



Padley Gate, Main Road

Grindleford, Hope Valley, S32 2HE

A substantial four bedroomed semi-detached Edwardian family home, beautifully located in the village of Grindleford with off road parking, garage and delightful gardens with exceptional views. Occupying an elevated and spectacular setting with convenient access to Grindleford train station and stunning local scenery including Padley Gorge and Longshaw Estate, this lovely home has accommodation arranged over three floors. The property requires cosmetic updating and has planning permission granted for a two-storey side extension and single storey extension to the rear, to create an additional bedroom, new sitting room on the side and an enlarged kitchen dining room.

The front door opens to the entrance hall with cloaks storage and stairs to the first floor. The principal reception room enjoys a front facing aspect with bay window and marble fireplace housing a living flame gas fire. This L-shaped room has a dining area and two rear facing windows providing further natural light. The kitchen features a range of units with worktops over incorporating four burner induction hob, single gas hob, double oven and integral steam microwave oven. There is space for an American style fridge freezer and under counter dishwasher. A stainless-steel sink and drainer is set beneath a side facing window overlooking the garden. Accessed from the kitchen is a garden



- A four bedroomed Edwardian semi detached family home
- Conservatory / garden room
- Utility room & cloakroom/WC
- Spectacular views
- Superb location in the village of Grindleford
- Sitting room with dining area and bay window
- Family bathroom and en-suite shower room
- Off road parking for up to two vehicles & single garage
- Well equipped kitchen
- Planning permission granted for side & rear extension



room with sliding doors opening to the patio terrace. The utility room features further unit storage, plumbing for washing machine, tumble dryer and space for overflow freezer. Accessed from the utility room is a cloakroom/WC with wash basin. A door from the utility room leads to the rear garden.

There is planning permission granted to extend to the side and rear of the ground floor to create a large dining kitchen.

Stairs rise to the first-floor landing. Bedroom two is a double bedroom with fitted wardrobes and lovely west facing views across Nether Padley towards Hathersage. Bedroom three is a further double bedroom with garden aspect, fitted wardrobes and wash basin. Bedroom four is a single bedroom currently used as a nursery. The family bathroom comprises low flush WC, pedestal wash basin and bath with shower over.

Stairs rise to the second floor with lobby area. The master bedroom is a spacious double bedroom with dual aspect dormer windows, engineered wood flooring and excellent storage. There are stunning views taking in Nether Padley and Win Hill. The adjoining wet room comprises low flush WC, counter top wash basin and walk in shower with chrome fittings.

Outside, to the rear of the property and accessed from Tedgness Road is a single garage and off-road parking for up to two vehicles with EV charging point. Fronting the property is a west facing terraced garden laid to lawn with floral borders and gated pedestrian access from the main road. To the side and rear of the property, gently terraced gardens continue up the hill with patio terrace, lawn and deep floral borders. The rear gardens face a south easterly direction there are spectacular views across the valley. A pathway provides access to the parking area and there is hardstanding for a shed/greenhouse.

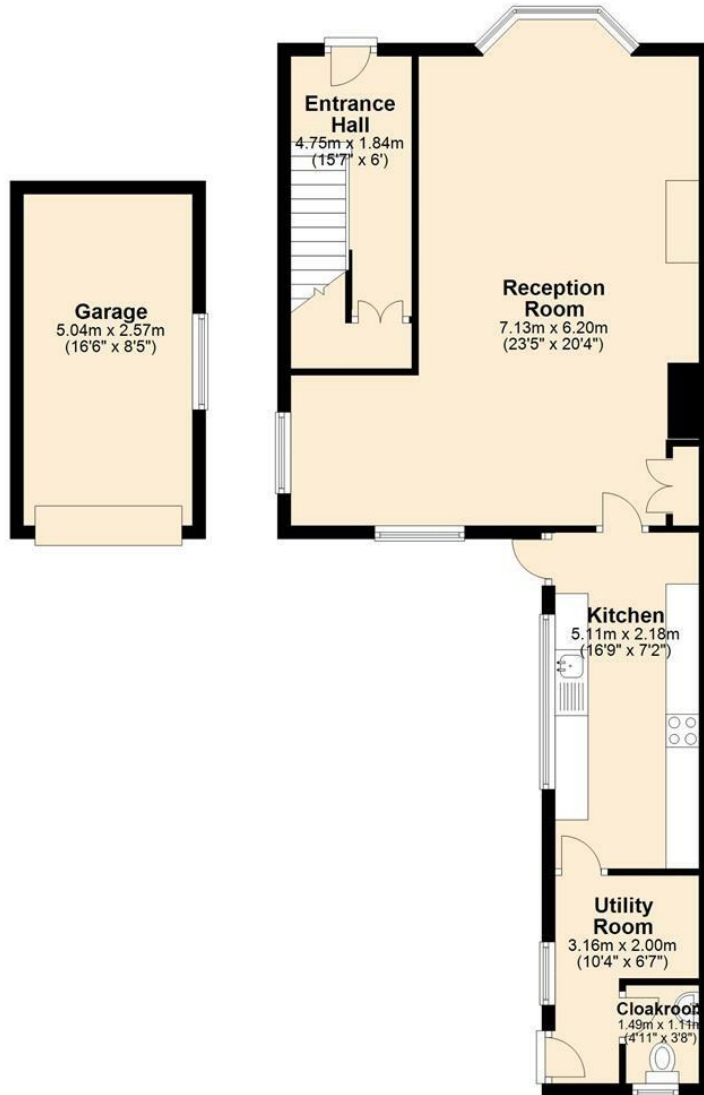






Ground Floor

Approx. 75.9 sq. metres (817.2 sq. feet)



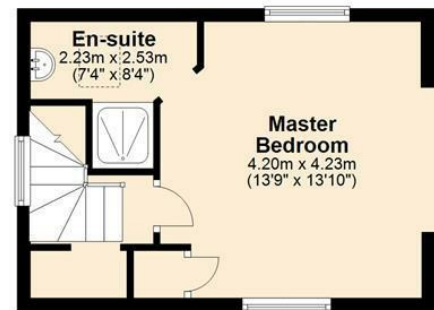
First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



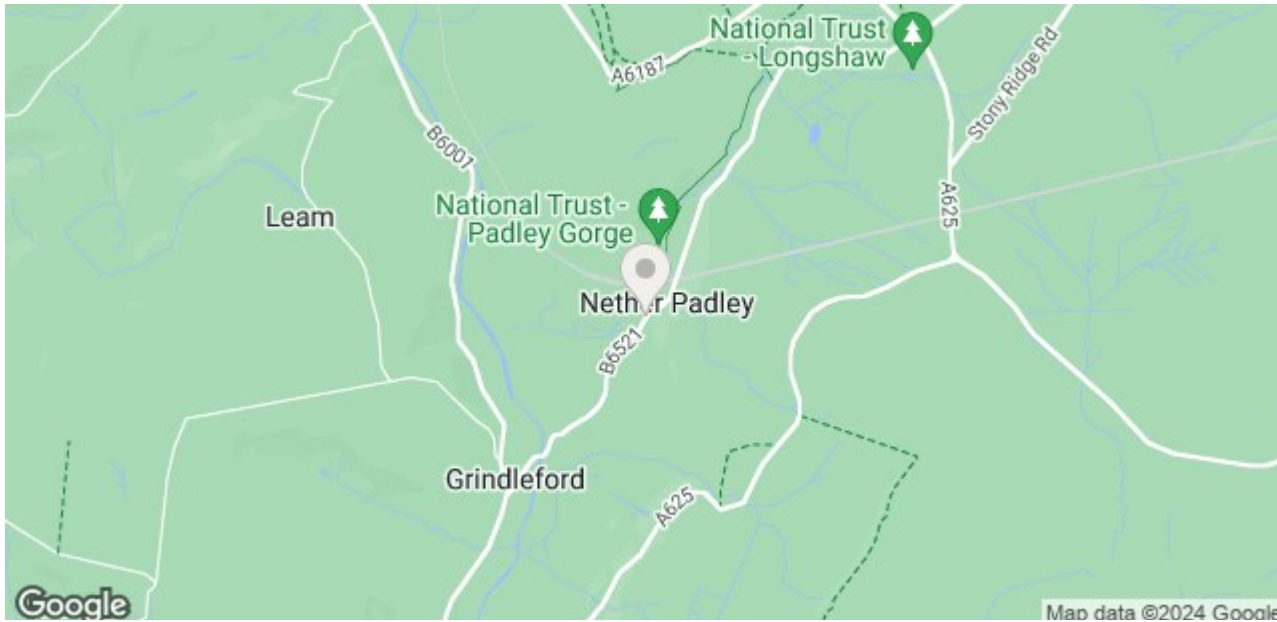
Second Floor

Approx. 26.0 sq. metres (279.9 sq. feet)



Total area: approx. 146.1 sq. metres (1572.6 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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