



1, Folds Head

Calver, Hope Valley, S32 3XJ

A charming three bedroomed stone-built cottage beautifully located in the heart of old Calver with stunning views towards Curbar Edge and south facing patio terrace. Occupying an excellent location within close proximity to village amenities, this lovely home has accommodation arranged over three floors with a wealth of original features including high ceilings, exposed stone wall and original fireplaces.

A panelled front door opens to a spacious dining kitchen with quarry tiled flooring and front facing window. The kitchen features custom built Canadian red pine cabinets with worktops over incorporating, sink and drainer, oven, four burner hob and Bosch dishwasher. The kitchen features an exposed feature wall, beams to the ceiling and space for a dining table and chairs.

The adjoining sitting room has high ceilings with exposed beams and lovely views



- Charming three bedroomed, limestone built cottage in the village of Calver
- Lockable stone built shed
- Family bathroom
- UPVC double glazing throughout

- Delightful south facing patio terrace
- Spacious sitting room with a Yorkshire Range
- Master bedroom with exceptional view

- Exceptional views towards Curbar and Baslow Edges
- Dining kitchen
- Many original features including original fireplaces



across village gardens. The focal point of the room is a Yorkshire Range set within a gritstone fireplace. From the sitting room a door leads to a Wisteria clad patio terrace.

Stairs rise to the first-floor landing with latched doors to all rooms. Bedroom one is a spacious double bedroom with solid wood flooring, original fireplace and spectacular views towards Curbar and Baslow Edge. Bedroom three is a generous single bedroom with front facing aspect across the village. The family bathroom features low flush WC, pedestal washbasin and bath with shower over.

Stairs rise to the second floor leading with a view towards Curbar Edge from one window and a view across old Calver from the other. This versatile room could easily be used as a bedroom or additional reception room.

Outside, to the rear of the property is a Wisteria patio terrace with seating areas and a wonderful view across gardens to Baslow Edge. No1 Fold's Head enjoys a right of way over the neighbouring terrace cottages. Accessed from the patio terrace is a large utility storage with space and plumbing for a washer and dryer.

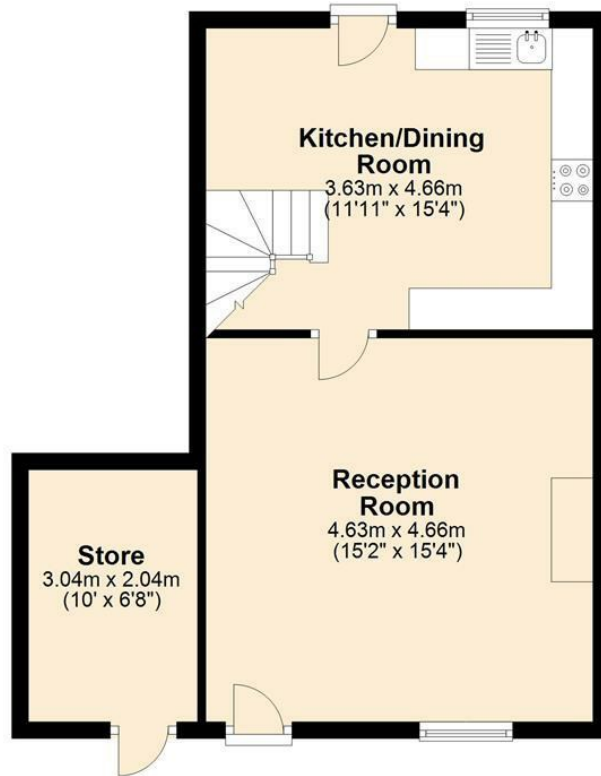






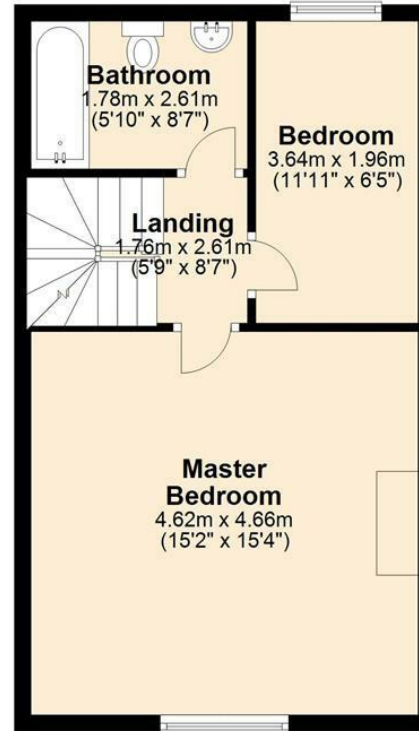
Ground Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Second Floor

Approx. 24.2 sq. metres (260.9 sq. feet)



Total area: approx. 108.7 sq. metres (1170.1 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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