



Mill Cottage, Padley Mews, Main Road, Grindleford, Hope Valley, S32 2HE

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A Grade II listed four bedroomed converted barn, beautifully positioned in the village of Grindleford, benefitting from a large garage, further off road parking and stunning garden with uninterrupted views across the valley. Occupying a lovely setting in Padley Mews, as one of four stone built barn conversions, this beautifully presented home has accommodation arranged over two floors and is offered to the market with no onward chain. Centred around a stone flagged courtyard and within easy access of River Derwent walks and ancient National Trust woodland, this lovely home offers period charm and a magnificent Hope Valley location.

The front door opens to an entrance porch with tiled flooring and access to a cloak room WC. The kitchen features a range of oak panelled units with stone worktops incorporating a butler sink, integrated microwave, fridge freezer and washer dryer. The kitchen has a range cooker with extractor hood over and there is ample space for a family dining table and chairs.

The main reception room features a large dining area with a floor-to-ceiling barn style window and fitted storage. Steps lead down to a sitting room with solid wood flooring, further window and log burning stove.

Stairs rise to the first floor landing with a barn style



- Grade II listed four bedroomed converted barn in Padley Mews, Grindleford
- Dining room with lovely arched window
- A family bathroom with underfloor heating
- ELR PREMIUM SALE – Buyers fees of £595 including VAT will apply
- Stylish dining kitchen with range cooker
- Sitting room with log burning stove
- Four double bedrooms all with barn style windows
- Entrance hall with cloak room WC
- Stunning separate garden with exceptional views and summerhouse
- One fifth share of acre land fronting Padley Mews



window and access to loft with excellent storage and power. Bedroom one is a spacious double bedroom with two windows overlooking the courtyard and fitted storage. Bedroom two is a large double bedroom with a circular window. This room is currently used as a home office. Bedroom three is an ideal guest room with storage cupboard and window overlooking the courtyard. Bedroom four is a small double bedroom with circular window. A family bath completes the accommodation featuring a white suite comprising bath with shower over, wall mounted wash basin, low flush WC, heated towel rail and under floor heating.

Outside

Accessed from the main road a shared driveway leads to a private parking area for the residents of Padley Mews with further visitor parking. Mill Cottage has two allocated spaces and a large garage with excellent storage including power and light.

Mill Cottage is accessed via a central stone flagged courtyard and has the largest portion of the courtyard with a wood store, private seating area and roadside private pedestrian gate. A stunning private garden is accessed off the courtyard with spectacular views up the valley, well stocked borders, a further wood store, washing line and summerhouse. The property also benefits from a one fifth share in an acre field fronting Padley Mews.

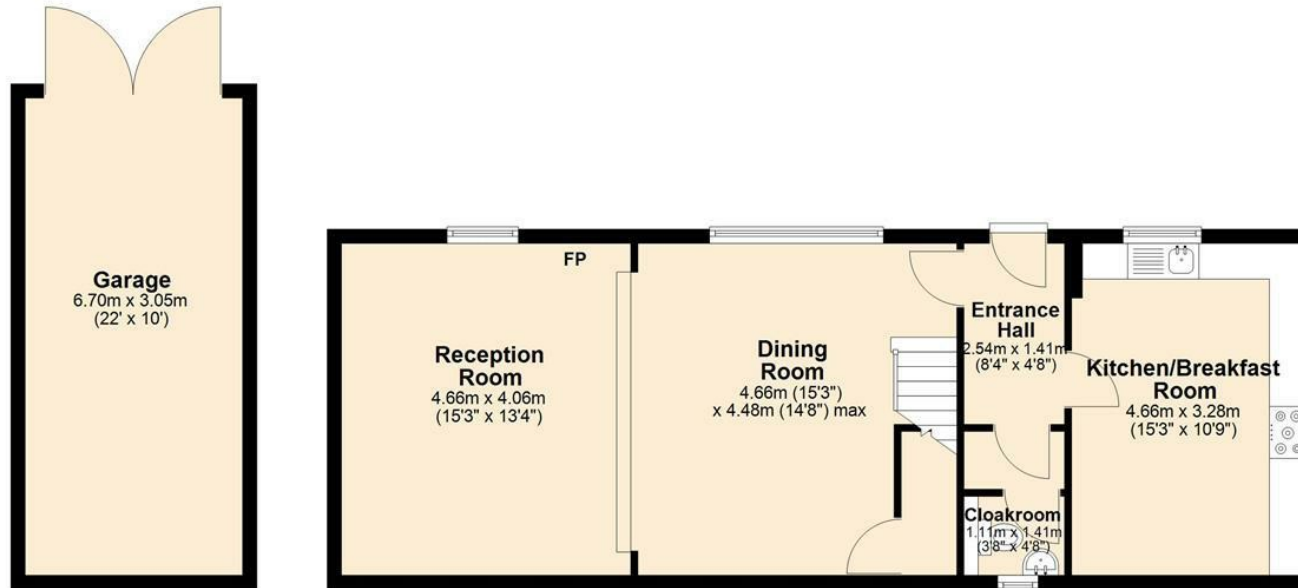






Ground Floor

Approx. 83.5 sq. metres (899.1 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



Total area: approx. 146.5 sq. metres (1577.4 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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