



Brook Cottage, Mill Street, Stoney Middleton

Hope Valley, S32 4TT

A charming two bedroomed property forming part of a Grade II listed converted mill, beautifully positioned in the village of Stoney Middleton, adjacent to the Mill Brook. Occupying a superb location with excellent village amenities nearby and ideal for Peak District hill walking. This delightful cottage has stunning accommodation arranged over two floors and retains a host of period features including stone mullion windows, original Derbyshire stone fireplaces and original panelling throughout.

A gated archway opens to a lockable storage area ideal for bikes. A solid wood front door opens to the sitting room with two front facing windows and original stone-built fireplace with wood burning stove. The kitchen features a range of units with solid wood worktops incorporating butler sink, under counter dishwasher and washing machine. The kitchen features a six-burner range with extractor hood over and there is space for stand-alone fridge/freezer. Tiled



- Grade II listed two bedroomed mill conversion
- Kitchen with range cooker
- Gas central heating
- Internal viewing essential

- Sitting room with original fireplace and wood burning stove
- Two generous double bedrooms
- Stunning period features including stone mullion windows

- Dining room with original fireplace
- Luxury family bathroom
- Offered to the market with no onward chain



flooring runs throughout and attractive features include stone mullion window and feature fireplace. Accessed from the kitchen is a store room with shelving which houses the combination boiler. At the heart of the property is a formal dining room with front facing window and original stone fireplace and hearth.

From the inner hallway, stairs rise to the first-floor landing with panelled doors to all rooms. Bedroom one is a spacious double bedroom with two front facing windows, feature fireplace, solid wood flooring and beams to the ceiling. Bedroom two is a further double bedroom with solid wood flooring, fitted wardrobe and feature fireplace. A spacious bathroom completes the accommodation featuring a high flush WC, roll top bath with shower over, pedestal wash basin and radiator.

Stoney Middleton is a beautiful village in the heart of the Peak District with an attractive old centre away from the main road with good facilities including excellent pub, café/bistro, butchers and a more extensive range of facilities in neighbouring Calver. The historic village of Stoney Middleton is perfectly placed for access to both White and Dark Peak with Eyam Edge, Curbar Edge and Baslow Edge all within walking distance.

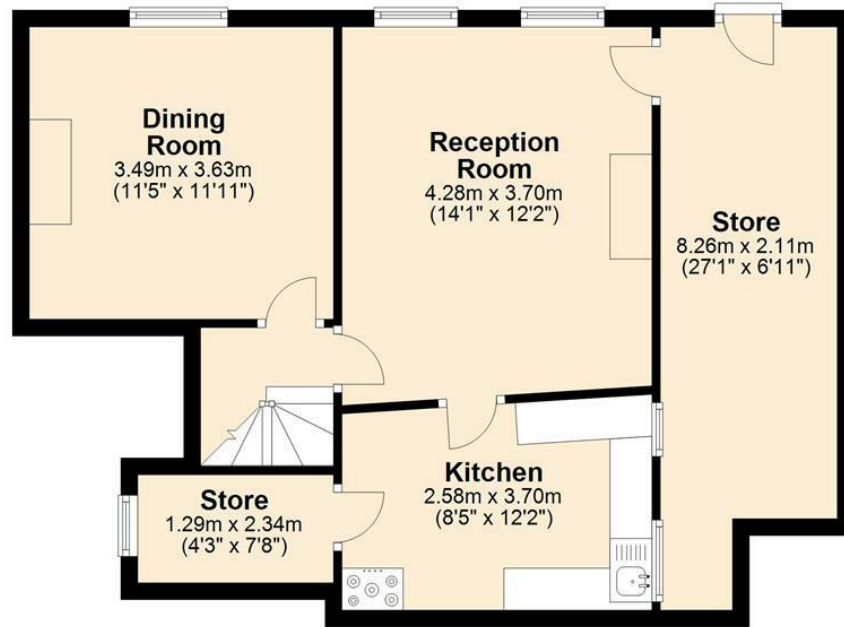






Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



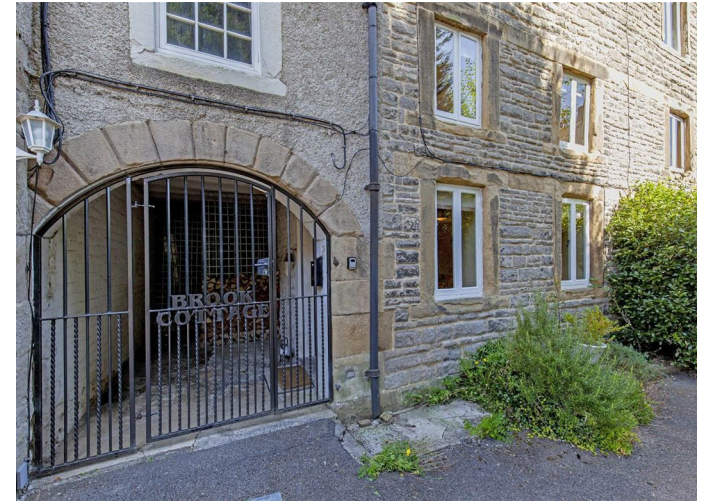
First Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 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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