



Little Gatehouse,

Gatehouse Lane, Hathersage, Hope Valley, S32 1BQ

A charming, four bedroomed detached cottage beautifully positioned just outside the village of Hathersage, standing in delightful south west facing cottage gardens with separate stone-built annex, garaging and land extending to approximately 2.4 acres. Occupying an idyllic position on Gatehouse Lane, this lovely cottage dates back to 1870 and has accommodation arranged over two floors. The land is managed jointly with Derbyshire Wildlife Trust as part of their re-wilding programme and connectivity scheme. This links into a wider wildlife corridor across the country. This arrangement can continue or be terminated by new owners if they wish.

The front door opens to the dining room with stone flagged flooring, gritstone fireplace and Clearview multi fuel stove. A front facing window overlooks the garden and a staircase provides access to the first floor. At the heart of the property is a farmhouse style kitchen with adjoining dining room. The kitchen features a range of units with marble worktops incorporating Butler sink, dishwasher, pantry cupboard and space for stand-alone fridge freezer. The centre piece of the kitchen is an oil-fired Aga. The adjoining dining room has tiled flooring, a stable door and four Velux windows providing superb natural light. Accessed from the kitchen a utility room features further unit storage, stainless steel sink and drainer and space for a washing machine. This room houses the oil-fired boiler. An opening from the dining room with internal bi-fold door leads to the main sitting room with dual aspect, stone built open fireplace and views of the front garden. There is access to a newly installed south westerly facing, aluminium conservatory and porch with bi-fold doors opening to the garden and delightful views across adjoining land towards Shatton Moor.

From the dining room an inner hallway provides access to a boot room with alternative front door. A cloakroom/WC features a low flush WC and counter top wash basin. A hobby room features Butler sink and solid wood worktop. This room is ideal for hobbies.

Stairs rise to the first floor with latched doors to all rooms. The master bedroom is a dual aspect double bedroom with lovely



- A charming four bedroomed detached cottage occupying an idyllic position
- Standing in delightful south west facing cottage gardens
- Separate stone-built one bedroom annex and garaging
- Amenity land extending to approximately 2.4 acres
- Fitted kitchen with stone flagged floor and Aga
- Dining room with stone flagged floor and multi fuel stove
- Sitting room with dual aspect and stone built fireplace
- South facing conservatory and porch with bi-fold doors
- Stunning views across the Hope Valley
- Tenure: Freehold. Council Tax Band: G

views and access to a separate room with WC, vanity unit, washbasin and heated towel rail. Bedroom two is a double bedroom with fitted storage and front facing aspect across the garden. Bedroom three is a further double bedroom currently used as a twin with lovely views across the garden. Bedroom four is a dual aspect double bedroom with vanity unit and heated towel rail. The family bathroom completes the accommodation and comprises low flush WC, bath, oversized wash basin with storage underneath and heated mirror above, separate shower enclosure and heated towel rail.

Gardens

To the front and side of Little Gatehouse are delightful cottage gardens featuring mature borders, patio terraces and a level lawn. The garden faces in a south west orientation with many seating areas, two ponds and stunning views across the Hope Valley. Within the garden is a kitchen garden with four raised beds, a solid wood greenhouse and further storage.

Garaging and Parking

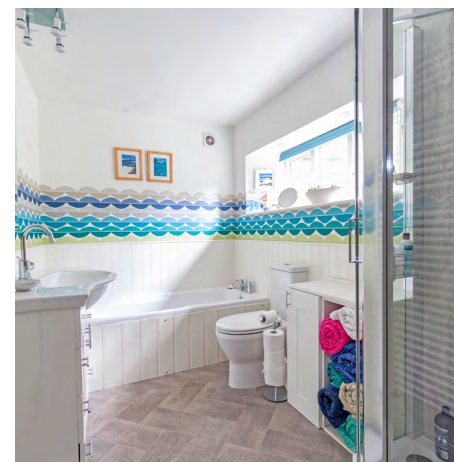
The property benefits from extensive off-road parking for up to four vehicles and a detached double garage with electric roller doors and a first-floor level for storage. Adjoining the garage is a lockable workshop.

The Henhouse

The Henhouse is a stone built one bedroomed annex with reception area featuring wood burning stove, central kitchen, shower room with infrared heated mirror and large double bedroom. The Henhouse enjoys fantastic views across the land and has a small separate private garden and parking space, ideal for letting or ancillary accommodation.

Land

Little Gatehouse benefits from two separate fields extending to around 2.4 acres. The land slopes away down the hill and is a haven for wildlife and birds. Both fields are accessed via five-bar gates off Gatehouse Lane, and there is a wooden field shelter which adjoins the stone built garage.















The Henhouse

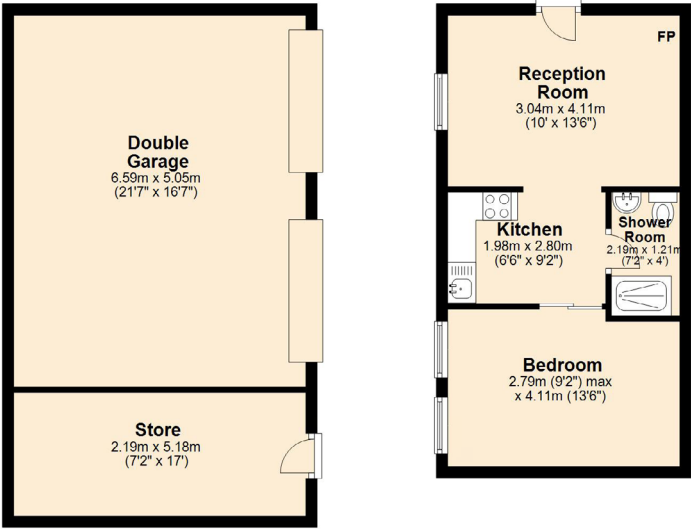
The Henhouse is a stone built one bedroomed annex with reception area, central kitchen, shower room and large double bedroom. The Henhouse enjoys fantastic views across the land and has a separate private garden and parking space, ideal for letting or ancillary accommodation.



Little Gatehouse Floorplan

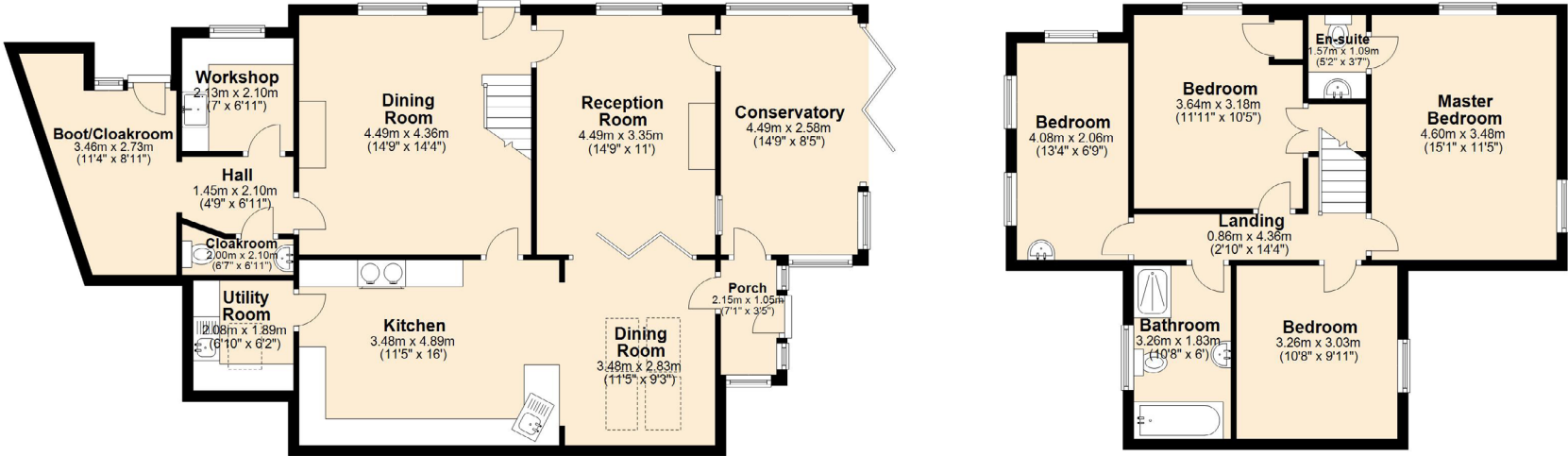
Ground Floor

Approx. 179.2 sq. metres (1928.9 sq. feet)



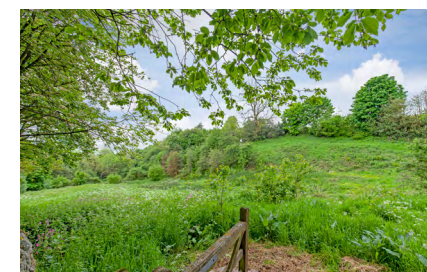
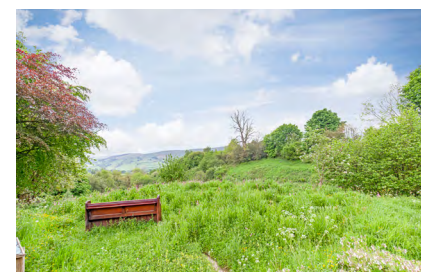
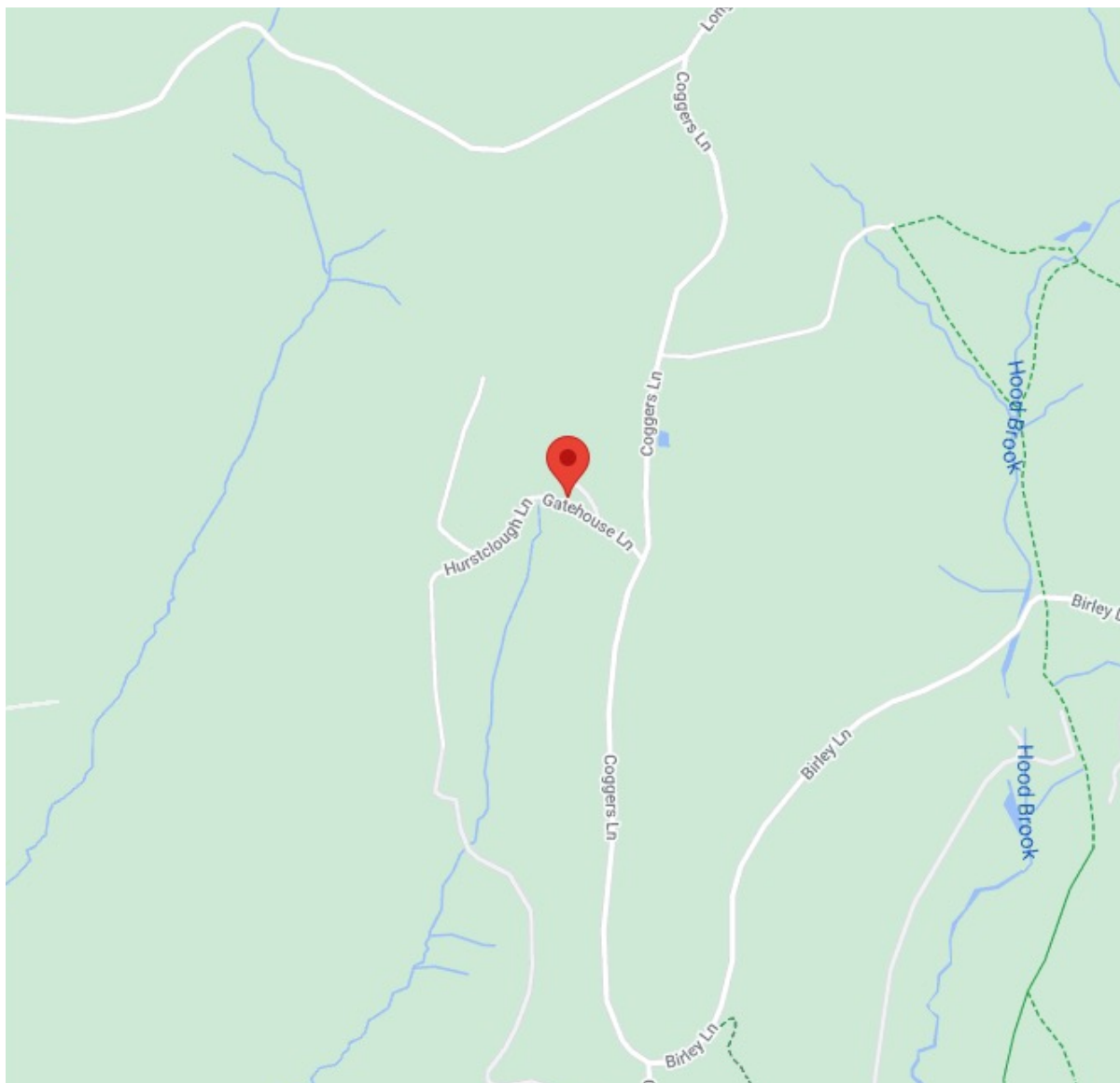
First Floor

Approx. 62.1 sq. metres (668.3 sq. feet)



Total area: approx. 241.3 sq. metres (2597.1 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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