





# Crowden Cottage, Upper Booth

Edale, Hope Valley, S33 7ZJ

A charming 17th Century detached two/three bedroomed cottage beautifully positioned in the hamlet of Upper Booth, benefitting from south facing cottage garden, off road parking and adjoining garage. Occupying a truly spectacular setting with far reaching views of Rushup Edge this historic cottage offers deceptively spacious accommodation arranged over two floors with a wealth of period features. The flexible accommodation includes a self contained study/occasional room with adjoining WC offering potential for holiday letting.

The front door opens to the dual aspect sitting room with large Georgian style window enjoying views across the garden. The room features fitted book shelving and a Clearview wood burning stove set upon a stone hearth. The adjoining dining room has an open fireplace and front facing aspect.

The kitchen lies at the heart of the property with window over looking the rear garden and Velux windows proving excellent natural light. The kitchen incorporates a Butler sink and integral dishwasher and there is space for under counter fridge and stand alone oven.

An oak door opens to the conservatory with pleasant aspect across the rear gardens. The utility room features extensive unit storage with excellent work top space incorporating a Butler sink and space for under counter fridge and washing machine. A window overlooks the adjoining field and a door leads to a bathroom, comprising panelled bath with shower over, low flush WC, counter top wash basin with storage beneath and heated towel rail. Accessed from the utility room is a boot room with hanging space and also houses the controls for the air source heat pump.



- 17th Century detached cottage in the hamlet of Upper Booth
- Spectacular views of surrounding countryside
- Kitchen with adjoining conservatory
- Self contained home office / study / rental potential
- South facing cottage gardens
- Sitting room with Clearview multi fuel stove
- Utility room
- Garage and off road parking
- Dining room with open fireplace
- Downstairs bathroom





From the sitting room stairs rise to the first floor landing with latched doors to the bedrooms. The master bedroom is a double room with lovely garden outlook, exposed beams and trusses and a side view overlooking adjoining countryside. A latched door opens to a walk in wardrobe. Bedroom two is a further double bedroom with similar aspect, solid wood flooring and a feature fireplace.

To the side of the property stone steps lead to a self contained study/occasional bedroom with glazed entrance and a stable door. This versatile space has solid wood flooring throughout, fitted storage and WC with wash basin. There are wonderful views towards Kinder and Crowden Clough and this room is perfect for letting out or use as a home office/study.

Outside, to the side of the property is off road parking for one vehicle and access to a single garage with double doors. To the front of the property is a delightful south facing cottage garden with floral borders and dry stone walls. There are spectacular views across neighbouring countryside towards Rushup Edge. To the rear of the property is a vegetable garden with spectacular views towards Grindslow Knoll and Kinder and further patio garden with pond and log store.

Tenure is freehold  
Council Tax Band F  
Air source heat pump  
Septic tank  
Spring fed water





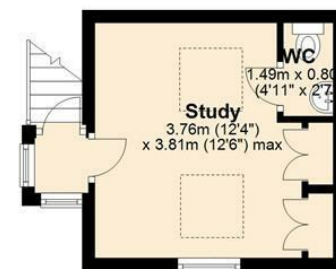
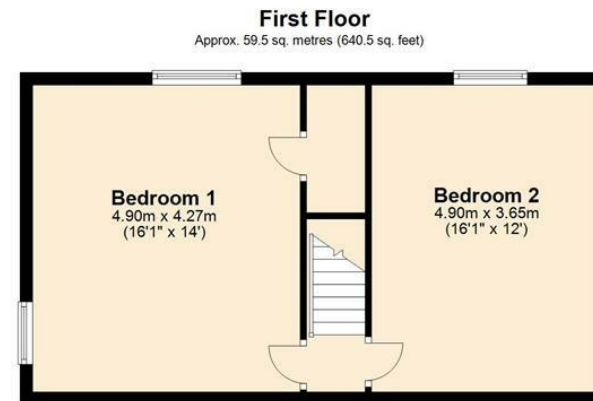
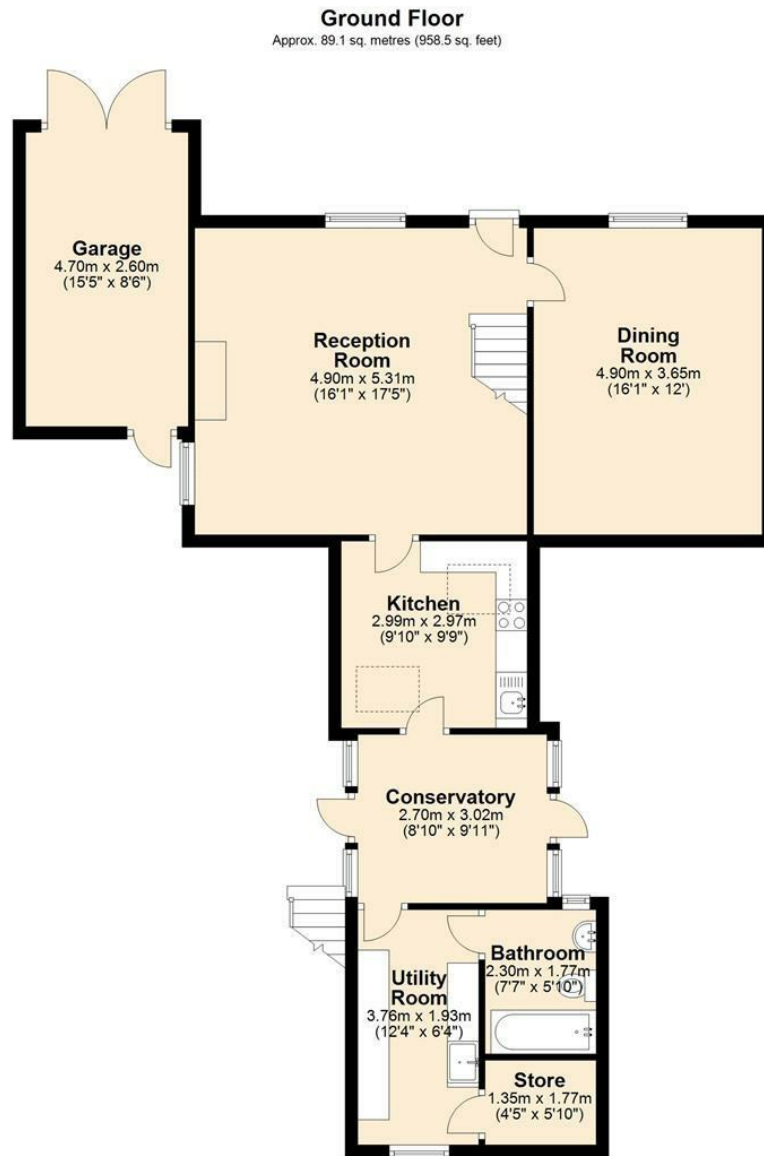












Total area: approx. 148.6 sq. metres (1599.0 sq. feet)

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.





**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk

**EADON  
 LOCKWOOD  
 & RIDDLE**  
 ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.