



The Cottage, Cross Lane, Calver, S32 3XS

The Cottage, Cross Lane

Calver, Hope Valley, S32 3XS

Occupying an elevated position with far reaching views across the village to Curbar Edge, this stylish home has a spacious accommodation arranged over two floors, including two reception rooms, a luxury bathroom and superb dining kitchen. Set in a peaceful position on Cross Lane, Calver, this property offers exceptional privacy and is only a short stroll from local village amenities.

The front door opens to an entrance hall with hanging space and engineered wood flooring which runs into the main reception rooms. The dining room enjoys a front facing aspect with spectacular view across the village, stylish fitted book shelving and ample space for a large dining table and chairs.

The room has exception natural light and opens into the sitting room with a side facing aspect, further fitted storage and original gritstone fireplace with wood burning stove.

The spacious dining kitchen lies at the heart of the property and features a range of panelled units with worktops over incorporating a five burner hob with angled chimney hood and integrated appliances including oven, steam oven/microwave, dishwasher and fridge



- Four bedroomed detached family home in the village of Calver
- Dining room and sitting room with original fireplace and log burner
- Family bathroom with stylish bath and separate shower enclosure
- Easy access to Sheffield and Manchester via road or rail
- Stunning elevated position with far reaching views to Curbar Edge
- Entrance hall and separate cloakroom/utility area
- Private driveway parking
- Spacious dining kitchen with French windows to courtyard garden
- Three double bedrooms, one single bedroom
- Charming front garden and rear courtyard garden



freezer. A sink and drainer is set beneath a front facing window with lovely view across the village. There is ample space for a dining table and chairs and French windows and a side door open to the gardens.

Accessed off the kitchen is a utility/cloakroom WC with low flush WC, utility sink and space and plumbing for washing machine and dryer.

Stairs rise to the first floor landing with contemporary oak latched doors to all rooms. Bedroom one is a dual aspect a double bedroom with pleasant side facing view. Bedroom two is a spacious double bedroom with exceptional village view and fitted storage including desk space and shower enclosure with wash basin. Bedroom three is a double bedroom with two large window lights to enjoy the view and bedroom four is a single bedroom, ideal as a home office or study. A luxury, family bathroom completes the accommodation, featuring low flush WC, contemporary freestanding bath, pedestal wash basin, a separate walk-in shower enclosure and two chrome heated towel rails.

Outside, to the front of the property is block paved driveway parking. The front garden is a laid to lawn with a large patio area, raised beds and spectacular views taking in the village, Curbar Edge and Baslow Edge. To the rear of the property is an enclosed courtyard garden ideal for those with pets or small children.







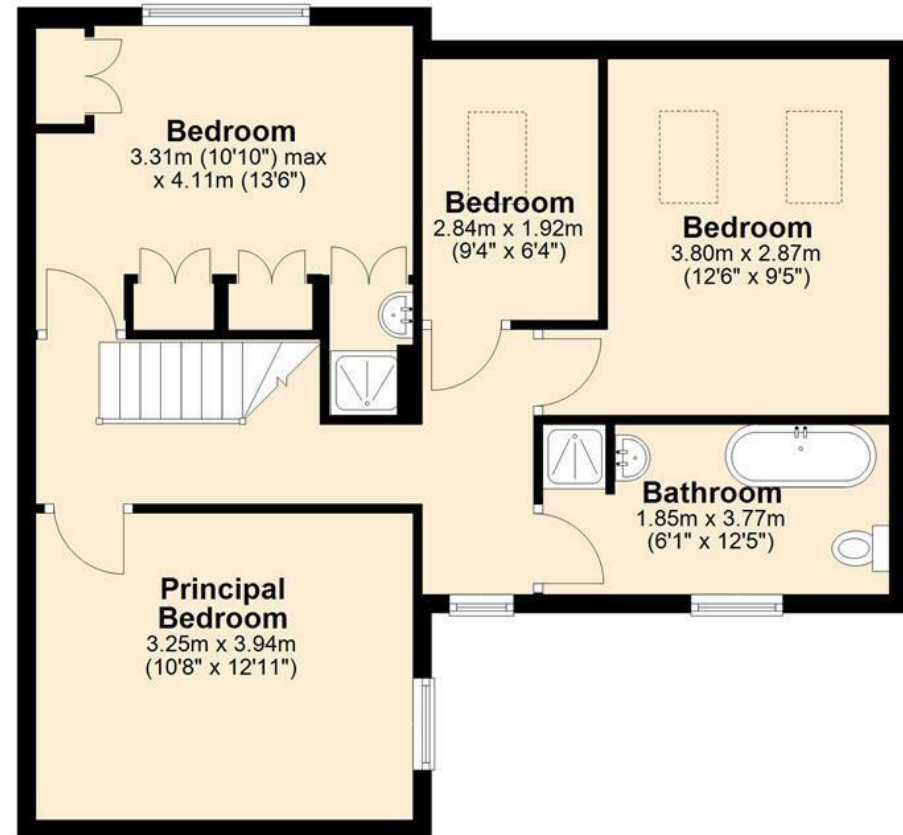
Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



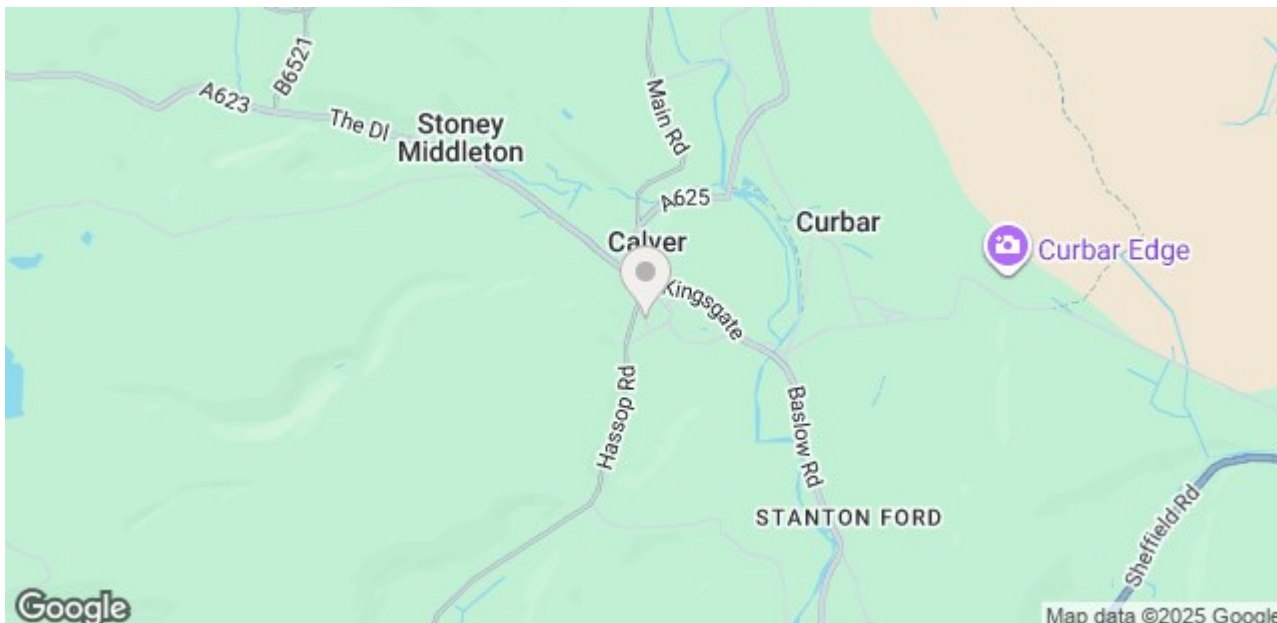
First Floor

Approx. 65.7 sq. metres (707.5 sq. feet)



Total area: approx. 129.7 sq. metres (1396.2 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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