





# Ash Vale, Ninelands Road

Hathersage, Hope Valley, S32 1BJ

A substantial four bedroomed semi-detached family home, beautifully positioned on a private road in Hathersage, benefitting from driveway parking, delightful gardens and single garage. Occupying an elevated position with far reaching views across the Valley, this Edwardian family home has spacious accommodation arranged over three floors and is offered to the market with no onward chain.

The front door opens to a reception hall with access to all ground floor accommodation and stairs rising to the first floor. The sitting room enjoys a front facing aspect with a bay window and views towards Highlow, Offerton and Eyam Moor. The focal point of the room is provided by a stone built open fireplace. At the heart of the property is a dining room with feature fireplace and no chimney. A door opens to a conservatory at the side of the house with pleasant views. The kitchen adjoins the dining room with a range of units with worktop space incorporating double oven, integrated fridge, four burner gas hob with extractor hood. A sink and drainer is set beneath a rear facing window overlooking the garden. Accessed from the kitchen is a utility area with space



- A four bedroomed semi-detached family home in the village of Hathersage
- South West facing position with lovely gardens
- Conservatory
- Potential to extend, subject to planning permission
- Superb location on Ninelands Road
- Two reception rooms
- Two roomed cellar
- Private driveway and detached garage
- Kitchen and utility area
- Family bathroom and separate WC





and plumbing for washing machine and further unit storage. Accessed off the utility area is a cloakroom WC with wash basin. A door from the utility room leads to the garden.

From the entrance hall, steps lead down to a two roomed cellar, ideal for storage with shelving and original salting slab.

From the entrance hall, stairs rise to the first-floor landing with original panelled doors to all rooms. Bedroom one is a spacious double bedroom with lovely south west facing views across the valley. Bedroom three is a rear facing double bedroom with fitted wardrobe, wash basin and walk-in shower enclosure. Bedroom four is a single bedroom with front facing view, ideal as a nursery or home office. The family bathroom is located on the first floor with a matching suite of low flush WC, bath with shower over and wash basin. Adjoining the bathroom is a separate WC and wash basin.

Stairs rise to the top floor spacious landing with excellent eaves storage. Bedroom two is a large double bedroom with front facing dormer window enjoying spectacular views across the village to Highlow, Offerton, Eyam Moor and beyond.

#### Outside

Accessed from Ninelands Road is a private driveway leading to a stone built detached single garage.

Gardens surround the property to three sides with gently terraced lawn, floral borders and pathway providing pedestrian access to the property. The garden features a pond, timber shed and green house. The garden has a south westerly orientation, providing sun for the majority of the day with spectacular views across the Hope Valley and local hillsides.









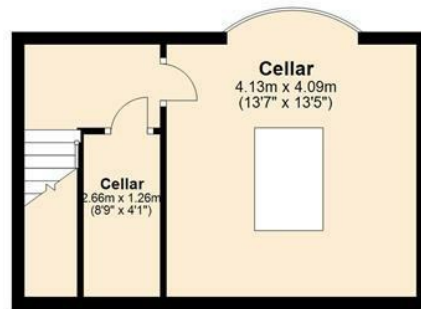






### Basement

Approx. 26.8 sq. metres (288.1 sq. feet)



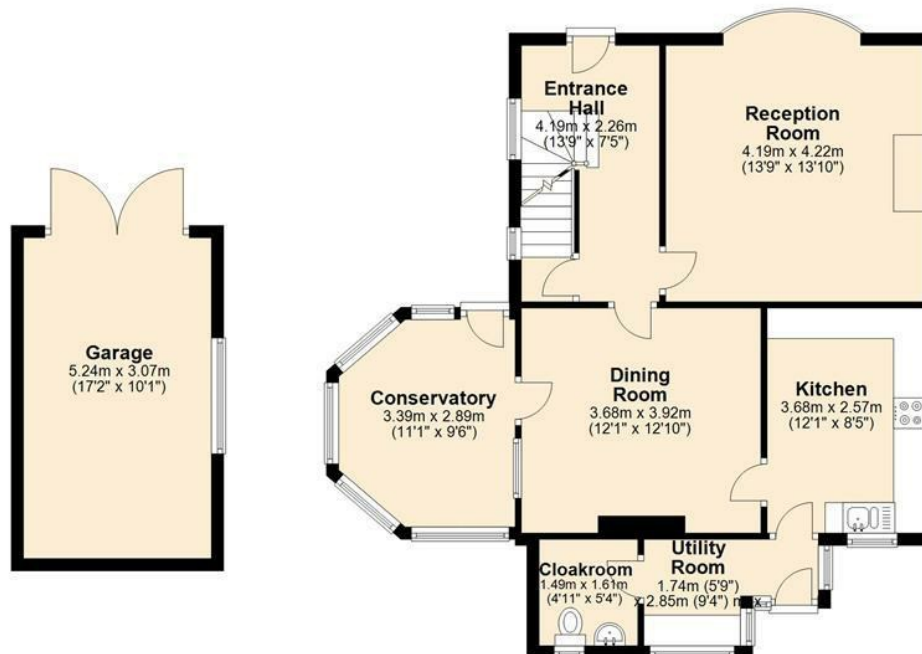
### First Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



### Ground Floor

Approx. 85.3 sq. metres (918.4 sq. feet)



### Second Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Total area: approx. 206.4 sq. metres (2221.5 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.





**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.