



3, Park Edge,

Hathersage, Hope Valley, S32 1BS - 8pp

An exceptional Edwardian residence that blends a stunning interior with outstanding views and an immaculate finish over four floors. This gorgeous family home is situated in possibly one of the finest locations in the fashionable village of Hathersage. Located on a quiet, private road, in an elevated position which makes the most of the breathtaking views over the village and the Hope Valley. This fine property boasts a modern finish with luxurious fixtures and fittings found in all the right places and a pretty landscaped garden to both the front and rear to complement the interior. Due to the width of the plot it is suggested that there is also the potential to extend this home to both the side and rear if required (subject to regs).

Park Edge has got to be considered one of the best locations in the village. When entering Hathersage from the Sheffield side your eyes are naturally drawn to this attractive road that sits on a pretty south facing slope just above the main village and houses rarely become available on the open market. From the property itself stunning views are obtained from both the front and rear, including an outstanding view over this very desirable and sought after village, which will never fail to take your breath away.

The wide driveway, that can easily accommodate four cars, alongside the dressed stone terrace and tidy garden at the front of the property provide a great first impression of this home and upon entry to the property the feeling of luxury continues. The current owner has lavished a not insignificant amount of money during their tenure here to create a stunning home that has a spacious feel throughout. All the bedrooms feature fitted wardrobes, the bathrooms have quality sanitary ware framed by elegant tiling and the whole house (bar the dining room



- Four large double bedrooms all with quality fitted wardrobes.
- Two beautifully appointed bathrooms with full suites and further, large, walk in shower enclosures
- Sitting room with a bay window framing the stunning views, an open fire for cosy winter nights and stained floorboards.
- Dining room overlooking the lovely garden, again benefitting from an open fire that helps to create a lovely setting when dining with friends and family.
- Smart breakfast kitchen with integrated appliances and a sleek design.
- Versatile basement lounge area with adjacent fitted bar area. A valuable additional reception room.
- Wide and welcoming reception hall and light and airy landing with a great view over the village.
- Rear lobby, ground floor W.C and a fifth bedroom/home office on the second floor.
- Freehold, Council Tax Band F, Gas central heating and majority Acoya hardwood double glazing.
- Large plot including plenty of parking, a detached garage, landscaped grounds and plenty of potential to extend (subject to regs).

where there were plans to install French windows) benefits from expensive and long lasting, Acoya double glazed sash windows.

The layout inside includes two formal reception rooms alongside a breakfast kitchen and a W.C on the ground floor and there is a basement conversion, that can be accessed from the kitchen, which would make a good children's reception room or fifth/sixth bedroom if required but is currently used as a lounge/snug area with a fitted bar. On the first floor there are two large double bedrooms and a luxurious bathroom and on the second floor there are two more double bedrooms, a dedicated home office and a further smart bathroom.

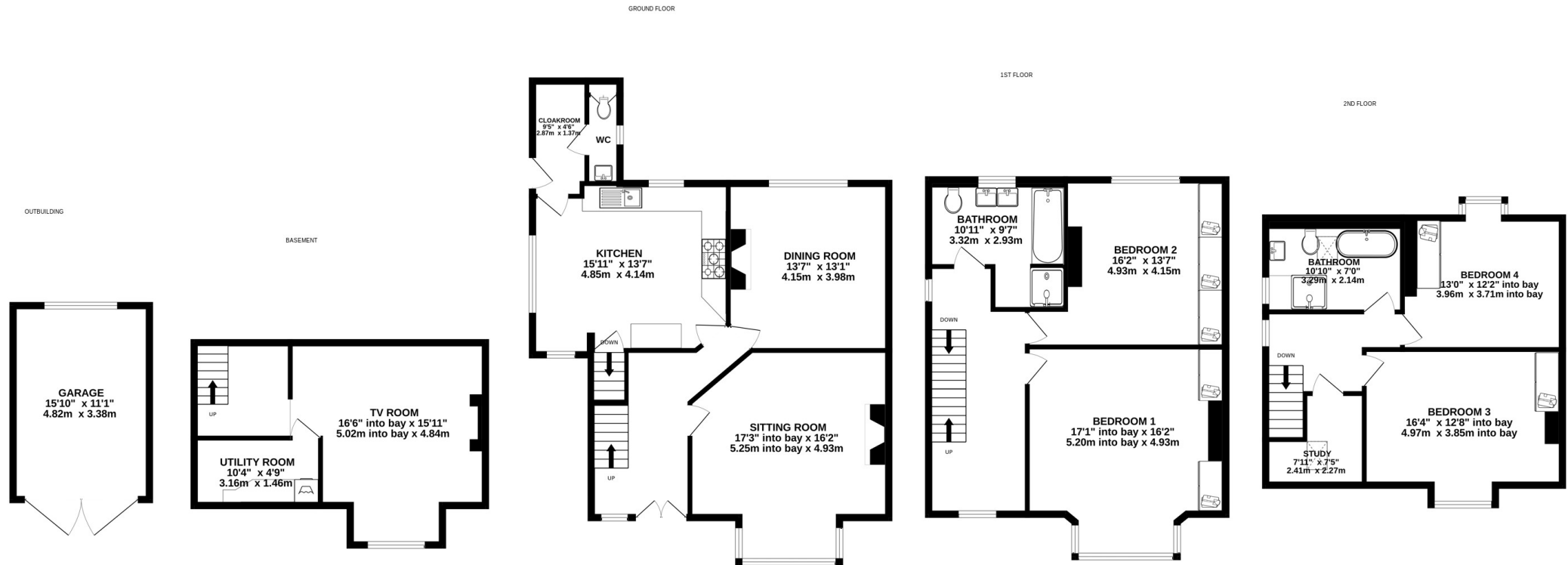
Externally there is plenty of parking in front of the detached garage, an additional outhouse has an attached greenhouse at the side and the rear garden is split into zones that include formal lawns with a raised terrace area outside a summerhouse (the ideal place to enjoy a sunlounger while taking in the majestic views) and a kitchen garden beyond. This really is an exceptional property that ticks every box with regards aesthetics, views, location and plentiful accommodation. Not to be missed!







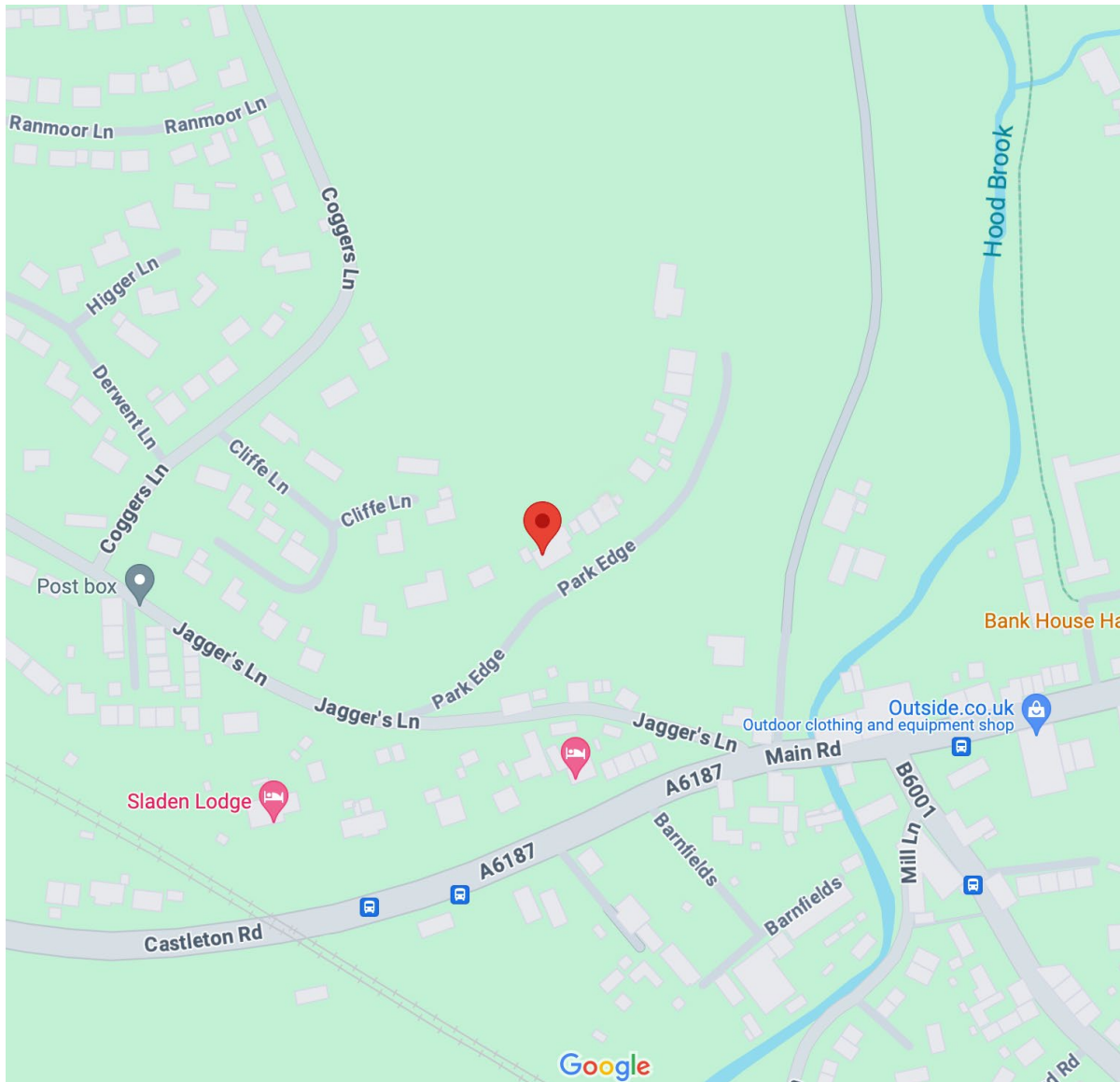




THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2454sq.ft. (228.0 sq.m.) approx.

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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