



Mill Cottage

7 Edale Mill, Hope Road, Hope Valley, S33 7ZE

An exceptional three bedroomed link-detached cottage beautifully located adjoining a historic Grade II Listed mill conversion, set within magnificent grounds extending to 4.5 acres with off road parking, car port and private roof terrace.

Occupying a spectacular position, on the edge of the picturesque village of Edale and immediately adjoining Edale Mill, Mill Cottage was originally the Mill offices to the Mill, having been sympathetically converted by The Landmark Trust.

This unique family home has accommodation arranged over three floors with charming features including a Victorian style spiral staircase, heavy beamed ceilings and a sunny private balcony. The well cared for communal grounds feature two large expanses of lawn, woodland and River Noe frontage.

The village of Edale which has a well-stocked general store, two pubs, two cafés, a village primary school and church, is a haven for walkers being at the start of the Pennine way. The village has excellent rail links with both Manchester and Sheffield and easily commutable on a daily basis. The railway station is a 15 minute walk from the cottage.

Description

The front door opens to an entrance hall with extensive fitted storage and access to the ground floor cloakroom with shower and WC. A spacious lobby area has a front facing window, tiled flooring and Victorian spiral staircase rising to the main living space. Accessed off the lobby is a utility room cupboard housing the electrics and extensive shelving. Bedroom two is located on the ground floor and is a large double aspect room with solid wood flooring and beams to the ceiling.



- Grade II Listed link-detached cottage forming part of Edale Mill
- Three spacious double bedrooms, with lovely views
- Off road parking and car port
- Stunning open plan living space with dining area and Morso Stove
- Kitchen with Churchwood units and Range
- Spacious entrance lobby with cloakroom WC
- Private roof terrace with magnificent views across the grounds
- Wonderful 4.5 acre grounds with lawn, mixed woodland and River Noe frontage
- Family bathroom
- Excellent railway links in the village of Edale

The spiral staircase leads to the magnificent first floor living space with dining area and sitting room featuring exposed beams and feature exposed stone walls. From the living space there are lovely views across the River Noe and the surrounding grounds. The focal point of the room is provided by a contemporary style wood burning stove and solid wood flooring runs throughout the room.

The kitchen has a bespoke solid wood Churchwood kitchen featuring Butler sink, range with extractor over and integral microwave. There is space for a fridge freezer, dishwasher and small seating area. This bright double aspect room has lovely views across the grounds. From the kitchen a solid oak door provides access to the first-floor storage area, also accessed from the car port.

The Victorian spiral staircase leads to a second-floor circular landing with exposed beams and Velux window providing superb natural light. The master bedroom is a generous double room with fitted wardrobe space and lovely view across the River Noe towards open countryside. Bedroom three is a further generous double bedroom currently used as a twin with fitted cupboards. A double door provides access to a private balcony with magnificent views across the grounds and adjoining countryside. A family bathroom completes the accommodation comprising bath with shower over, low flush WC & wall mounted wash basin.

Grounds & Gardens

Edale Mill is approached by a sweeping driveway leading to a large communal parking area and access to the carport owned by Mill Cottage. In addition to the carport, Mill Cottage has the right to park a further vehicle within the parking area.

Magnificent communal grounds of around 4.5 acres surround Edale Mill featuring mixed woodland, two large lawns, cultivated area for flowers, vegetable patch, marshland and wildlife pond. The River Noe meanders through the grounds flanked by seating areas and picnic tables with stunning views of neighbouring woodland and the valley hillsides. A portion of the grounds has been left as a wild area and bird boxes encourage wildlife to flourish. For keen gardeners there is plenty of opportunity to garden, but no obligation.

Within the development is large laundry room/ store room and secure bike store.

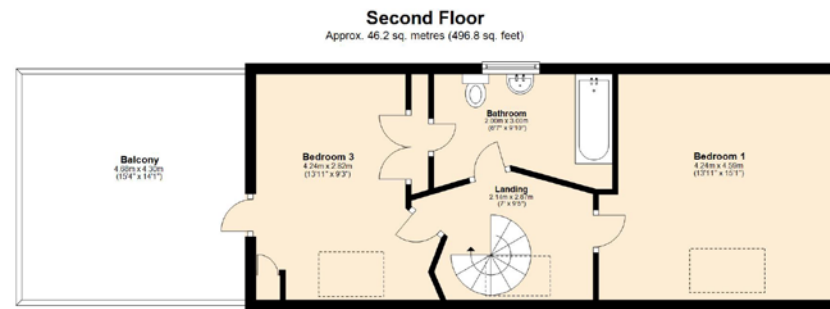
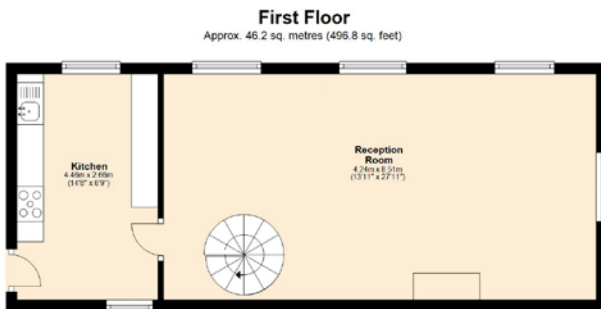
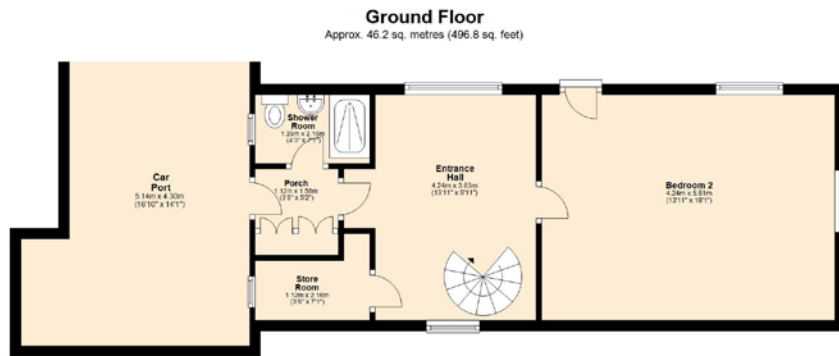




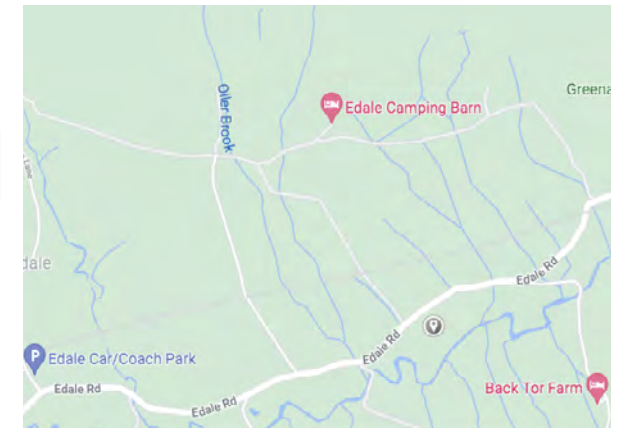








Total area: approx. 138.5 sq. metres (1490.3 sq. feet)



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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