

EADON
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ESTD 1840



Station House, Station Road, Upper Padley Grindleford, Hope Valley, S32 2JA

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Hope Valley, S32 2JA

An impressive selection of a three properties beautifully positioned in Upper Padley, Grindleford. The property is one planning unit comprising the main house (Station House), an annexe (for ancillary use) and a holiday let. Suitable for a large family unit and holiday letting earning potential. Standing in stunning $\frac{3}{4}$ acre gardens with exceptional views, extensive off road parking and garage.

Station House comprises of a four bedroomed former Victorian Station House with a separate three bedroomed detached annexe and adjoining two bedroomed holiday cottage.

Station House

Station House is an impressive four bedroomed Victorian former station master's house with superb conservatory and private garden. The property has spacious en-suite accommodation over two floors with a private garden.

The front door opens to a large entrance porch with hanging space and plumbing for a washing machine and dryer. A glazed door opens to the entrance hall with original Victorian tiling and cloakroom WC. The main living room enjoys a dual aspect with two seating areas, Inglenook style fireplace and a lovely garden aspect with views towards Padley Gorge woodland.



- Three separate properties including an attractive Victorian detached home
- Successful four bedroomed 5* rated holiday let
- Stunning three bedroomed main home with adjoining two bedroom cottage
- Truly stunning location close to Padley Gorge and the Longshaw Estate
- Seconds walk to Grindleford Station with hourly trains to Sheffield and Manchester throughout the working day
- Potential for multi-generational living and further income potential
- Extensive parking for ten vehicles and electric gates
- Beautifully maintained gardens and grounds with woodland and stream
- Excellent standard of finish throughout
- Granite work tops, two Aga cookers and impressive open plan living spaces

An archway leads to a spacious dining kitchen with a large family dining table and chairs, perfect for entertaining friends and family. At the heart of the kitchen is a large gas fired Aga with adjoining modular ovens. The kitchen features a range of units with granite worktops, incorporating five burner gas hob with extractor hood, butler sink, further double oven and dishwasher.

Double doors lead to a large conservatory with French windows which open to a private, well-screened garden. Accessed off the entrance hall is a large double bedroom with dual aspect and fitted wardrobes. Also accessed off the entrance hall is a downstairs toilet and hand basin.

Stairs rise to the first floor landing with access to three en-suite double bedrooms, all with superb views. The master bedroom features a dressing area, dual aspect bedroom and en-suite shower room. A family bathroom serves a further double bedroom as a 'Jack & Jill' suite and an additional en-suite double bedroom completes the accommodation.





ABOVE: Station House Bedroom 1

BELOW: Station House Bedroom 1 En Suite



ABOVE: Station House Bedroom 2

BELOW: Station House Bedroom 2 En Suite





ABOVE: Station House Bedroom 3



ABOVE: Station House Bedroom 4



BELOW: Station House Bathroom



BELOW: Station House Dressing Room



ABOVE: Station House Cloakroom



Station House Open Plan Living Area



BELOW: Station House Conservatory





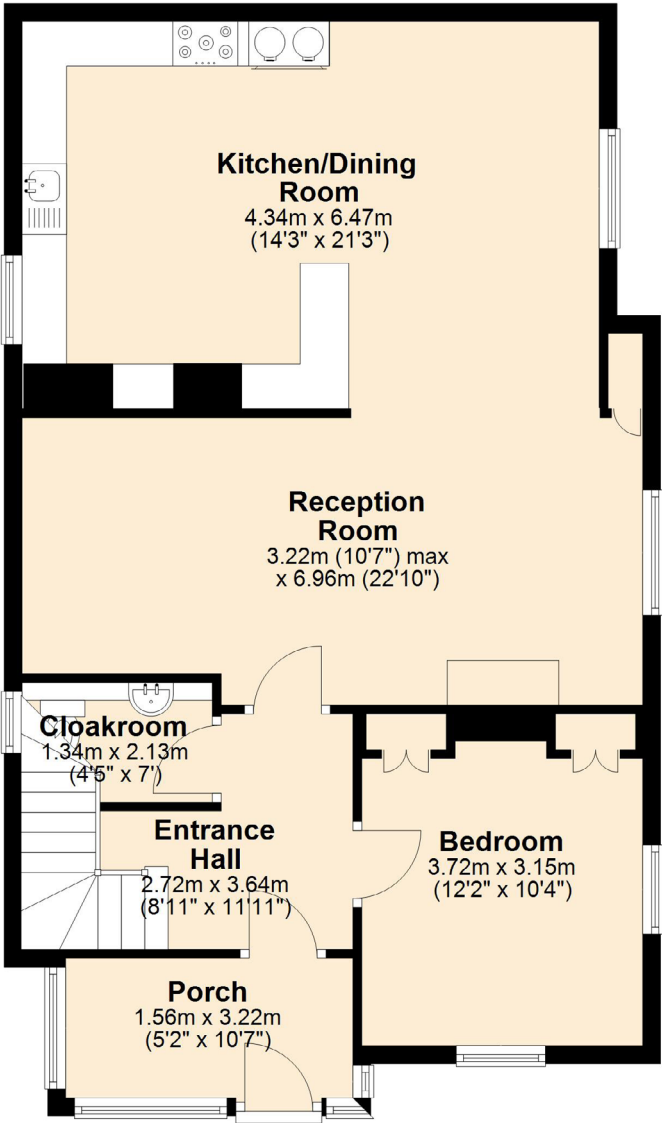
Station House Open Plan Living Area



Station House Floor Plan

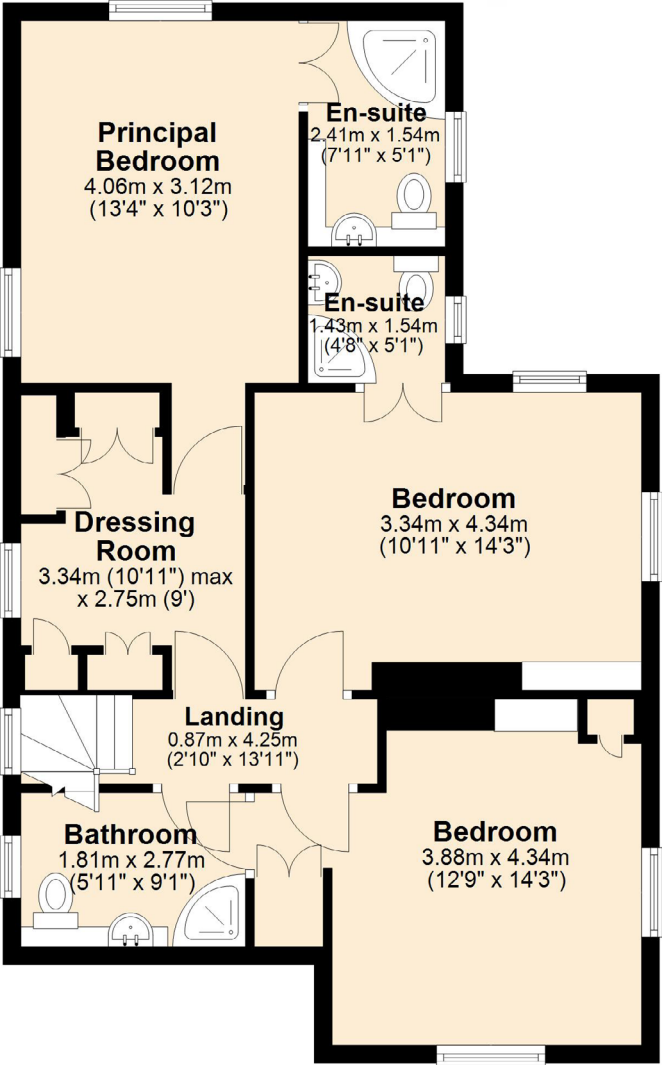
Ground Floor

Approx. 79.5 sq. metres (855.5 sq. feet)



First Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



Total area: approx. 146.3 sq. metres (1574.7 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.

The Annex

The front door opens to a stunning living kitchen with an extensive range of units with granite worktops and a large peninsula unit with breakfast bar and family dining area. The impressive kitchen features a gas fired Aga with separate modular electric oven and four burner hob. The adjoining living space has a reception with French windows to the garden. A utility area off the dining area has space and plumbing for a washing machine and dryer and a separate shower room serves the ground floor. A contemporary style door opens to the main reception room with two sets of French windows and an Inglenook style fireplace with multifuel stove. A home office is accessed from the sitting room with French windows and lovely views across the garden and local woodland.

Stairs rise to the first floor landing with contemporary style doors to all rooms and French windows leading to a stunning terrace/patio garden. The master suite has extensive fitted wardrobes, a dressing area and stylish en-suite bath/shower room. Bedroom two is a further en-suite double bedroom with front facing view and extensive fitted wardrobes. Bedroom three is a further double bedroom with a dual aspect, fitted wardrobes and en-suite shower room.





The Annex Kitchen





ABOVE: The Annex Bedroom 1



ABOVE: The Annex Bedroom 2



BELOW: The Annex Bedroom 1 En Suite



BELOW: The Annex Bedroom 2 En Suite



ABOVE: The Annex Bedroom 3



BELOW: The Annex Bedroom 3 En Suite

ABOVE: The Annex Dressing Room

BELOW: The Annex Office





ABOVE: The Annex Reception Room



BELOW: The Annex Reception Room



ABOVE: The Annex Rear External



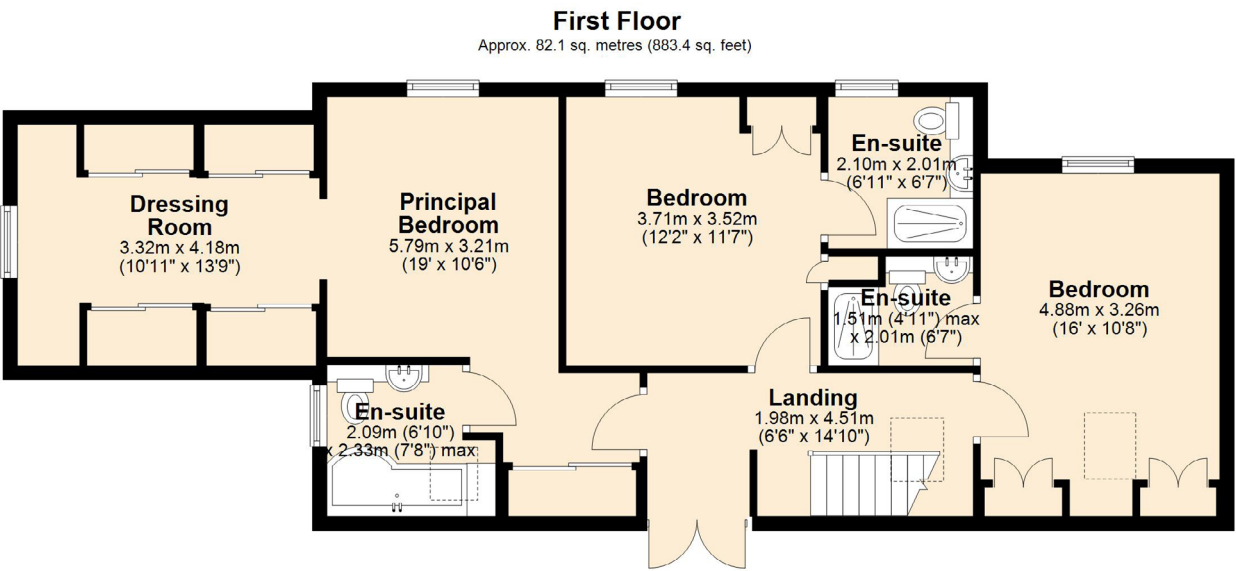
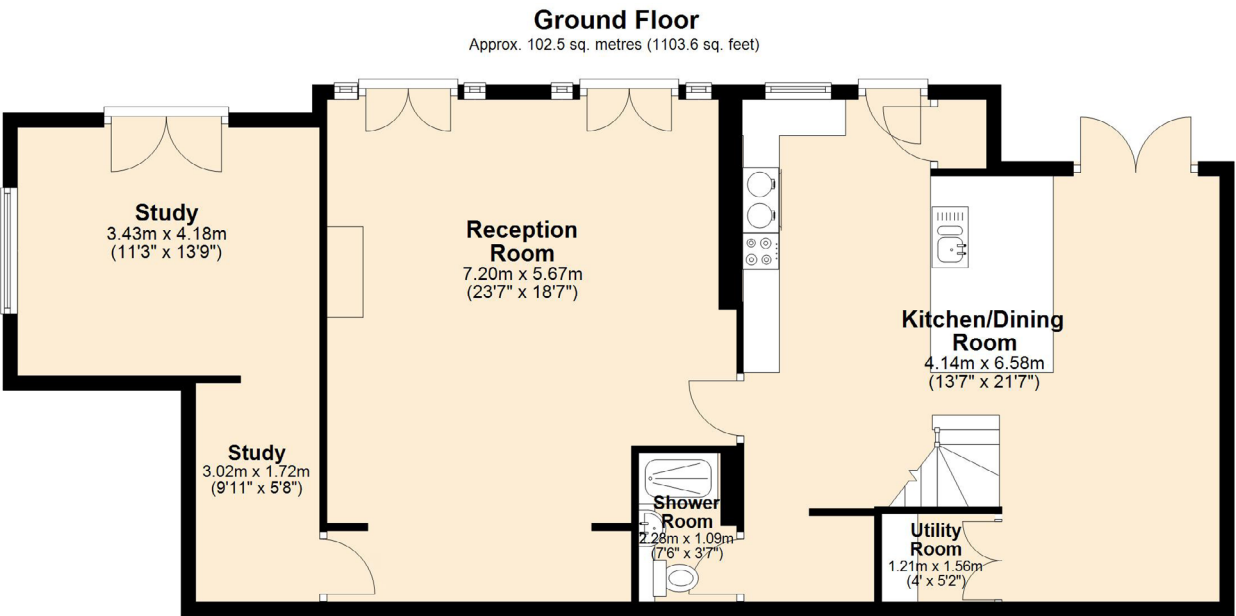
BELOW: The Annex Shower Room



The Annex Garden



The Annex Floor Plan



Total area: approx. 184.6 sq. metres (1987.0 sq. feet)

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The Stables

The Stables is two double bedroomed holiday cottage adjoining the annexe with a private entrance and a private terrace/patio garden. Currently used for visiting family, its well-presented accommodation could easily be used for holiday letting or a permanent home for a dependent relative.

The front door opens to an entrance hall with hanging space and access to a downstairs bath/shower room. The main living space is an open plan living kitchen with French windows opening to the garden. The room features a dining area, reception area and stylish kitchen with granite worktops. The kitchen features integrated appliances, including double oven, wine cooler, Integrated dishwasher, four burner hob with extractor hood and sink and drainer. Accessed off the living space is a utility area featuring space and plumbing for a washing machine and dryer.

Stairs rise to the first floor landing with fitted storage and French windows opening to a private patio terrace with seating areas and screening from the main house. Bedroom one is a spacious double bedroom with fitted wardrobes and stylish en-suite shower room. Bedroom two is a further double bedroom with fitted storage.

Grounds and gardens

Station House is beautifully located in Upper Padley, Grindleford and is approached via a lane from the railway bridge. Electric gates open to an extensive tarmac parking area for up to ten vehicles with further vehicle access to the main house and stables, via a five bar gate. A single garage is accessed from the main parking area.

Station House and its gardens extend to approaching 0.8 of an acre, including beautifully planted gardens, woodland across from the brook and private gardens for each property. The gardens are laid to lawn with deep floral borders and stone built raised beds. From the garden there are wonderful views across National Trust Woodland of Padley Gorge and the Burbage Brook stream meanders through the lower garden some 15m below the level of the properties. The land includes 0.5 acres of woodland beyond the brook.

The property benefits from solar panels on the Annexe and the Stables. There are security cameras around the perimeter of the property.

Note:

The vendors would be happy to sell Station House fully furnished including all fixtures and fittings including bed linen etc.



ABOVE: The Stables Front External

BELOW: The Stables Rear External





ABOVE: The Annex Bedroom 1

BELOW: The Annex Ensuite



ABOVE: The Annex Bedroom 2

BELOW: The Annex Ensuite





ABOVE: The Annex Bathroom



The Annex Open Plan Living



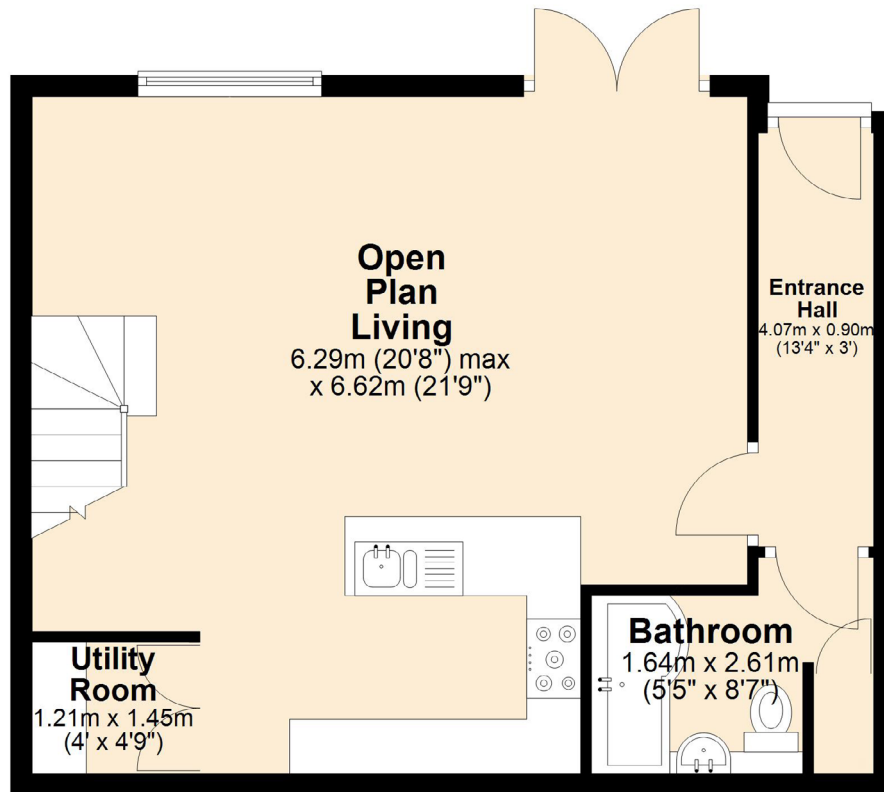
BELOW: The Annex Kitchen



The Stables Floor Plan

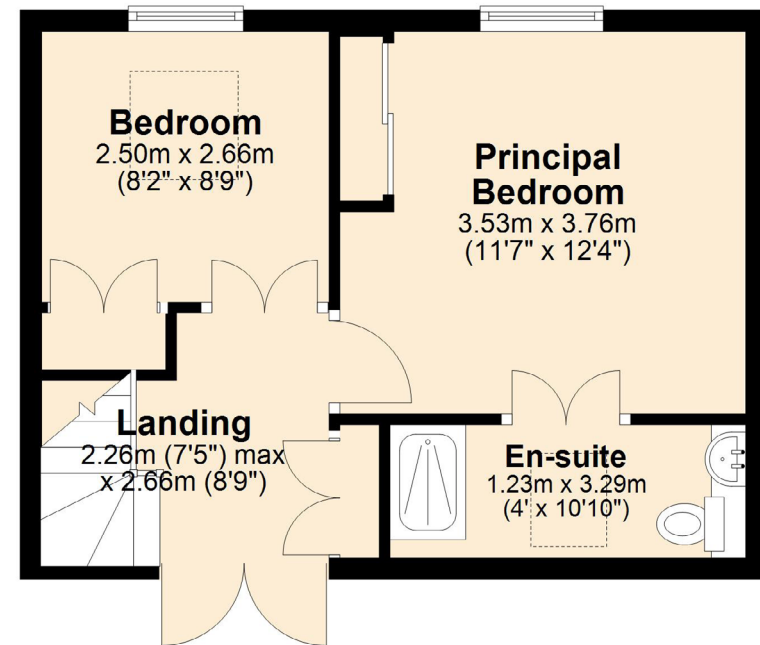
Ground Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



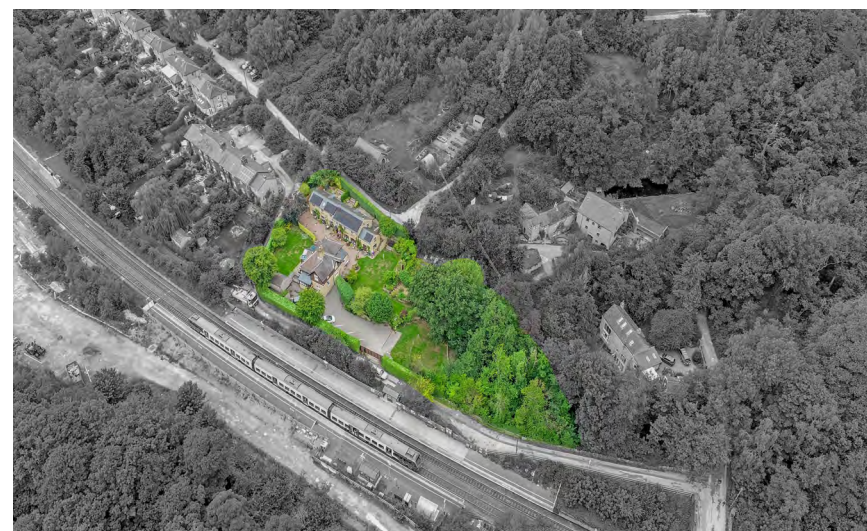
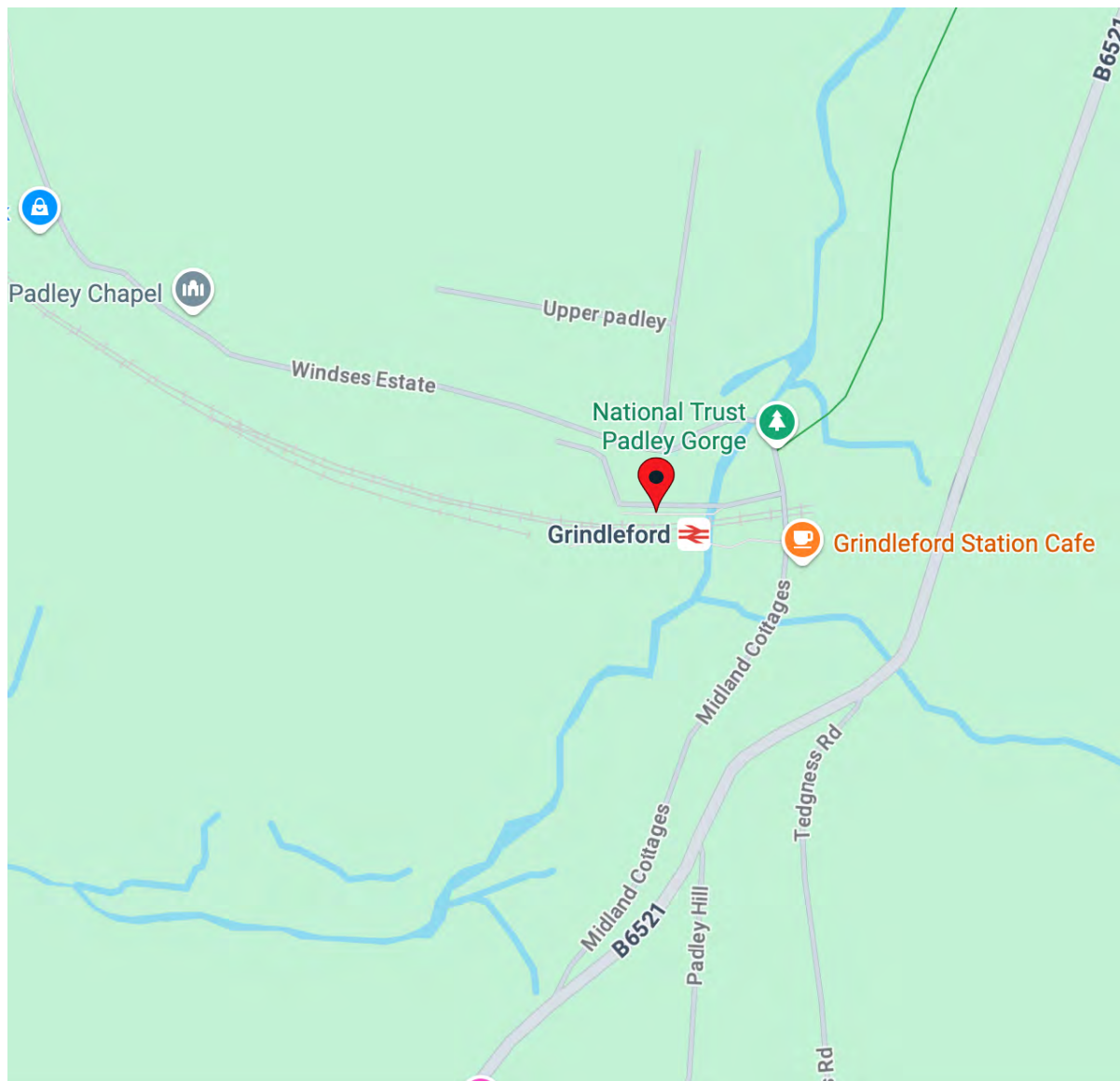
First Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 80.0 sq. metres (860.7 sq. feet)

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ESTD 1840

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