



Bobbin Cottage, 3 Edale Road

Hope, Hope Valley, S33 6ZF

A charming and deceptively spacious two bedroomed cottage beautifully positioned in the village of Hope with well presented accommodation, walled patio garden. Occupying a lovely location in the heart of this popular and well served village Bobbin Cottage has well proportioned accommodation arranged over two floors with a wealth of attractive features including exposed stone wall, wood burning stove and beams to the ceilings. The property is currently run as a successful holiday let and can also be well suited as a full time residence.

A solid wood panelled door opens to the sitting room with beams to the ceilings, front facing, double glazed sash window. The room has seating area, separate dining area and storage cupboard. The focal point of the room is provided by a wood burning stove set upon a stone hearth. The dining kitchen features a range of fully integrated units with solid wood worktops



- Immaculately presented two bedroomed cottage in the Hope Valley
- Fully integrated dining kitchen
- Family bathroom
- Offered to the market with no onward chain
- Sitting room/dining area with wood burning stove
- Luxury master bedroom with high ceilings
- Double glazed throughout
- Solid wood sash windows
- Further double bedroom with feature fireplace
- Excellent storage



with peninsular unit including breakfast bar. The kitchen includes an undercounter dishwasher, washing machine, fridge, separate freezer, microwave, oven with four burner induction hob and extractor fan over. A stainless steel sink and drainer is set beneath a rear facing window overlooking the yard. a cupboard houses the combi boiler. A UPVC glazed window opens to the garden.

Stairs rise to the first floor landing with panelled doors to all rooms. Bedroom one is a generous double bedroom with high ceiling with exposed beams, front facing sash window and a view towards Win Hill. Bedroom two is a further double bedroom with a rear facing aspect and a feature fireplace with decorative backlighting. The family bathroom features a white suite consisting of bath with chrome shower over, low flush WC, countertop washbasin and matt black heated towel rail. The bathroom provides further fitted storage.

Outside there is a patio terrace with stone flagged flooring and timber lockable shed. The property has right of way across the adjoining neighbour's yard.

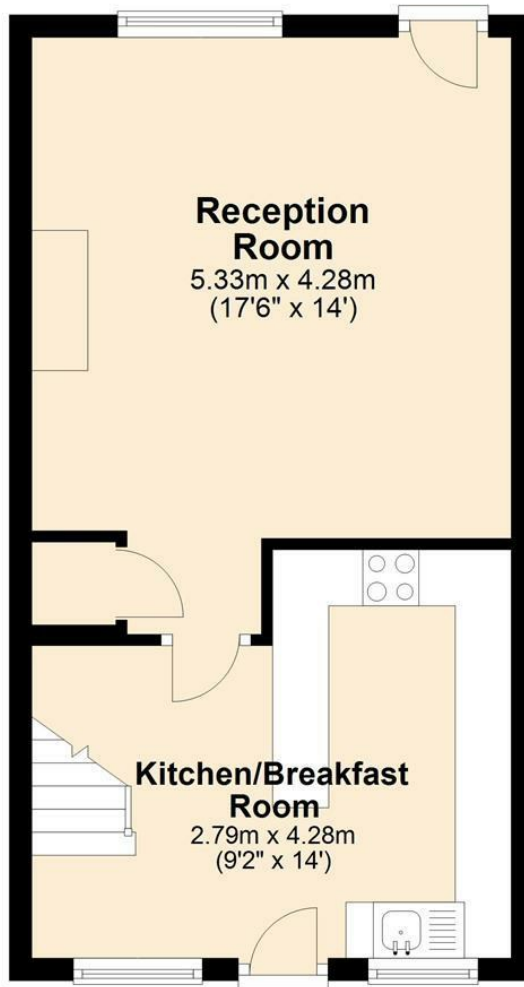






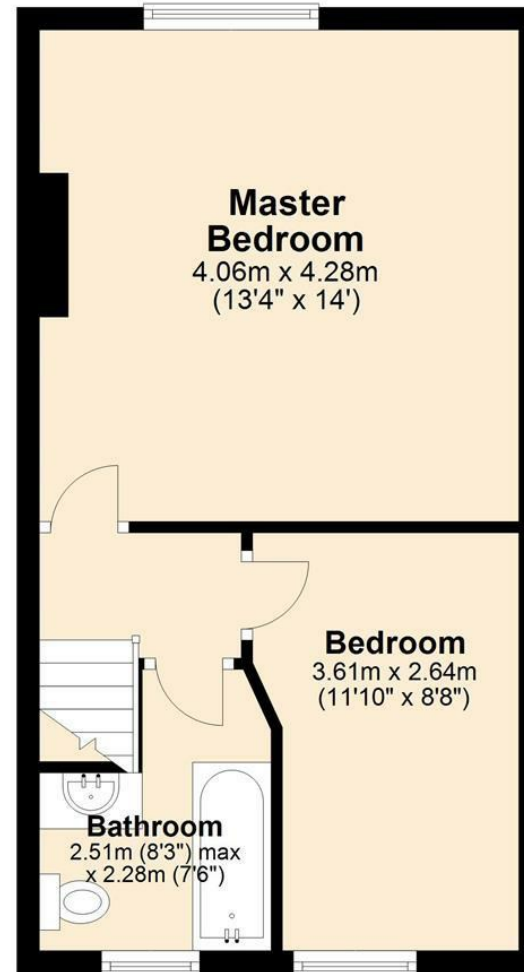
Ground Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



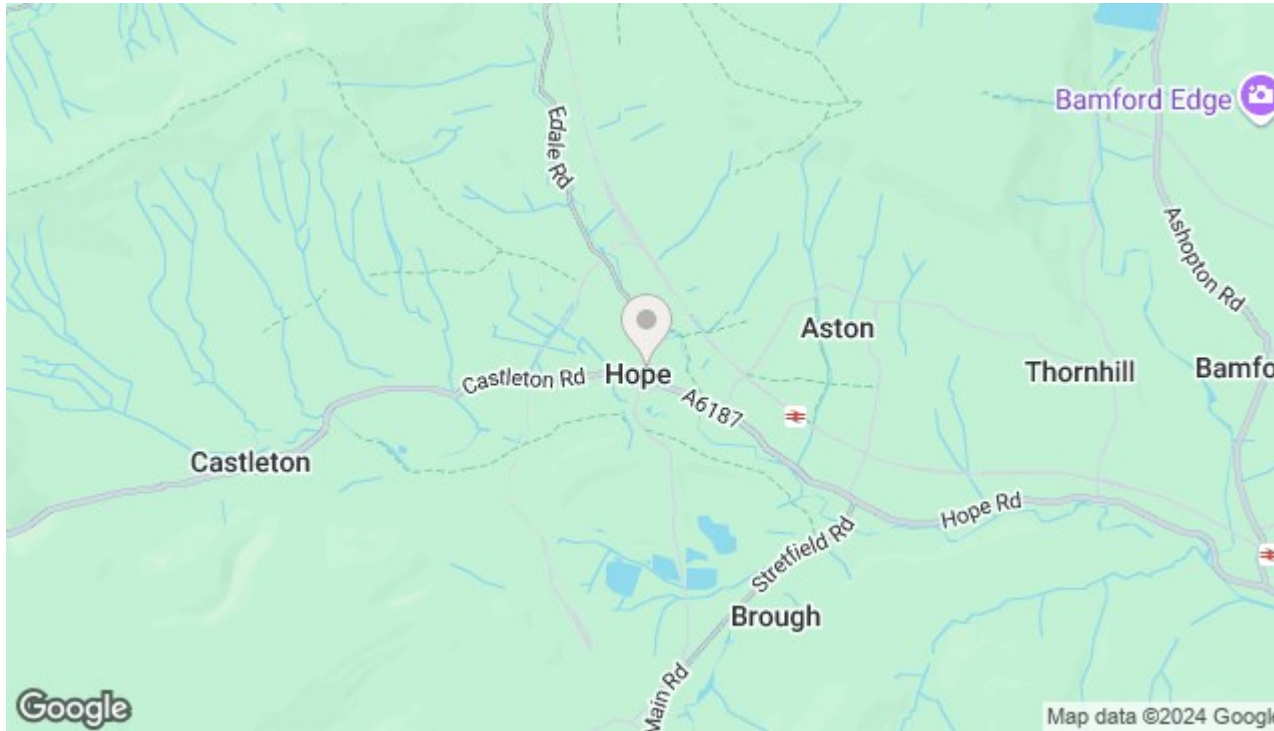
First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 70.2 sq. metres (756.0 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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