



8 Mill Cottages, Hope Road, Edale

Hope Valley, S33 7ZF

A three-bedroom mid-terrace cottage enviably located in the hamlet of Mill Cottages, Edale. This property benefits from delightful rear garden and magnificent views of adjoining countryside. This pretty cottage has accommodation arranged over three floors with many attractive features including original fireplaces, high ceilings and outstanding local views.

The front door opens to an entrance hall with stairs to the first floor and access to all ground floor accommodation. A dining room has front facing aspect with views towards Kinder Scout and Ringing Roger. This charming room features reclaimed wood shelving and fitted cabinetry and fireplace with wood burning stove.

The sitting room enjoys a rear facing aspect with brick backed fireplace and further wood burning stove. The room has fitted cabinetry, shelving and a window seat. Accessed off the sitting room is downstairs



- Three double bedroom mid-terrace cottage in Mill Cottages, Edale
- Well-equipped off shot kitchen
- Family bathroom
- Offered to the market with no onward chain
- Dining room with wood burning stove
- Easily maintained south facing garden
- Double glazing throughout
- Stylishly presented accommodation
- Sitting room with wood burning stove
- Magnificent views across Edale



storage.

The kitchen features a range of units with solid wood worktops incorporating four burner hob with extractor over, oven and space for washing machine. A ceramic sink and drainer are set beneath a rear facing window with views towards Mam Tor.

Stairs rise to the first-floor landing with access to all rooms and boiler/linen cupboard. Bedroom one is a generous double bedroom with fitted storage space, book-shelving and feature fireplace. The view takes in open countryside and Kinder Scout.

Bedroom three is a rear facing single bedroom with lovely view across the garden with river and hillside view. The family bathroom features a suite of low flush WC, pedestal washbasin and bath with shower over.

Stairs rise to the top floor double bedroom with eaves storage and two Velux windows.

Outside, to the front of the property, is an easily maintained garden laid to lawn with wrought iron railings and pathway to the front door. To the rear of the property, is a delightful south facing garden laid to lawn with three heritage variety apple trees, a patio terrace and stone built outbuildings. From the garden there are magnificent views across neighbouring countryside and the River Noe as it meanders through the valley.

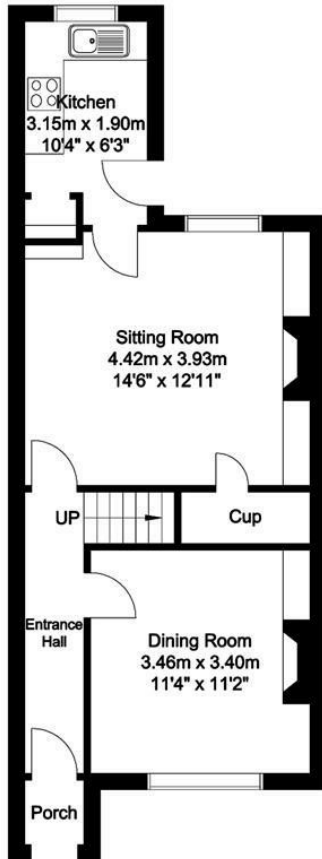
Opposite the property is residents parking.



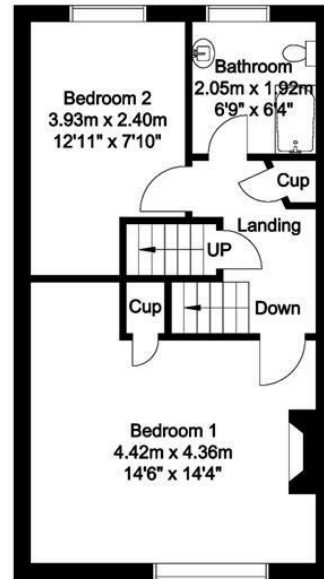




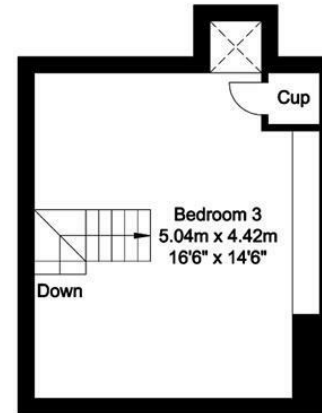
Ground Floor
44 sq m/473.61 sq ft
Approx.



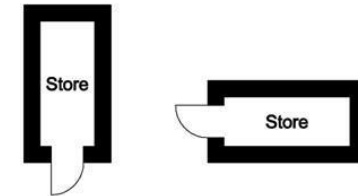
First Floor
37 sq m/398.26 sq ft
Approx.



Second Floor
23 sq m/247.56 sq ft
Approx.



Outbuilding
3 sq m/32.29 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2022

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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