



Fold Cottage, Hathersage Road, Grindleford

Hope Valley, S32 2JH

A stunning four/five bedroomed detached converted barn, beautifully positioned in the village of Grindleford, benefitting from a detached double garage, spectacular Derwent Valley views and grounds approaching 1.5 acres. Occupying a private setting with uninterrupted views across the valley towards Hay Wood and Jubilee Rocks, this wonderful home has a stylish accommodation arranged over two floors including three reception rooms and detached double garage with ancillary accommodation over.

An oak front door opens to the galleried landing with access to first floor accommodation and a staircase to the ground floor living area. A stunning dining room has a double height ceiling and arched window with breathtaking views and French windows opening to a large patio. Natural light fills the room and oak flooring runs through most of the living areas. An opening leads to the kitchen which features a range of stylish panelled units with solid wood worktops, incorporating stainless steel sink and drainer, under counter fridge and a dishwasher. A gas fired Aga is set within a brick-built chimney breast.

Accessed off the kitchen is a cloakroom WC and utility room with further unit storage, worktop space and Butler sink. There is space and plumbing for a washing machine and dryer and a door provides access to the



- Four/five bedroomed detached converted barn in the village of Grindleford
- Farmhouse style kitchen with gas Aga
- Oak framed conservatory
- Superb detached double garage with ancillary accommodation above

- Spectacular setting with uninterrupted views across the valley
- Dining room with double height ceiling and French windows to the garden
- En-suite master bedroom

- Stunning landscaped gardens around 1.5 acres
- Sitting room with Inglenook style fireplace stove
- Three further double bedrooms, two served by a Jack & Jill shower room



side of the property. A playroom/study/fifth bedroom enjoys pleasant views across the front of the garden and features fitted desk space and book shelving.

The main reception room is a spacious dual aspect room with stylish panelling, inglenook style fireplace and multifuel stove. Double doors open to an oak framed conservatory with doors to the garden and panoramic views across the valley. From the dining room, stairs rise to the galleried landing with fitted storage and access to all first floor rooms. The master bedroom is a spacious double bedroom with fitted wardrobes and en-suite shower room. There are three further, spacious double bedrooms accessed from the galleried landing, two of which are served by a 'Jack and Jill' shower room. A family bathroom with roll top bath, completes the accommodation.

Parking and Garaging

A double five bar gate leads to Fold Cottage with driveway parking for four vehicles to the front of the property. Gated access at the side of the property leads to a further parking area and access to a detached double garage complex with adjoining tractor store and ancillary accommodation above. The garage has oak double doors and versatile accommodation with WC and potential for a shower room.

Gardens and Grounds

Fold cottage occupies a secluded and private location with uninterrupted views across the Derwent Valley. Landscaped gardens laid to lawn with deep floral borders and a large patio terrace, ideal for entertaining and enjoying the spectacular view. The grounds are beautifully framed by woodland and directly overlook the village cricket pitch with views taking in Hay Wood, Jubilee rocks and Padley Gorge woodland/Longshaw Estate woodland

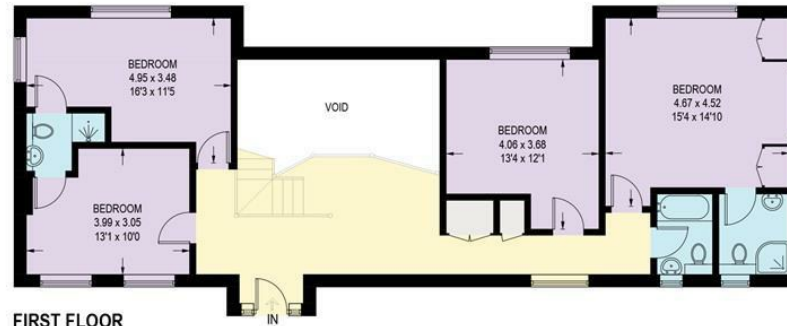




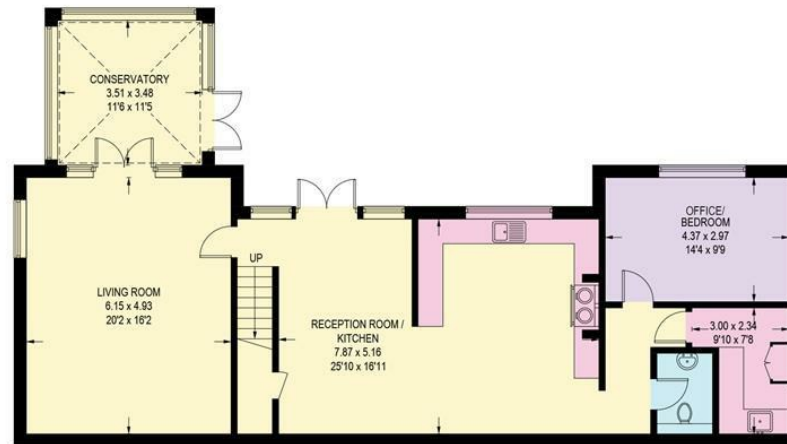


FOLD COTTAGE

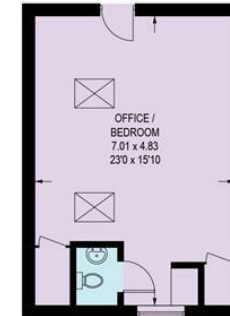
APPROXIMATE GROSS INTERNAL AREA = 212.8 SQ M / 2291 SQ FT
 OUTBUILDING = 84.4 SQ M / 908 SQ FT
 TOTAL = 297.2 SQ M / 3199 SQ FT
 (EXCLUDING VOID)



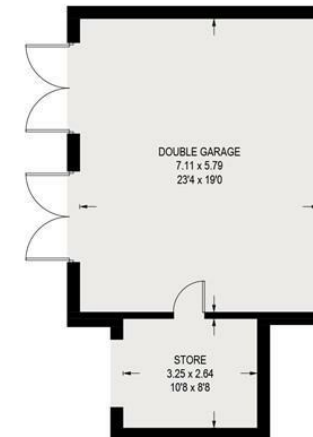
FIRST FLOOR
 93.7 SQ M / 1009 SQ FT



GROUND FLOOR
 119.1 SQ M / 1282 SQ FT



OUTBUILDING - FIRST FLOOR
 34.1 SQ M / 367 SQ FT



(NOT SHOWN IN ACTUAL
 LOCATION / ORIENTATION)
OUTBUILDING - GROUND FLOOR
 50.3 SQ M / 541 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

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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