



# 7, Derwent Lane, Hathersage

Hope Valley, S32 1AS

A three/four bedroomed link detached family home beautifully located in the village of Hathersage, benefitting from delightful rear garden, off road parking for two vehicles and single garage with workshop. Occupying a stunning position with far reaching views across the Hope Valley. The living accommodation is arranged over two floors; external steps lead from the lower level to the greenhouse and garden. With UPVC double glazing and gas central heating.

The front door opens to a galleried landing with front facing window and staircase providing access to the house. The sitting room enjoys a dual aspect with two large windows and stunning views across the Hope Valley. The focal point of the room is provided by a gas fire with stone surround. Accessed from the sitting room is a versatile bedroom with dual aspect, fitted desk space, wardrobes and wash basin. Accessed off the landing are two further bedrooms and a family bathroom. The central bedroom has a fitted wardrobe and enjoys a rear facing aspect across the valley. The corner double bedroom enjoys a double aspect with similarly stunning views and fitted wardrobes. A family bathroom serves this floor and comprises low flush WC, wash basin set within storage, shower enclosure with electric shower and chrome heated towel rail.

Stairs lead down to a lobby area providing access to the main living space. The kitchen features a range of units with extensive work top space incorporating



- Three/four bedroomed link detached property in Hathersage
- Well-equipped kitchen with pantry
- Garden room, utility room and boot room
- Single garage with workshop

- Spectacular far-reaching views across the Hope Valley
- Sitting room with exceptional views across the valley
- Family bathroom and further family shower room
- Superb garden with patio terrace and lawn
- Reception room with adjoining dining area
- Driveway parking for two vehicles



oven, microwave / grill, four burner hob with extractor hood over, dishwasher and under counter fridge. The sink and drainer is set beneath a rear facing window with views across the valley. Accessed from the kitchen is a walk-in shelved pantry.

An opening from the kitchen leads to a further reception room with adjoining dining area. From the dining area a glazed door provides access to the garden and there are wonderful views from Grindleford to Shatton Moor. The adjoining reception area has a living flame gas fire and fitted storage. An opening with concertina doors leads to a home office/further bedroom with side facing window, fitted wardrobes and counter top washbasin. This room gives access to a large storage space.

Accessed from the lobby area is a bathroom comprising low flush WC, wash basin, bath and shower enclosure. Off the lobby is a further cloakroom/WC. A glazed door opens to a garden room with spectacular views across the valley and a sliding door provides access to the dining room.

Accessed from the garden room is a boot room with unit storage and access to both the front and rear garden. A utility room features extensive unit storage with stainless steel sink and drainer and space and plumbing for washing machine, tumble dryer and space for further fridge and freezer.

Outside, to the front of the property is off road parking for two vehicles. A short driveway leads to a single garage with workshop to the rear. Fronting the property is an easily maintained garden with well stocked beds and shrubbery.

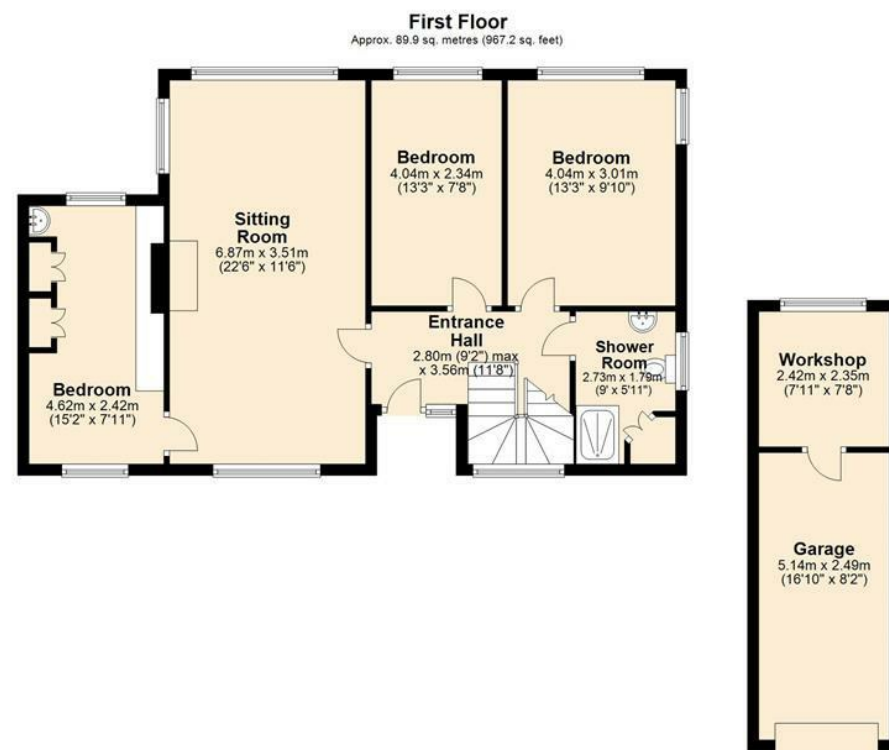
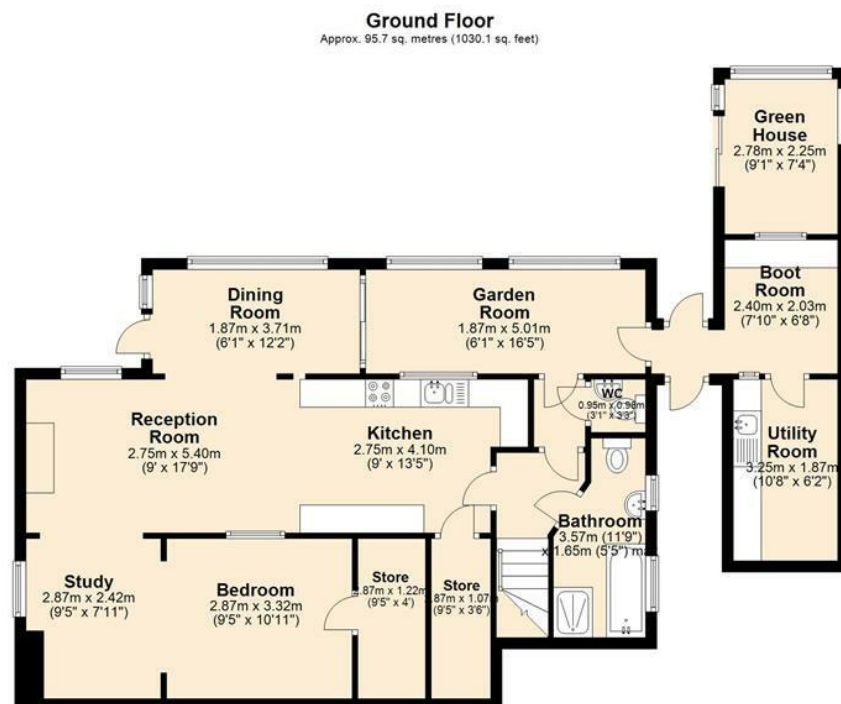
To the rear of the property is a superb garden with gently sloping lawn, deep borders and two large stone-flagged patio terraces. The garden includes a timber shed and fruit cages: its boundaries are defined by hedging.

Viewing By Appointment Only.









Total area: approx. 185.6 sq. metres (1997.4 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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