



1 Birchinlee Cottage, The Hollow

Bamford, Hope Valley, S33 0AU

A delightful two bedroomed gritstone cottage forming part of Bamford Mill, a converted cotton mill situated on the banks of the River Derwent, benefitting from two parking spaces and charming gardens. This lovely cottage has bright well-planned accommodation arranged over two floors including a kitchen, sitting room with dining area, bathroom and two bedrooms.

Bamford Mill stands in attractive communal gardens and enjoys half a mile of fishing rights on the River Derwent, with residents enjoying the communal riverside terrace and allotment which are shared between interested members of the community.

A glazed front door opens to the kitchen with tiled flooring and a pleasant aspect across the garden with views of Bamford Edge. The kitchen features a range of high gloss units with worktop space over incorporating a stainless-steel sink and drainer, five burner Bosch hob with an extractor hood over, integrated Bosch oven, integrated Bosch washing machine and space for a stand-alone fridge/ freezer. Plumbing remains for a dishwasher.



- Two bedroomed cottage within the Bamford Mill Development
- Sitting room with dining area
- Lovely views towards Bamford Edge
- Stunning riverside walks from your door
- Allocated off road parking for two vehicles
- Delightful south west facing cottage garden
- Excellent storage throughout
- Kitchen with Bosch appliances throughout
- Bathroom with Porcelanosa suite
- Communal grounds inc. shared entertainment room, allotment & fishing rights



The sitting room enjoys a garden aspect with engineered wood flooring and dining area. The focal point of the room is provided by fireplace with electric flame effect fire. A door provides access to the garden and a storage cupboard has shelving, lighting, and power sockets.

Stairs rise to the first-floor landing with access to all accommodation and attic storage. Bedroom one is a double bedroom with extensive fitted wardrobes with storage space. The rear facing view overlooks the garden and mill building. Bedroom two is a front facing bedroom with a distant view of Bamford Edge. This room features mirrored fitted storage with extendable hanging space. The bathroom features a Porcelanosa contemporary suite with a low flush WC, bath with chrome shower over, a counter top wash basin with storage beneath and chrome heated towel rail.

Outside to the front of the property is allocated off road parking for two vehicles. A pedestrian gate leads to a delightful walled patio garden with seating area and a timber shed.

To the rear of the property is a lovely south west facing cottage garden featuring patio area, lawn and floral borders. A second timber shed is included in the sale.

Main Services

Tenure - Share of freehold 995 years remaining

Service charge inc buildings insurance £3400 per annum

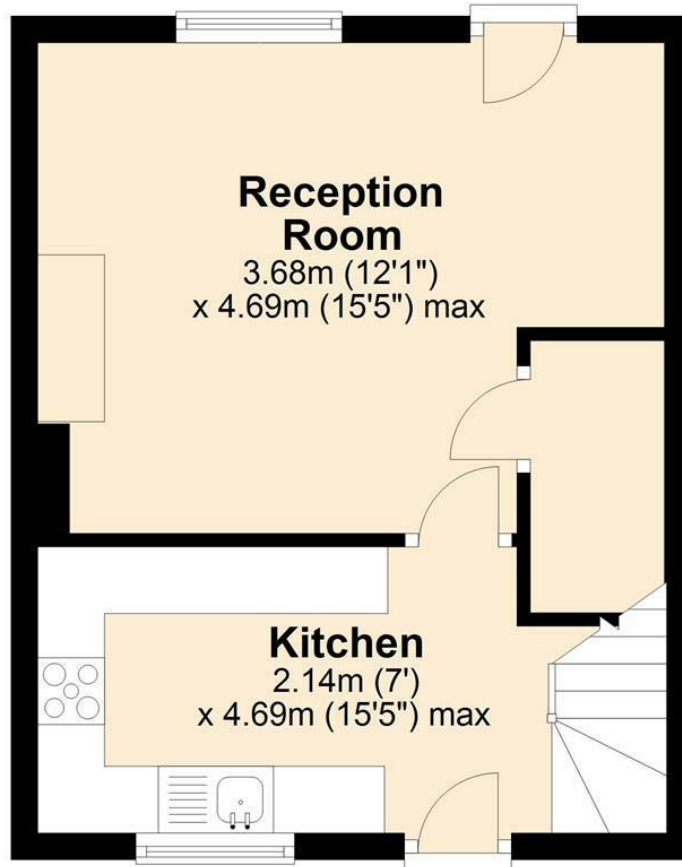






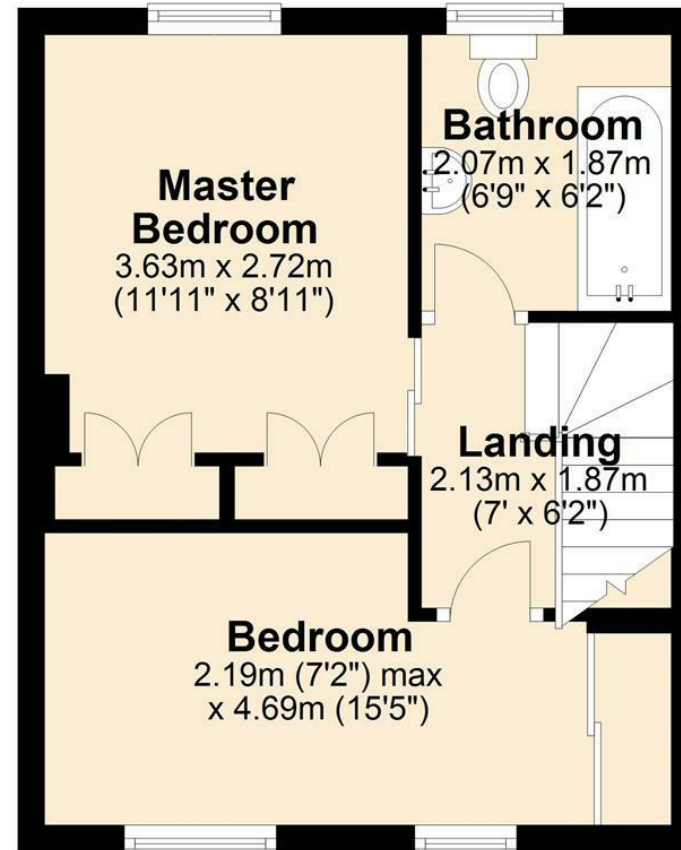
Ground Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.1 sq. feet)



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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