



Tucker Croft,

Joan Lane, Bamford, Hope Valley, S33 0AW

A substantial, extended family home beautifully positioned in the village of Bamford with extensive off-road parking, detached double garage and 16.69 acres of land, including stunning garden, equestrian paddock and parkland. Occupying a spectacular setting accessed from a private lane, this family home enjoys spectacular views across its land, Bamford Edge and the Hope Valley. Perfectly suited for equestrian use or a smallholding and conveniently located with easy access to Sheffield and Manchester, via the Hope Valley train line.

The front door opens to the reception hall with oak flooring and access to a cloakroom/WC and the cellar. Panelled doors provide access to all ground floor accommodation and stairs rise to the first-floor landing. The principal reception enjoys a dual aspect with high ceilings and spectacular views across the valley. The focal point of the room is provided by a stone-built fireplace with Clearview multi-fuel stove.

The adjoining dining room has a lovely aspect across the grounds and paddock and French doors open to the stone flagged terrace. This spacious room has space for a large dining table and chairs and features a stone-built fireplace with flame effect gas fire.

At the heart of the property is a dining kitchen with French doors opening to the garden and space for a dining table and chairs. The kitchen features a range of modern units with extensive worktop space incorporating built-in double oven, microwave, four burner induction hob with extractor hood over, dishwasher, breakfast bar and space for an American style fridge/freezer. A sink and a half is set beneath a front facing window with spectacular views across the valley. From the kitchen, French doors and a separate door lead to the garden. Electric underfloor



- Substantial four bedroomed Victorian home in the village of Bamford
- Stunning garden and adjoining paddock with equestrian facilities
- Further parkland and small amount of woodland extending to around 15 acres
- Double garage with home office over
- Three separate reception rooms
- Four generous double bedrooms, one en-suite
- Gym, cellar and home office
- Spacious dining kitchen opening to the garden
- Stunning views towards Bamford Edge, Win Hill and the Hope Valley
- Truly spectacular setting

heating runs throughout the room into an adjoining home office and a further cloakroom/WC.

Accessed from the home office and inner hallway is a large utility room with further unit storage, worktop space and stainless-steel sink and drainer. The utility room features space and plumbing for a washing machine and dryer and has attic storage.

From the hallway a short flight of stairs leads to a gym and snug room. The gym has French windows opening to the front of the house with views across the valley. The gym features a shower room with steam shower and heated towel rail. The snug room is ideal for family life with seating area and views across the valley.

From the entrance hall stairs rise to a galleried landing with access to all rooms. The master bedroom is a large double bedroom with fitted wardrobes and stunning views across the garden and land. The en-suite features a low flush WC, walk-in double shower enclosure, pedestal washbasin and heated towel rail. Three further generous double bedrooms, two of which have fitted wardrobes, radiate from the landing/hallway, all with superb views across local countryside. A spacious family bathroom completes the accommodation featuring a bath, low flush WC, pedestal washbasin, double shower enclosure and two heated towel rails.

Grounds and gardens

Tucker Croft is approached via a sweeping private lane shared with five neighbouring properties. To the front and side of the property is off-road parking for several vehicles.

To the side of the property there is access to a stone-built detached double garage with workshop area and home office above. To the rear of the property are beautiful gardens laid to lawn with deep floral borders and large stone flagged patio terrace. Accessed from the garden is an acre paddock, ideal for equestrian



use with two stables and two tack rooms.

From the garden there are exceptional views across adjoining parkland with views of Bamford Edge, Win Hill and the valley. Accessed from the garden is a vegetable patch with raised beds and timber greenhouse.

The land extends to around 15 acres with a variety of mature native species and is currently grazed by sheep.

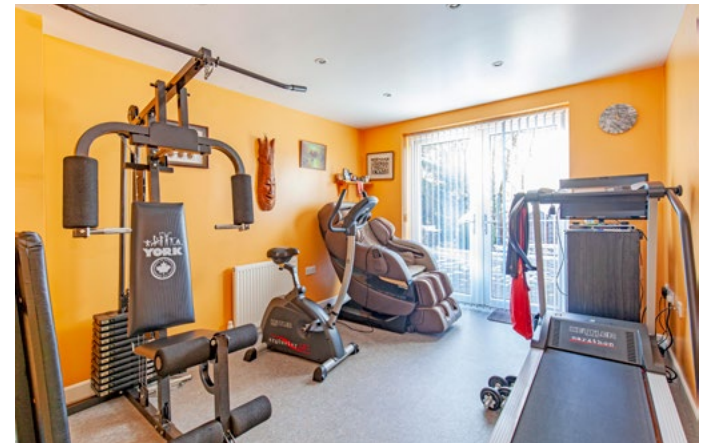
Garage and Home Office

The double garage is accessed from the driveway at the side of the property with electric up and over garage doors. To the rear of the garage is a utility/store room with unit storage and quarried tiling.

A stone built external staircase leads to the first floor office with three sets of Velux windows and fitted office furniture.







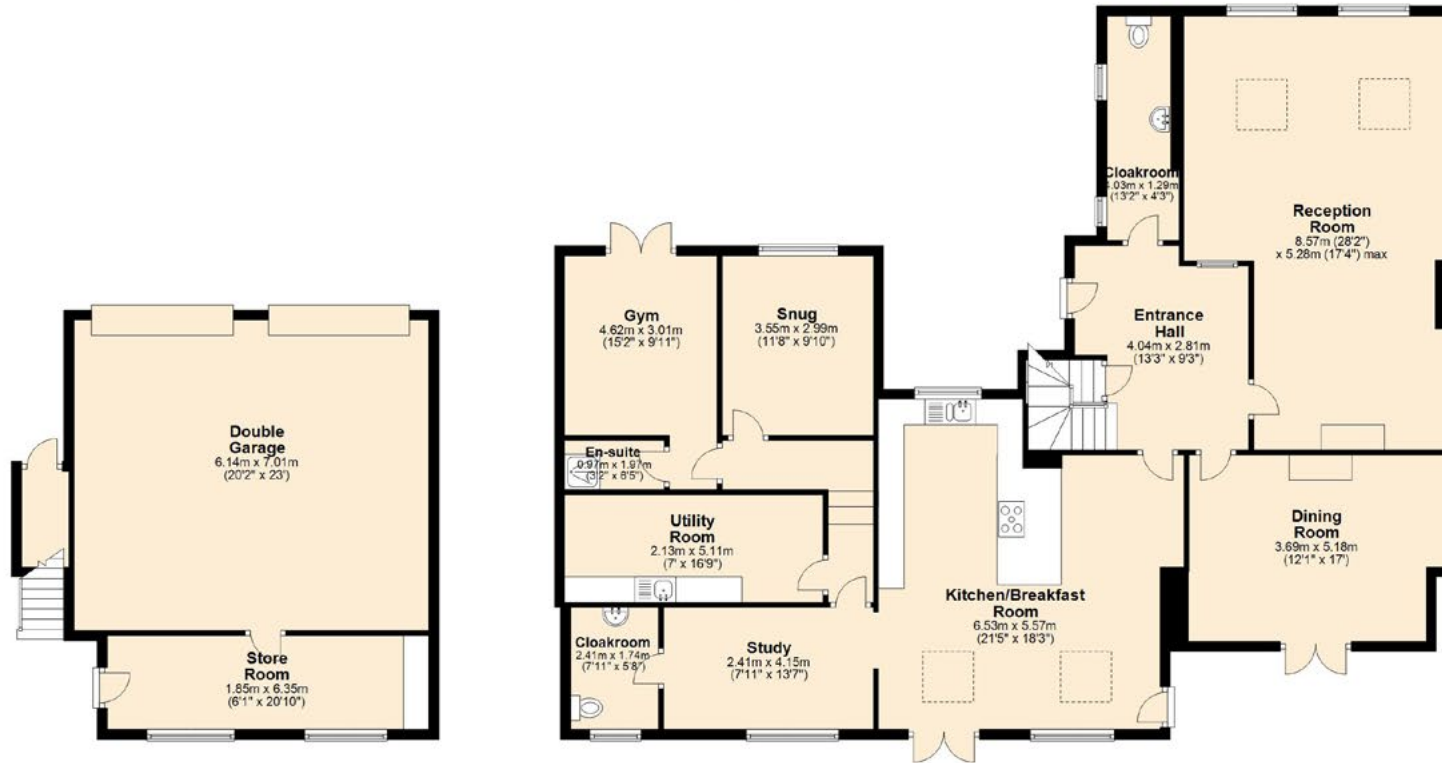




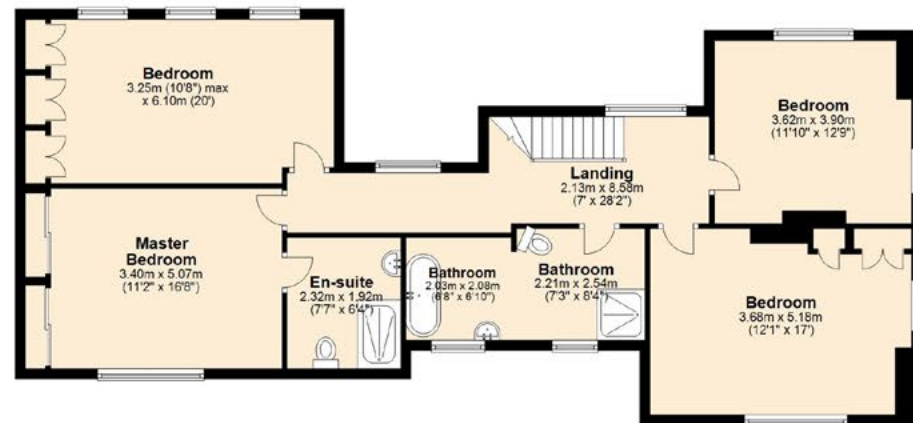




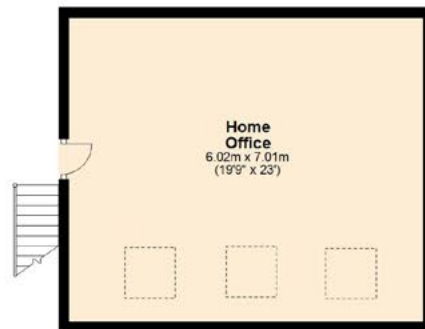
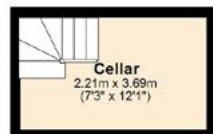
Ground Floor
Approx. 232.7 sq. metres (2505.0 sq. feet)



First Floor
Approx. 145.7 sq. metres (1588.3 sq. feet)

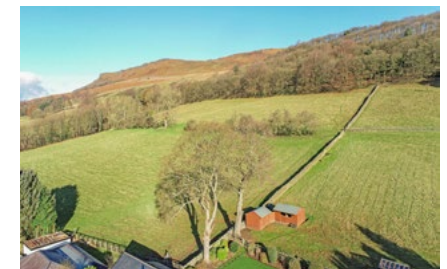
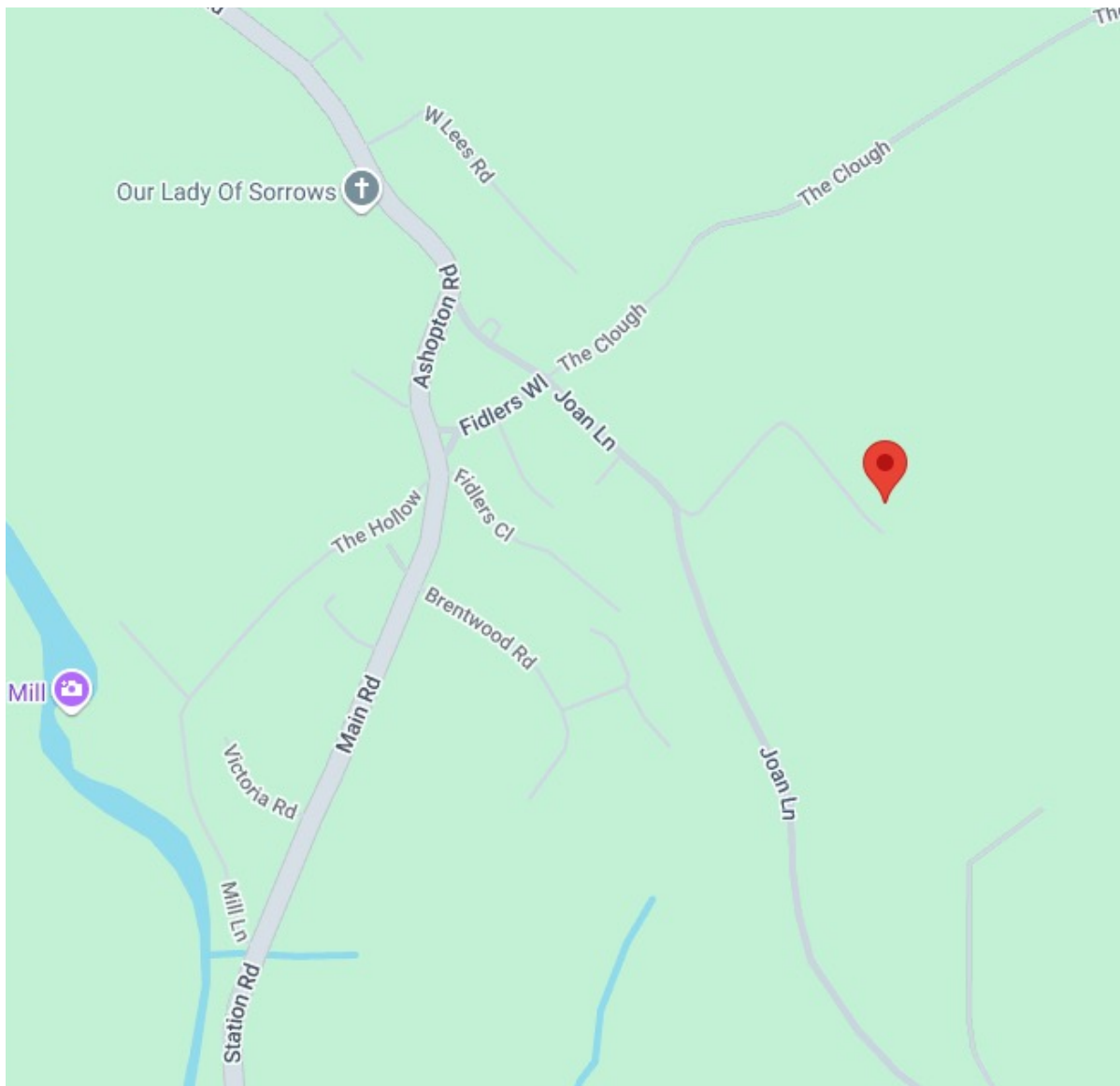


Basement
Approx. 8.1 sq. metres (87.7 sq. feet)



Total area: approx. 386.6 sq. metres (4161.0 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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