



Cobb Barn, Smalldale, Bradwell

Hope Valley, S33 9JQ

A stunning three bedroomed converted barn conveniently located in the village of Bradwell, benefitting from a delightful south facing garden, driveway with a large garage and versatile outbuilding/home office. This deceptively spacious home has accommodation arranged over two floors with semi-open plan living space, generous reception rooms and three double bedrooms, one en-suite. Cobb Barn is perfectly located for easy access to Bradwell's excellent amenities and an early viewing is essential.

The front door opens to an entrance hall with storage cupboard, plumbing for a washing machine and steps lead down to the dining kitchen. The impressive dining kitchen lies at the heart of the property with a dual aspect and south facing view towards Bradwell Edge. The kitchen features a range of panelled units with extensive worktop space and a stainless-steel sink and drainer. The kitchen has a six burner Rangemaster with extractor hood and space for a freestanding fridge freezer and dishwasher. The adjoining dining area has further unit storage and a double-sided gas fired stove.



- A three bedroomed semi-detached barn conversion in Smalldale, Bradwell
- Driveway parking for two cars and large garage
- South facing garden
- Sitting room barn style windows
- Dining kitchen with Range
- Stunning dining room with seating area and French windows to garden
- Three generous double bedrooms, one being en-suite
- Spacious family bathroom
- Internal viewing essential
- Stone built outbuilding/ home office



An opening leads to the sitting room with a front facing barn style windows and double-sided gas stove. Bifold doors open to a stunning dining room with garden aspect and view towards Bradwell Edge. This impressive room features a seating area and French windows open to the garden.

The master bedroom is accessed from the entrance hall with a two large windows and views towards Bamford Edge and Win Hill. The en-suite consists of a low flush wc, wash basin and shower with electric shower.

From the kitchen stairs rise to the first-floor landing with access to further rooms and a window providing views across Bradwell. Bedroom two is a very spacious, double bedroom with fitted wardrobes, vanity unit and dual aspect. Bedroom three is a further double bedroom with a fitted wardrobes and a front facing aspect. A spacious family bathroom serves the first floor, featuring a low flush wc, pedestal wash basin, bath with chrome shower and chrome heated towel rail.

Outside, to the front of the property is a block paved driveway with parking for two vehicles. To the side of the driveway is a large garage with electric roller door.

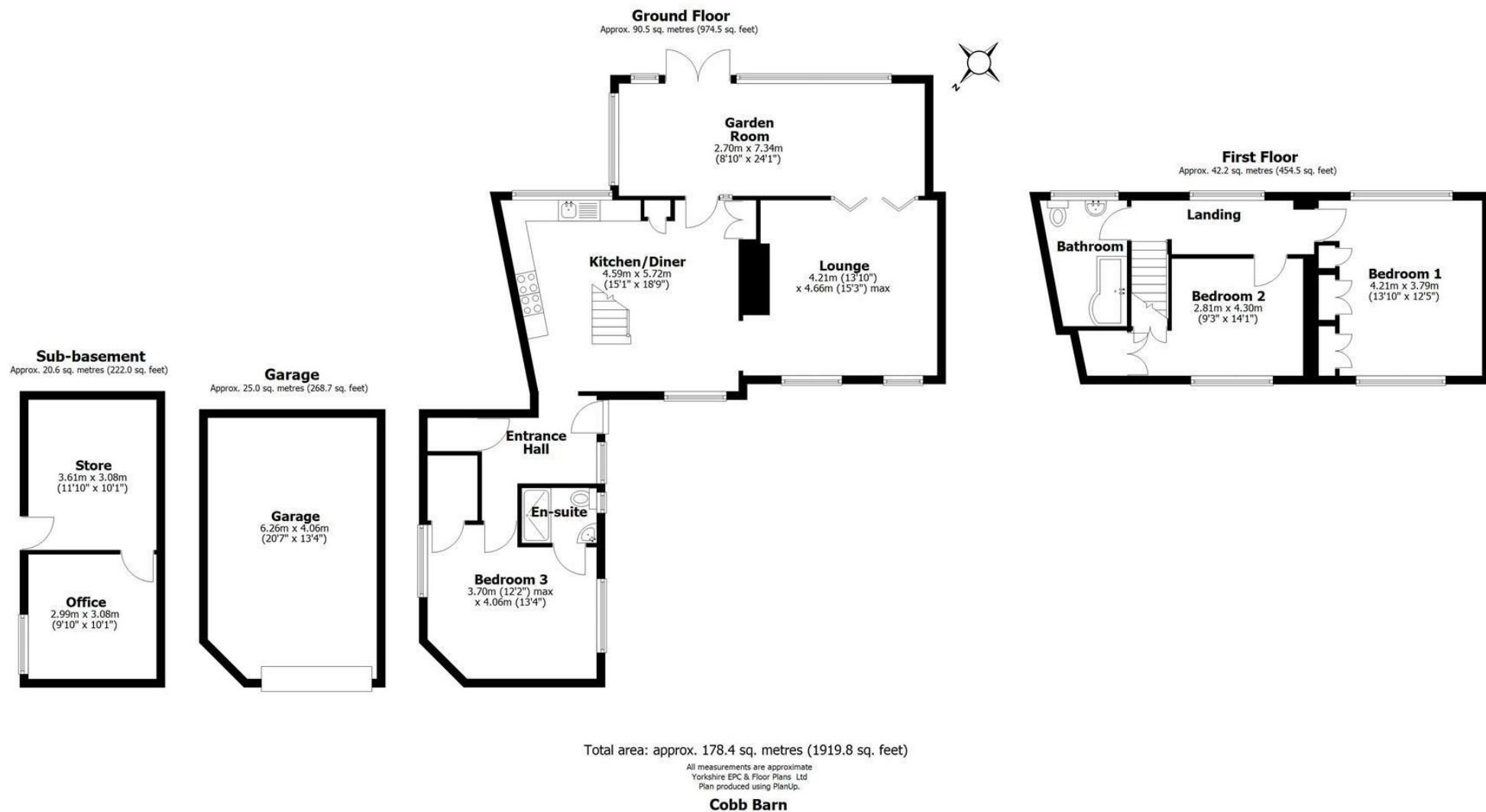
A further stone built outbuilding is ideal as a home office with separate store area

To the rear of the property is a stunning south facing garden laid to lawn with patio area, deep floral borders and lovely views across Bradwell to its edge. A timber shed is included in the sale.









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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