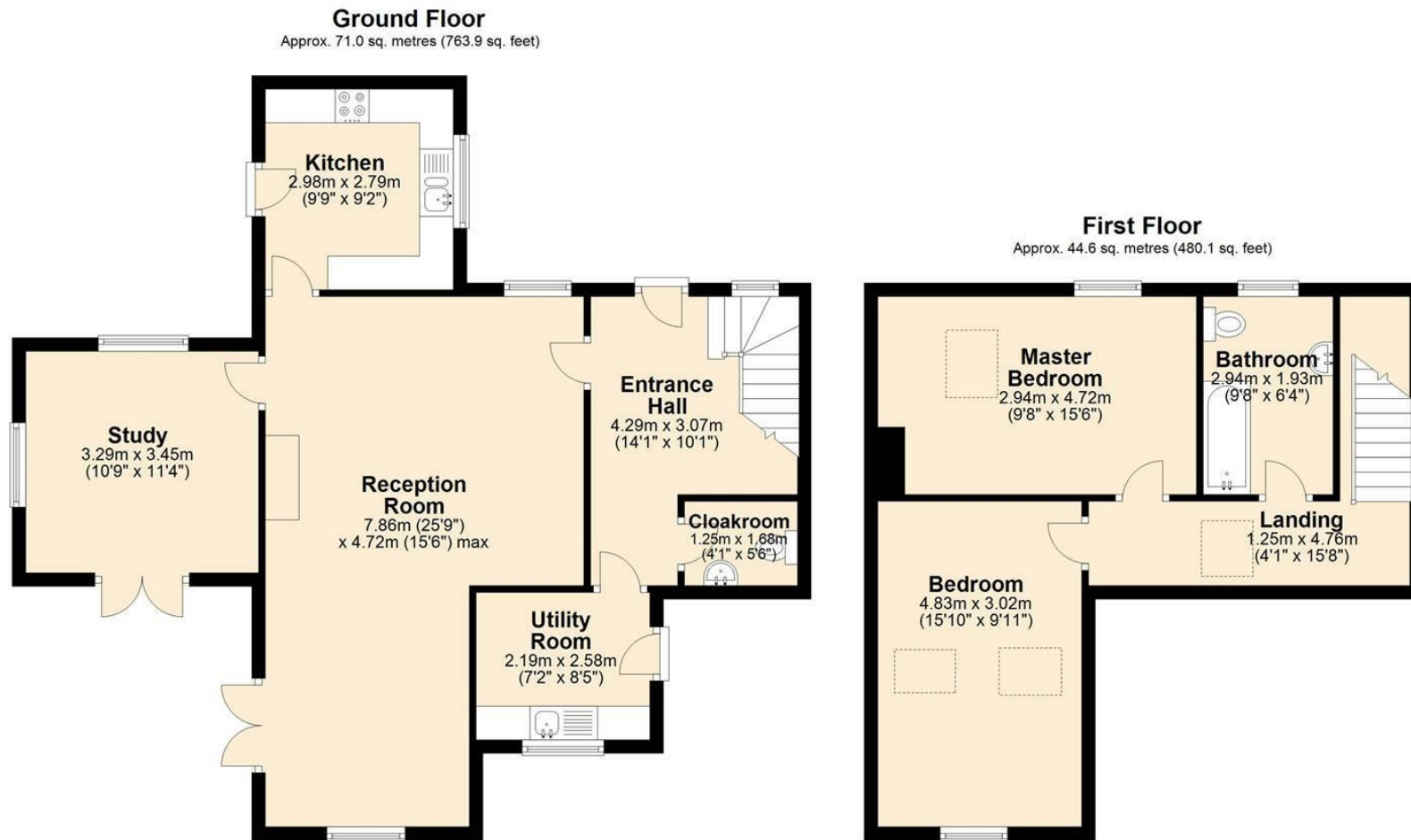
From the entrance hall stairs rise to the first floor landing. Bedroom one is a generous double bedroom with front facing window and feature fireplace. Bedroom two is a further double bedroom with rear facing window and two Velux windows. The stylish family bathroom comprises bath with chrome shower over, counter top wash basin set upon a bespoke tiled top cupboard, low flush WC and chrome heated towel rail.

Outside, to the front of the property is off road parking for four vehicles. To the front of the property a five bar gate provides access to the stone flagged patio garden with floral borders and stone trough. To the rear of the property is an enclosed garden with stone flagged patio, floral borders and timber built chalet style shed. Steps lead to a further area of garden within the hillside with decked terrace which provides lovely views across The Dale towards the stunning limestone cliffs.



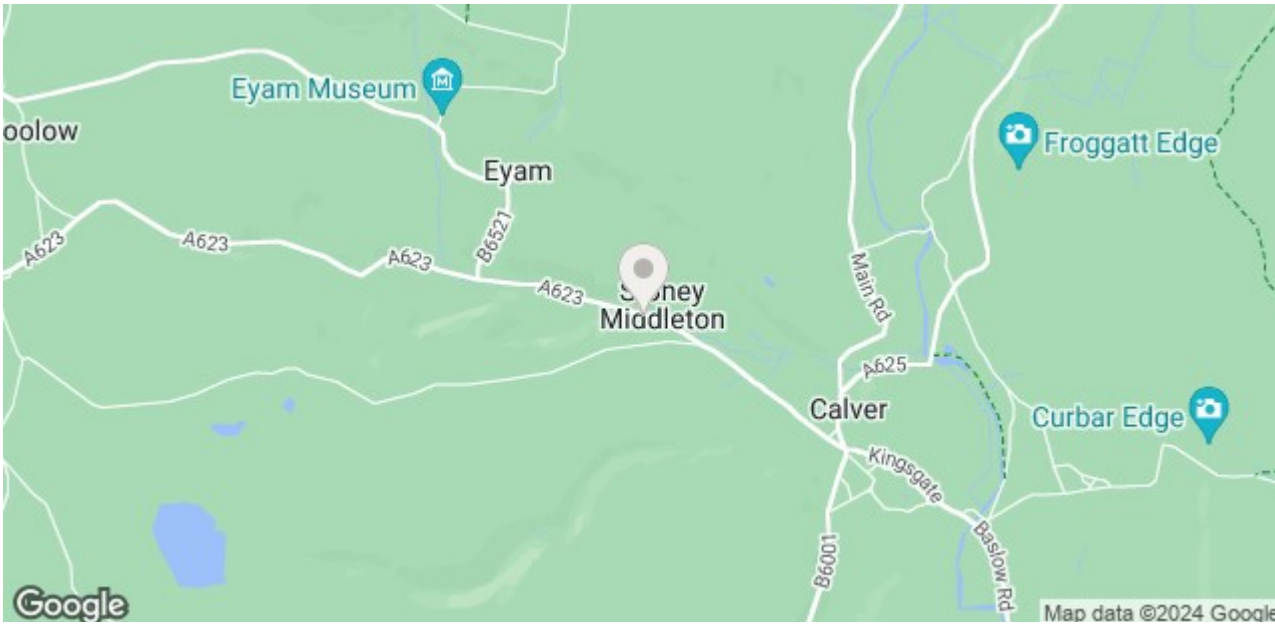






Total area: approx. 115.6 sq. metres (1244.0 sq. feet)

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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