



Hydrangea Cottage, Hall Fold

Calver, Hope Valley, S32 3XL

A stunning early 18th Century detached family home, beautifully positioned in the heart of old Calver with south-west facing walled garden, adjoining one bedroom annexe, two garages and extensive off-road parking.

This attractive former coach house and working farm has beautifully appointed accommodation arranged over two floors with a wealth of period features and high-quality fittings. The property is beautifully positioned, within a short walk of excellent facilities and with views towards Curbar and Baslow Edge.

The front door opens to an entrance hall with tiled flooring and large storage cupboard. A stable door opens to the dining kitchen with limestone flooring and exposed beams.

The kitchen is designed by Churchwood of Tideswell and features a range of units with extensive stone worktops incorporating a double Butler sink with instant hot water tap, dishwasher, electric oven, microwave and space for an American style fridge freezer. The kitchen incorporates an island with fitted breakfast table and chairs. The centrepiece of the kitchen is a gas oven/electric hob Aga set within the original chimney breast. From the kitchen steps lead to the utility room, also designed by Churchwood of Tideswell, with stone worktops, sink and drainer, extensive fitted storage and space for washing machine and dryer.

From the kitchen double doors open to the conservatory by Vale Garden Houses. This exceptional space has French windows opening to the garden, fitted bespoke Rattan blinds, underfloor heating and electric windows. Within the conservatory there is space for a family sized dining table and chairs and home office area. From the kitchen stone flagged steps lead to a hallway with cloakroom/WC and a boot room with fitted storage and access to the garden.

At the heart of the property is a dual aspect reception room with stunning views towards Curbar Edge and across the garden. This room is currently used as a study / music room.



- Early 18th Century detached family home in the village of Calver
- Delightful SW facing walled garden
- Two reception rooms with oak flooring
- Tenure: Freehold. Council Tax Band: F
- Three double bedrooms and separate one bedroomed annexe
- Stunning dining kitchen & utility room by Churchwood of Tideswell
- Family bathroom and separate family shower room
- Extensive off-road parking and two garages
- Conservatory by Vale Garden Houses
- Very high standard of finish throughout



A further hallway has a large window overlooking the garden and a door providing access to the driveway.

The main reception room is a dual aspect sitting room with a Clearview wood burning stove set within a Hopton fireplace. The front facing window enjoys delightful views across the village towards Curbar Edge.

Stairs rise to the first-floor landing with a hallway providing access to all rooms. The master bedroom suite features a triple aspect double bedroom with oak flooring. The adjoining en-suite shower room has a contemporary suite comprising low flush WC, double wash basin, walk in shower enclosure, underfloor heating and heated towel rail.

Bedroom two is a further double bedroom with dual aspect and fine views across the garden. The family bathroom comprises low flush WC, pedestal wash basin, bath with shower over and heated towel rail. Bedroom three is a further double bedroom with front facing aspect and views across the village towards Curbar Edge.

Annexe

Adjoining Hydrangea Cottage is a one bedroomed annexe, ideal for ancillary accommodation or working from home. The front door opens to an entrance vestibule with stairs rising to the first floor. The room enjoys a dual aspect with solid wood flooring and is currently used as a treatment room. The shower room comprises low flush WC, wall mounted wash basin, shower enclosure with chrome attachments and heated towel rail.

Garaging and driveway parking

To the front of the property, accessed from Hall Fold, a five-bar gate provides access to an extensive stone chipped parking area for several vehicles. There is access to two separate single garages. One garage is integral to the main house, located beneath the annexe with up and over door and separate store room. A further door provides access to the garden.

A further single garage has an up and over door and workshop to the rear.

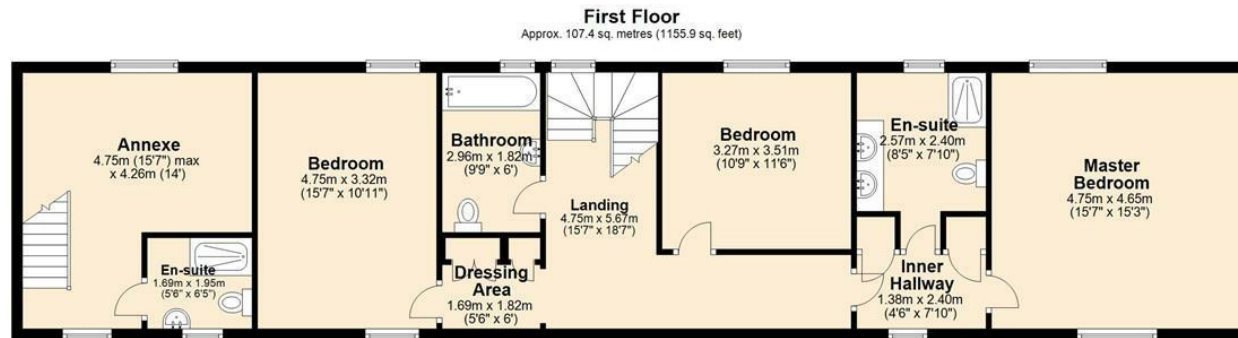
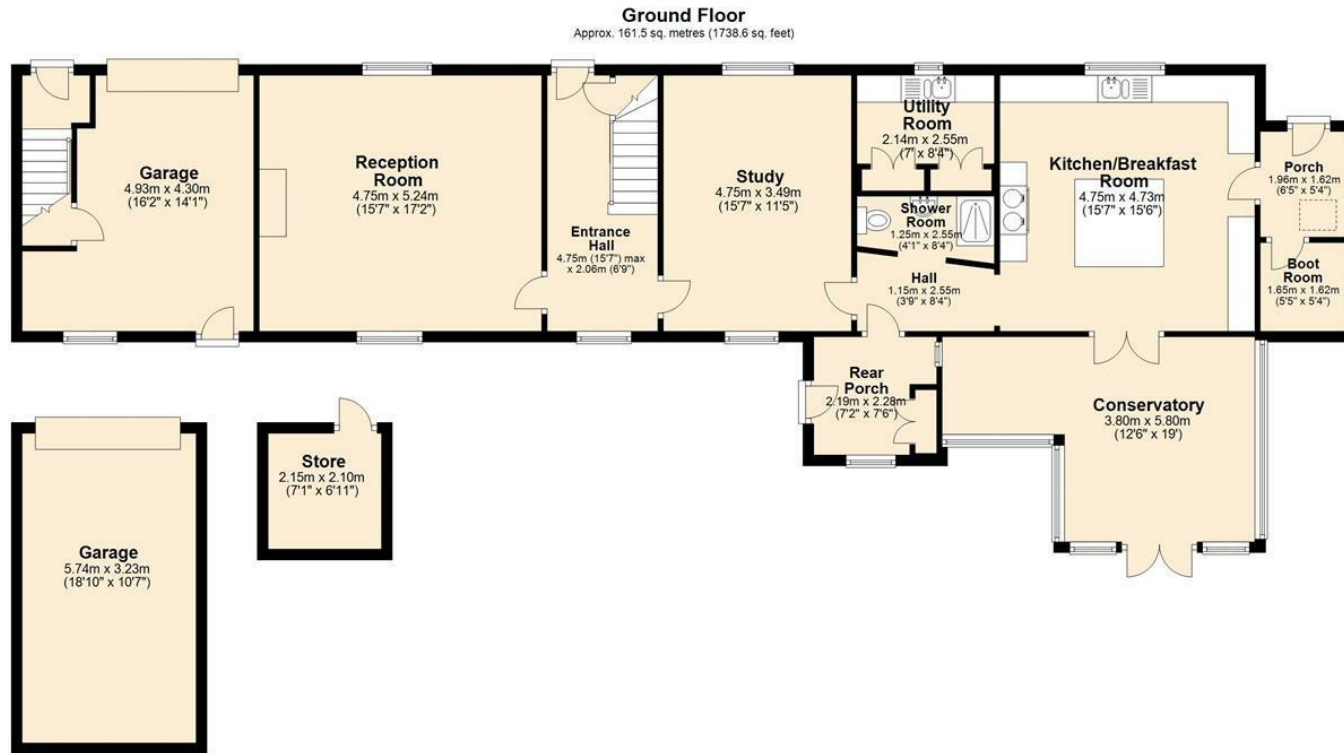
Outside

To the rear of the property is an exceptional garden laid to lawn with deep floral borders and stone flagged patios. This walled garden faces a south westerly orientation providing sun virtually all day long and incorporates a topiary garden and stone built shed. A pedestrian gate opens to a further area of garden with raised beds, Hartley Botanical greenhouse and orchard and timber garden shed. From the garden there are exceptional views across the village towards Curbar Edge.



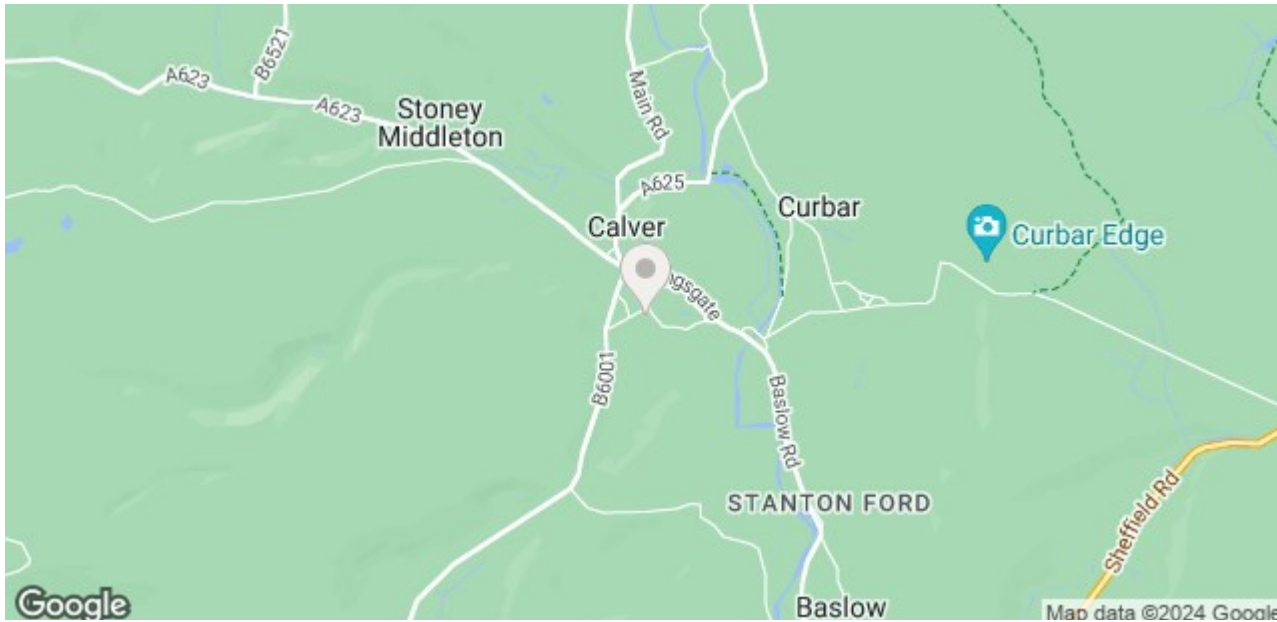






Total area: approx. 268.9 sq. metres (2894.5 sq. feet)

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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