



Rose Cottage, The Green, Grindleford, Hope Valley, S32 2HH

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A two bedroomed 17th century cottage beautifully located in the village of Grindleford benefitting from off-road parking, an easily maintained front garden and lovely views across the Hope valley towards Jubilee Rocks. Occupying an elevated position, this deceptively spacious cottage has accommodation over two floors with many attractive features including a stone-built fireplace, high ceilings and two generous double bedrooms.

A Victorian style solid wood front door opens to a double aspect sitting room with pretty views across the valley and village of Grindleford. The focal point of the room is provided by a stone-built fireplace with a Clearview wood burning stove. An inner hallway provides access to the spacious dining kitchen with ample space for a family sized table and chairs. The kitchen features a range of units surmounted by wood effect worktops incorporating sink and drainer, oven, four burner hob, extractor hood, under counter fridge and space for a washing



- 17th Century semi-detached cottage in village of Grindleford
- Versatile lean-to/boot room
- Spacious bathroom
- Stylishly presented throughout
- Spacious dining kitchen
- Cellar
- Pretty garden to the front with stunning views
- Sitting room with stone-built fireplace and Clearview stove
- Two generous double bedrooms
- Off road parking for one small vehicle



machine. A door from the kitchen opens to a spacious lean-to/ boot room, ideal for a variety of uses. A further door leads to a separate utility area and a solid wood door provides access to the driveway, approached from Sir William Hill Road.

From the inner hallway stone steps lead down to a versatile cellar ideal for storage.

From the sitting room stairs rise to the first-floor landing with latch doors to all rooms. Bedroom one is a spacious double bedroom with delightful front facing views across the village of Grindleford to Hay Wood. Bedroom two is a further double bedroom with the same lovely view and fitted cupboard housing the combi boiler. A beautifully appointed bathroom features bath with shower over, low flush WC, washbasin and chrome heated towel rail.

Outside, to the front of the property is a garden featuring patio terrace area, well stocked borders and pathway leading to the front door. Screened from the lane the patio has stunning views across the Derwent Valley.

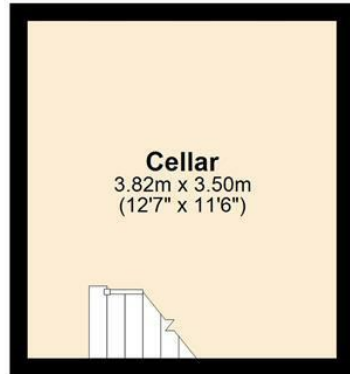






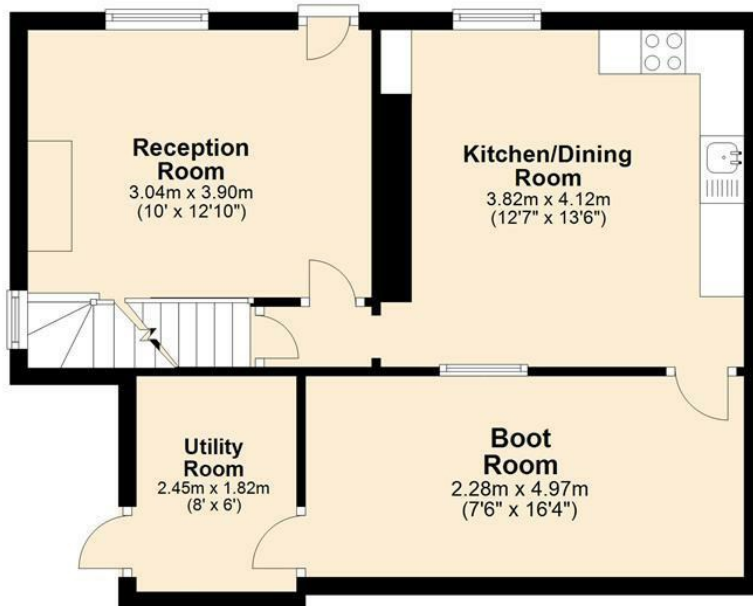
Basement

Approx. 13.4 sq. metres (144.0 sq. feet)



Ground Floor

Approx. 47.7 sq. metres (514.0 sq. feet)



Total area: approx. 95.2 sq. metres (1024.4 sq. feet)

First Floor

Approx. 34.0 sq. metres (366.4 sq. feet)





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