

Birley Cottage, Hugh Lane, Bradwell, Hope Valley, S33 9JB

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A charming stone-built end terrace cottage beautifully positioned in the village of Bradwell benefitting from easily maintained patio gardens and stunning views across the Hope Valley towards Bradwell Edge. Occupying an elevated position with far reaching views this attractively presented cottage has excellent accommodation arranged over three floors and is ideal as a full-time residence, holiday home or holiday rental.

A composite front door opens to the dining kitchen with space for a table and chairs and tiled flooring. The kitchen features a range of panelled units surmounted by solid wood worktops incorporating Butler sink, four burner hob, oven, fridge freezer and washing machine. A solid oak door opens to the sitting room with stone flagged flooring and French windows opening to the terrace. The French windows provide superb natural light to the room and there are stunning views across Bradwell to Bradwell Edge and Bamford Edge. From the sitting room a stone staircase provides access to a two roomed cellar ideal for storage.

Stairs rise to the first-floor landing with solid wood panelled doors to all rooms. Bedroom one is a double bedroom with spectacular views across the village. Bedroom two is a single bedroom with front facing aspect across neighbouring countryside. The family bathroom features a white suite consisting of low flush WC, counter top washbasin, shower enclosure with electric shower, chrome heated towel rail and fitted bathroom storage.

Stairs rise to the top floor bedroom with rear facing Velux window, extensive fitted storage and eaves space. This versatile room is ideal as an occasional room or home office. Please note that next door has a right of way across the garden terrace.

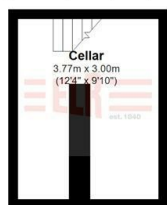
Outside, to the front of the property is a patio garden bound by wrought iron railings and an oak and slate porch above the front door. A pathway to the side to the property leads to a lovely patio terrace with exceptional views taking in Win Hill, Bamford Edge and Bradwell Edge.

- A charming three bedroomed cottage in the village of Bradwell
- Well equipped dining kitchen
- Sitting room with French windows to terrace
- Exceptional views across the village and local countryside
- Three bedrooms
- UPVC double glazing
- Family shower room
- Charming rear patio garden
- Internal viewing essential
- Freehold, Derbyshire Dales Council Tax band B

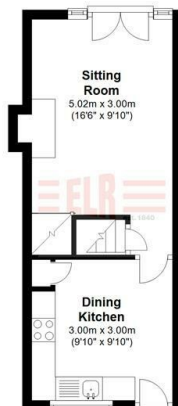




Basement
Approx. 11.3 sq. metres (121.7 sq. feet)



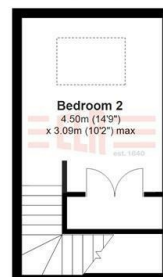
Ground Floor
Approx. 24.3 sq. metres (261.9 sq. feet)



First Floor
Approx. 24.5 sq. metres (264.1 sq. feet)



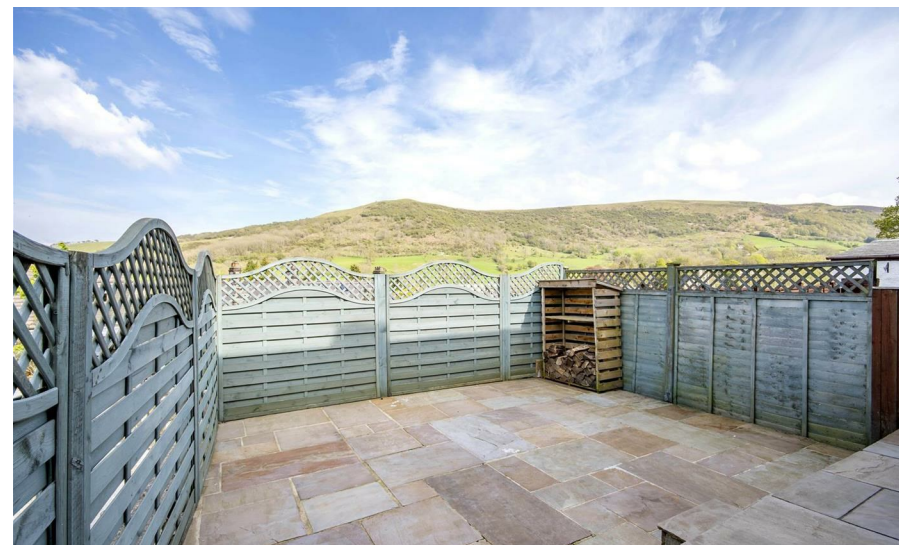
Second Floor
Approx. 16.5 sq. metres (177.8 sq. feet)



Total area: approx. 76.7 sq. metres (825.5 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.

Birley Cottage



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