



# Heywood House, Main Road, Grindleford

Hope Valley, S32 2JN

A covered porch opens to a broad entrance hall with cloakroom/WC and access to all ground floor accommodation. A dining room enjoys a dual aspect with bay window and window seat overlooking the garden. The room features an original Edwardian fireplace.

The sitting room lies at the heart of the property with superb view across the garden towards Hay Wood and the River Derwent. The room has original brick-backed open fireplace and a door leads to a covered veranda with views down the garden.

At the heart of the property is a dining kitchen with a range of units incorporating a stainless-steel sink and drainer, double oven, four burner induction hob and fitted dishwasher. The dining kitchen enjoys a dual aspect and there is space for a family breakfast table and chairs.

Double doors open to a further reception room with alternative front door and door to the rear garden. Accessed off this room is a utility room featuring sink and drainer, further unit storage and space for washing machine, dryer and fridge freezer.

From the reception room a door provides access to the one bedroomed annex, which offers a versatile layout ideal as a completely self-contained unit, with its own front door or further accommodation to the main house.

## First floor

From the entrance hall stairs rise to the first-floor landing with original latched doors and access to all rooms. The



- Substantial, five bedroomed family home in the village of Grindleford
- Stunning generous gardens
- Adjoining 3.5 acre field, available by separate negotiation
- Spectacular views across the Derwent Valley to Hay Wood
- Detached double garage with accommodation over
- Extensive, gravelled off-road parking
- Self-contained annex with impressive living space & shower room
- Three reception rooms
- Dining kitchen & utility room
- Family bathroom and Jack & Jill en-suite to bedroom one and two



master bedroom is a dual aspect double bedroom with bay window and fitted storage. The master bedroom has an adjoining Jack & Jill en-suite shower room featuring a low flush WC, pedestal washbasin and shower enclosure.

Bedroom two also has access to the en-suite and is a rear facing double bedroom with garden aspect and view towards Hay Wood. There are two further double bedrooms both enjoying pleasant views and fitted storage. A family bathroom features a bath, pedestal washbasin and chrome heated towel rail. Adjoining the bathroom is a separate WC.

#### Annex

A one bedroomed ground floor annex lies at the north end of the house with lovely views. The annex comprises of a generous double bedroom with fitted wardrobe, separate shower room and open plan living kitchen. The impressive living kitchen has a double height window providing superb natural light, stunning views and French doors open to the garden. The kitchenette features unit storage, four burner hob, integrated fridge and freezer.

#### Gardens, grounds & detached double garage

A private driveway accessed from the main road leads to a gravelled parking area and large stone-built double garage with accommodation over and potential income generation. To the rear of the property is a delightful, gently sloping garden which leads down to the River Derwent. This family friendly garden features lawn, topiary, stone flagged patio areas and mature trees. From the garden are superb views up the Derwent Valley taking in Hay Wood and Jubilee Rocks.

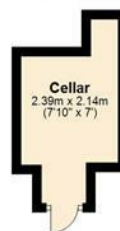
To the northern side of the property, adjoining the garden is a separate field around 3.5 acres with vehicular access, available by separate negotiation.







**Basement**  
Approx. 6.1 sq. metres (65.8 sq. feet)



**Ground Floor**  
Approx. 205.2 sq. metres (2209.1 sq. feet)



**First Floor**  
Approx. 117.4 sq. metres (1263.9 sq. feet)



Total area: approx. 328.8 sq. metres (3538.7 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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