



5, Calver Mill

Calver, Hope Valley, S32 3YU

5 Calver Mill is a magnificent ground floor, two-bedroom duplex apartment forming a part of the sympathetic conversion of a stunning Georgian mill. Occupying a superb location in a highly sought-after village close to local shops and amenities and within easy reach of Bakewell, Chatsworth Estate and the city of Sheffield. This spacious, stylish apartment is set over two floors and benefits from beautifully maintained communal grounds, allocated parking for two vehicles and shared use of the gymnasium.

The front door opens to the entrance hall with engineered wood flooring, storage cupboard and further under stairs storage. Stairs rise to the first floor living space and a hallway provides access to the ground floor bedrooms. The master bedroom enjoys a front facing aspect with two large windows. The luxury en-suite comprises walk in shower enclosure with chrome fittings, contemporary low flush WC, wall mounted wash basin and



- Stunning two double bedroomed duplex apartment
- Stunning views towards Curbar Edge
- Two allocated parking space
- Offered to the market with no onward chain
- Contemporary dining kitchen
- Two luxury bathrooms
- Gated communal grounds
- Impressive open plan living space with dining area
- Delightful setting with easy reach of Calver village, Baslow & Bakewell
- Shared use of the gymnasium



chrome heated towel rail. Along the hallway is a further storage cupboard. Bedroom two is a further double bedroom with front facing window with distant view of Curbar Edge. A luxury family bathroom features walk in shower enclosure, stand alone bath, low flush WC, bidet, wash basin and chrome heated towel rail.

From the entrance hall, stairs rise to the first floor living space with three large windows enjoying views across Calver Mill to Curbar Edge. This impressive living space features seating area and large family dining area with two large windows overlooking the wheelhouse. A stunning breakfast kitchen has tiled flooring running throughout, breakfast bar and rear facing aspect. The kitchen features a range of contemporary style units with extensive work top space incorporating four burner induction hob with extractor hood over, double Siemens oven, integrated fridge freezer, integrated Bosch dishwasher and integrated Hotpoint washing machine.

Outside, the property benefits from two allocated parking spaces and gated communal grounds with picnic area and delightful river frontage.

Furniture is available by separate negotiation

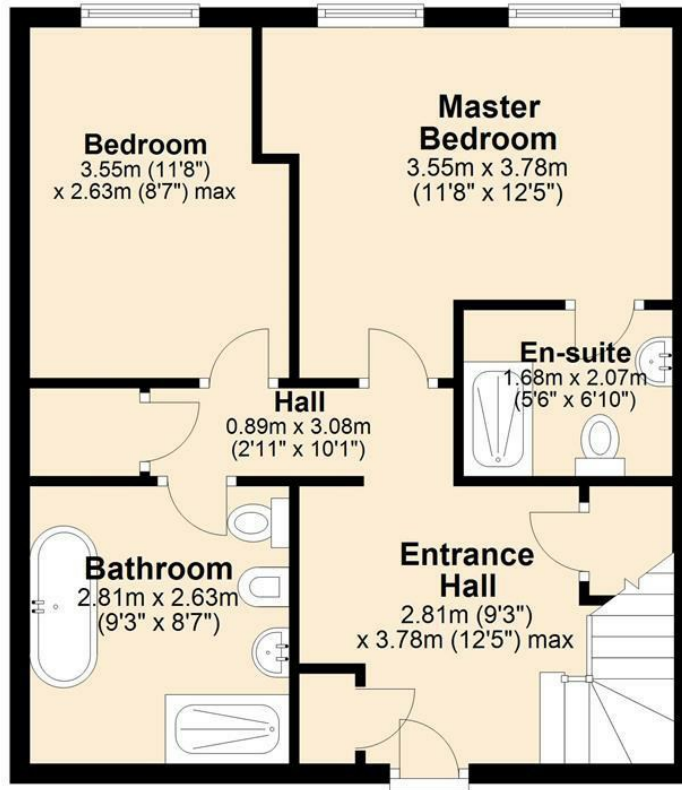






Ground Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



Total area: approx. 107.9 sq. metres (1161.9 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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