





# The Barn, Brough

Bradwell, Hope Valley, S33 9HG

A charming four bedroomed converted barn, beautifully positioned overlooking Bradwell Brook, set in stunning gardens with exceptional views and detached double garage. Occupying an idyllic setting in the hamlet of Brough, this lovely home has versatile accommodation arranged over two floors with living space at first floor level to enjoy exceptional Hope Valley views. The gardens and grounds extend to around 0.83 of an acre with paddock, lawn and a variety of shrub and plants. The adjoining paddock has potential as a smallholding with gated vehicle access from the road.

A solid wood front door opens to the entrance hall with tiled flooring and access to all ground floor accommodation. A staircase provides access to the first floor living space and a solid wood door opens to the rear garden. The master bedroom is a rear facing double bedroom with solid wood flooring and pleasant views across Bradwell Brook and the adjoining paddock. The adjoining en-suite comprises of a stand-alone roll top bath, pedestal wash basin, bidet and low flush WC. The room has heated towel rails and a door opens to a utility cupboard with space for a washing machine.



- Four bedroomed converted barn in the hamlet of Brough
- Detached double garage and further driveway parking
- Three double bedrooms and one single bedroom
- Tenure: Freehold, Council Tax band E

- Stunning position overlooking Bradwell brook
- Triple aspect sitting room
- En-suite to the master bedroom & separate family shower room

- Grounds amounting to 0.83 acre with Hope Valley views
- Spacious dining kitchen with granite worktops
- Handmade, solid wood, double glazed windows throughout





Bedroom two and four are rear facing bedrooms with views across Bradwell Brook. Bedroom three has a front facing aspect overlooking the lane. A ground floor shower room serves bedrooms two to four, comprising shower, low flush WC, wash basin and chrome heated towel rail.

Stairs rise to the first-floor galleried landing with access to all living space. A WC features a stained-glass window and high flush WC. Double doors open to a triple aspect sitting room with vaulted ceiling, exposed truss and lovely views across the garden. The focal point of the room is provided by a wood burning stove.

A large open plan dining kitchen enjoys a dual aspect with vaulted ceiling and spectacular Hope Valley views. The kitchen features a solid oak Churchwood kitchen with granite worktops, double Butler sink and five burner Rangemaster cooker. The kitchen includes an integrated dishwasher and space for a large family dining table and chairs. Accessed from the dining kitchen is a home office with lovely views across the garden and river.

Outside, to the front of the property a gravelled driveway provides access to a large detached double garage with adjoining solid wood store. There is further parking and turning space.

To the side of the property is a beautifully planted garden with deep floral borders and elevated patio terrace overlooking Bradwell Brook with views of Win Hill. The garden features a level lawn and patio terrace overlooking the brook. Steps lead down to a footbridge which crosses the brook to a further paddock with raised beds, fruit cages and Japanese garden. Two timber sheds and a greenhouse are included in the sale. The paddock has vehicle access from the main road and is ideal for a variety of uses including smallholding.





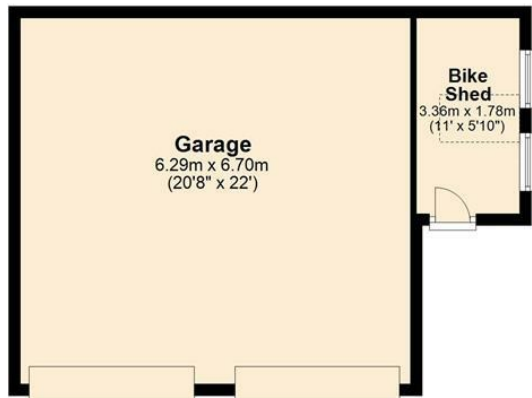
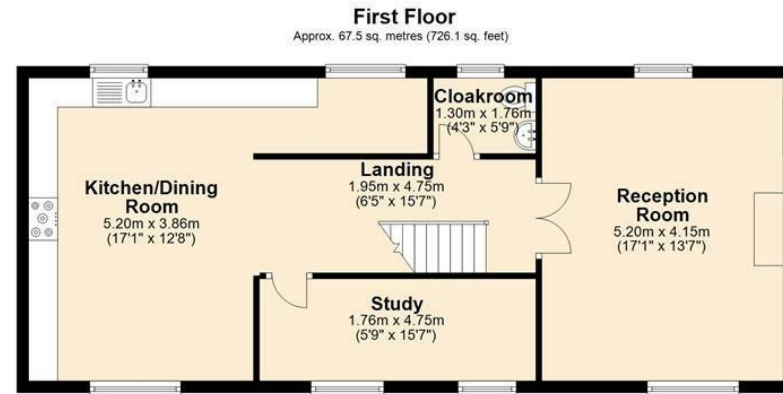
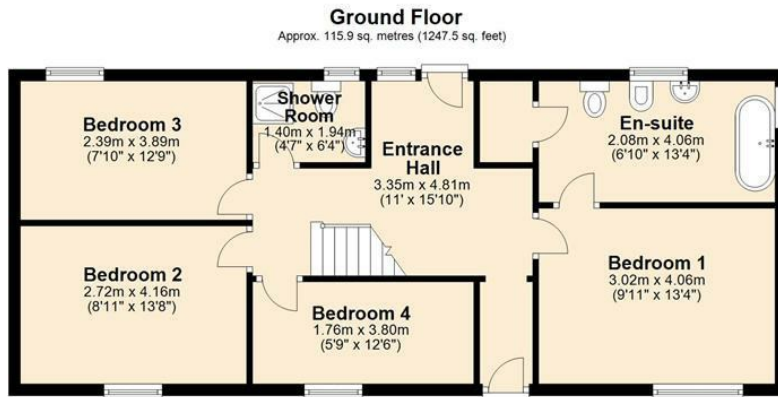












Total area: approx. 183.4 sq. metres (1973.7 sq. feet)

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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