



Leigh Cottage, Dale End

Bradwell, Hope Valley, S33 9HP

A charming two / three bedroomed Victorian detached cottage beautifully positioned in the village of Bradwell with stunning garden, far reaching views and garden office. Occupying a prominent position with views towards Bradwell Edge and Win Hill, this attractive home has flexible accommodation arranged over two floors with solid wood sash windows throughout, gas central heating and many stylish features.

The panelled front door with window light opens to the dual aspect dining room with solid wood flooring and understair storage. The adjoining reception room has a dual aspect with solid wood flooring and a stone built fireplace with Clearview multi fuel stove. The room has fitted storage and cabinetry.

The kitchen lies at the rear of the property with tiled flooring and a rear facing window. The kitchen features a range of panelled units with solid wood worktops incorporating Butler sink, four burner gas hob with extractor over, oven and steam oven/microwave. There is space for a dishwasher, under counter freezer and stand alone fridge. The utility room has a stone flagged floor, storage for coats and shoes and space and plumbing for a washing machine and tumble dryer.



- An attractive two/three bedroomed Victorian property in the village of Bradwell
- The property is wired with Cat5 Ethernet cabling
- Further double bedroom & single bedroom
- Solid wood double glazed sash windows
- Well equipped kitchen & utility room
- Sitting room with Clearview multi fuel stove
- Stylish shower room and separate WC
- Dining room
- Master bedroom with fitted wardrobes
- Terraced garden with stunning views and garden office



Stairs rise to the first floor landing with a large front facing window and stylish fitted book shelving and cabinetry. The master bedroom has solid wood flooring, extensive fitted wardrobes and wonderful views towards Bradwell Edge and Win Hill. Bedroom two is a further double bedroom with solid wood flooring and similar view. A hatch provides access to the attic. Bedroom three has a side facing aspect and is well suited as a nursery or home office with Amtico herringbone flooring. The luxury shower room with underfloor heating comprises a double walk in shower enclosure and counter top washbasin. Adjoining the shower room is a separate WC with contemporary style washbasin and low flush WC.

Outside, to the front of the property there is pedestrian access via a walkway with wrought iron railings. To the rear of the property is a terraced garden with exceptional views across the village towards Bradwell Edge and Win Hill. To the side of the property there is potential for off road parking, subject to planning permission. Within the garden is a fully insulated timber clad home office with electricity and separate storage area, ideal for working from home. There is a log store, lean to store and further timber shed.

Services:

Gas central heating
Mains electricity & drainage
Fibre broadband

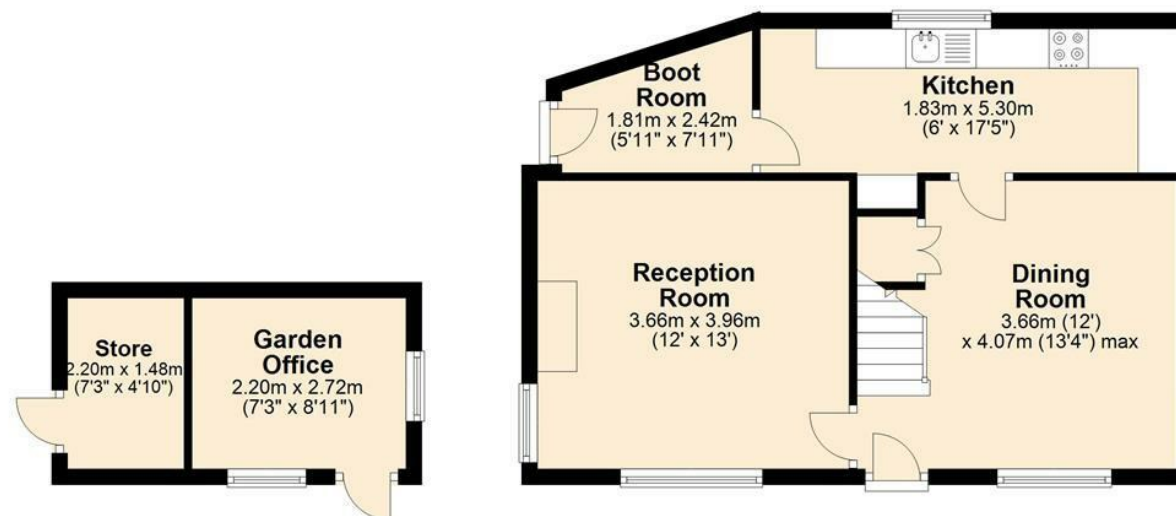






Ground Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 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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