



Casula, Charlotte Lane, Bradwell

Hope Valley, S33 9HH

A charming two bedroomed semi-detached cottage, beautifully positioned in the village of Bradwell, benefitting from exceptional views and delightful cottage garden. Occupying an elevated position with views across adjoining countryside, this lovely home has accommodation arranged over two floors with UPVC double glazing and potential for off street parking, subject to necessary permissions. The property has two versatile stone-built outbuildings and solar panels to the south facing roof elevation.

The front door opens to a reception hall with hanging space and stairs lead to the first floor. The dining kitchen enjoys a dual aspect with excellent natural light with views towards Win Hill to the front and Bradwell Edge to the rear. The room features tiled flooring, pantry and a UPVC glazed door that leads to the garden. The kitchen has a range of units with granite worktops incorporating Butler sink, double oven, four burner hob with extractor over. The kitchen



- Two double bedroom semi-detached cottage in the village of Bradwell
- Two lockable stone outbuildings
- Two double bedrooms
- Offered to the market with no onward chain
- Elevated position with exceptional views over local countryside
- Dining kitchen
- Solar panels
- Walled south facing garden with a patio and lawn
- Sitting room with log burning stove
- UPVC double glazing



also has space for a freestanding fridge freezer, washing machine and dishwasher. The sitting room enjoys a dual aspect with French doors to the garden. The focal point of the room is a stone fireplace with log burning stove and hearth.

Stairs rise to the first-floor landing with access to all rooms. Bedroom one is a dual aspect double bedroom with solid wood flooring and exceptional views. The room features an alcove ideal for storage. Bedroom two is a further double bedroom with similar outlook and view. A family bathroom completes the accommodation, comprising of low flush WC, pedestal washbasin and bath with electric shower over. The room features a laundry cupboard and storage which houses the combi boiler.

Outside, to the side and the rear of the property is a lovely walled garden which backs onto a field with uninterrupted views across Bradwell to Bradwell Edge. The garden features a large south facing stone-flagged patio area and level lawn with floral borders and south west facing aspect. There is gated access to Charlotte Lane and two stone-built outbuildings providing garden storage.

There is potential for off street parking to the side of the property, subject to necessary consent.

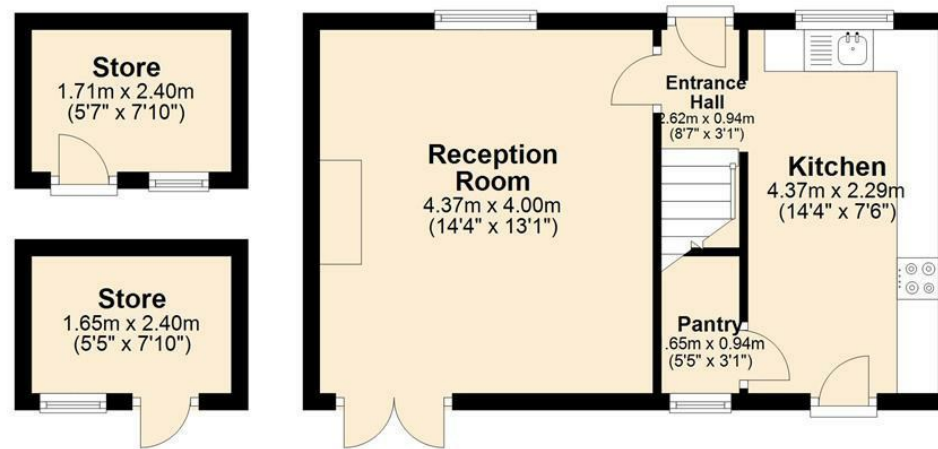






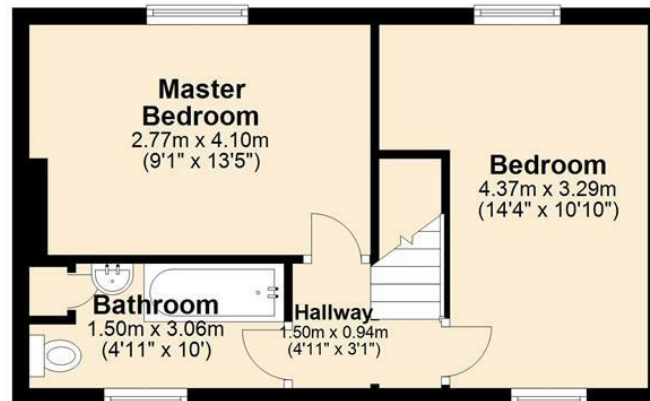
Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 73.0 sq. metres (785.2 sq. feet)



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