



Copperfield  
Hathersage, Hope Valley

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**Blenheim**  
Park Estates



A Superb Four Bedroomed  
Detached Bungalow...





Copperfield

## Welcome to Copperfield

Copperfield offers a country lifestyle, with the centre of Hathersage village reachable in a walking distance, yet only being 10 miles from the centre of Sheffield. This superb four bedroomed bungalow stands within an idyllic setting on a commanding corner plot and showcases light-filled and spacious living areas throughout.

This residence occupies a private site and features a lounge with a vaulted ceiling, an open-plan dining kitchen, a bright master bedroom, three other generously sized bedrooms, and a family bathroom. The side and rear gardens are mainly laid to lawn with charming stone walls, and an array of mature shrubs and trees, creating a delightful outdoor space. The property is being offered with a development plan/package but is subject to planning. Proposed from respected Planning Consultants, Crowley Associates and Norton Mayfield Architects, the residence benefits from proposed plans for the main dwelling and an additional two bedroomed annexe with potential for additional family living, leisure or rental space.

Copperfield is nestled in a highly desirable area, offering easy access to various local conveniences of Hathersage including public houses, shops, restaurants and cafes. There is also a superb range of picturesque country walking trails from the doorstep, whilst a short drive away takes you to Ladybower Reservoir, Bamford Edge, Padley Gorge and Castleton. Additionally, the property is conveniently located for Hathersage train station, which provides excellent connections to prominent cities such as Manchester and Sheffield.

**The property briefly comprises on the ground floor:** Entrance vestibule, entrance hall, dining kitchen, lounge, utility room, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

double glazed window, recessed lighting, central heating radiator, a TV/aerial point and timber effect flooring. A timber door opens to the lounge and an opening gives access to the kitchen area.

### Ground Floor

A timber entrance door with obscured glazed panels opens to the:

#### Entrance Vestibule

Having a front facing UPVC double glazed panel, flush light point, central heating radiator and timber effect flooring. Also having a useful cloaks cupboard. A timber door with glazed panels opens to the entrance hall.

#### Entrance Hall

An L-shaped entrance hall with recessed lighting, a wall mounted light point, central heating radiators, a telephone point and timber effect flooring. Timber doors open to the dining kitchen, utility room, master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

#### Dining Kitchen

29'0 x 11'4 (8.85m x 3.46m)

#### Dining Area

A generously-sized dining area with a front facing UPVC

#### Kitchen Area

A well-appointed kitchen area and having a vaulted ceiling with Velux roof windows, a rear facing UPVC double glazed window, recessed lighting, a TV/aerial point and tiled flooring. There's a range of fitted base/wall and drawers, incorporating matching work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The work surface also extends to provide breakfast seating for three chairs. Appliances include the four-ring gas hob with an extractor hood above, two Hotpoint fan assisted ovens, Baumatic dishwasher and an integrated full-height fridge/freezer. A UPVC door with double glazed panels opens to the left side/rear of the property.

#### Lounge

16'1 x 12'2 (4.90m x 3.70m)

A bright and cosy lounge which has a vaulted ceiling, front and side facing UPVC double glazed windows, recessed lighting, central heating radiator and TV/aerial points. Also having a wall mounted electric fire with a mirrored surround. Double UPVC doors with double glazed panels open to the rear of the property.



#### Entrance Hall

An L-shaped entrance hall with recessed lighting, a wall mounted light point, central heating radiators, a telephone point and timber effect flooring. Timber doors open to the dining kitchen, utility room, master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. floor heating. An oak door with glazed panels opens to the breakfast kitchen.

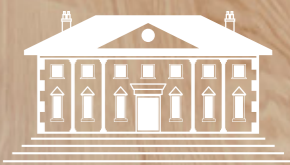




**Dining Kitchen**  
29'0 x 11'4 (8.85m x 3.46m)

**Dining Area**  
A generously-sized dining area with a front facing UPVC double glazed window, recessed lighting, central heating radiator, a TV/aerial point and timber effect flooring. A timber door opens to the lounge and an opening gives access to the kitchen area.

A Light & Spacious  
Dining Kitchen...





### Kitchen Area

A well-appointed kitchen area and having a vaulted ceiling with Velux roof windows, a rear facing UPVC double glazed window, recessed lighting, a TV/aerial point and tiled flooring. There's a range of fitted base/wall and drawers, incorporating matching work surfaces, tiled splash backs, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The work surface also extends to provide breakfast seating for three chairs. Appliances include the four-ring gas hob with an extractor hood above, two Hotpoint fan assisted ovens, Baumatic dishwasher and an integrated full-height fridge/freezer. A UPVC door with double glazed panels opens to the left side/rear of the property.



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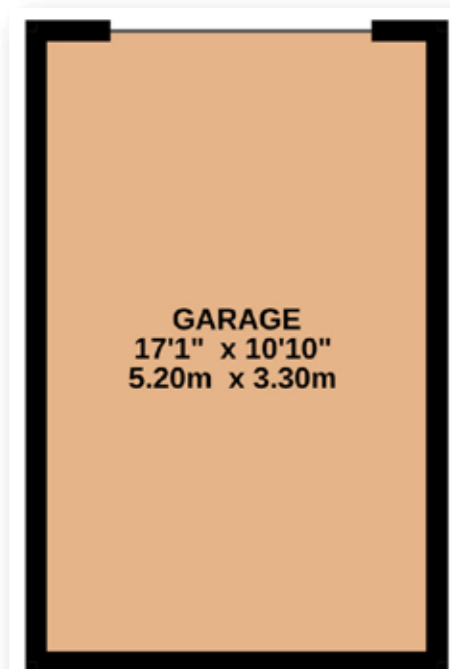
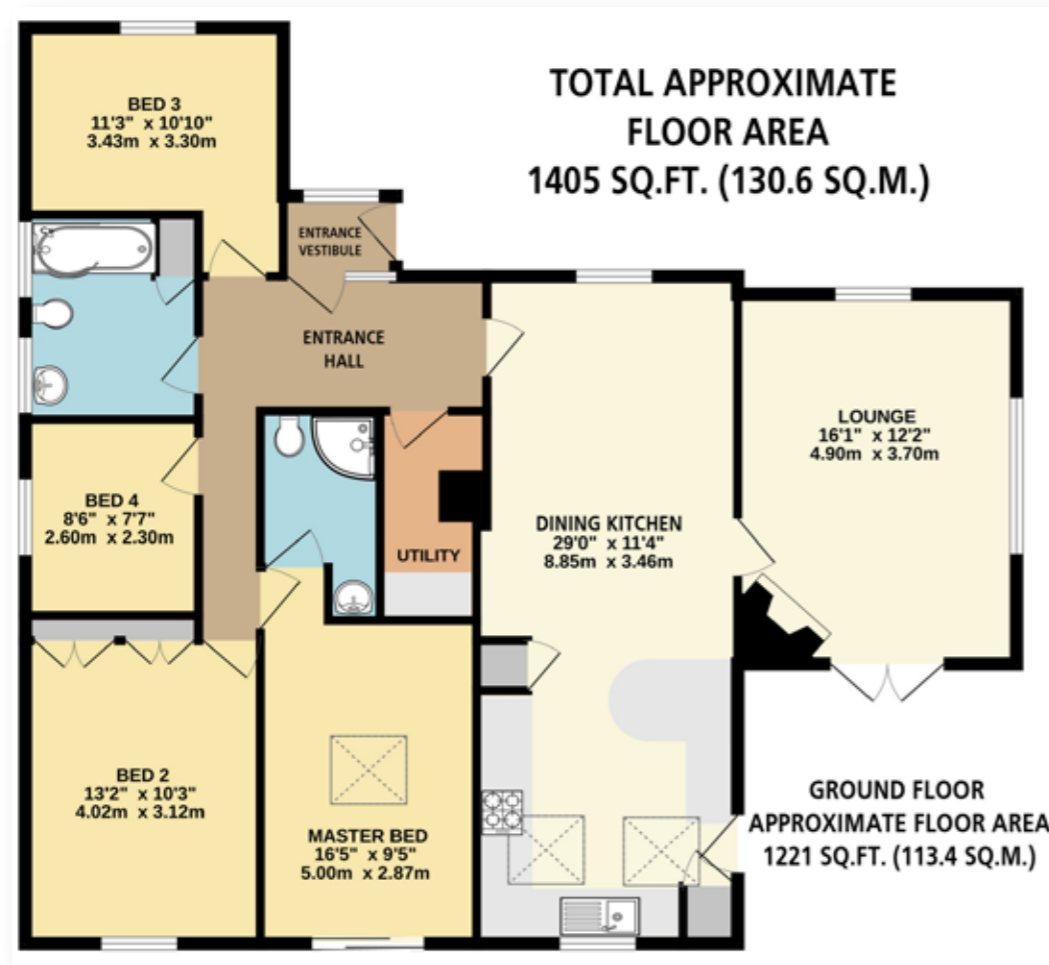




**Master Bedroom**  
**16'5 x 9'5 (5.00m x 2.87m)**

A spacious master bedroom which has a Velux roof window that fills the room with natural light. Also having recessed lighting and a central heating radiator. A sliding UPVC door with a double glazed panel and a matching side panel opens to the rear of the property. A timber door also opens to the master en-suite.





**GARAGE APPROXIMATE FLOOR AREA**  
185 SQ.FT. (17.2 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## An Ideal Home in a Most Sought-After Location, Which Offers a Country Lifestyle

From the entrance hall, a timber door opens to the:

### Utility Room

Having a pendant light point and tiled flooring. There's a fitted work surface with space/provision for an automatic washing machine and a tumble dryer. Access can be gained to a loft space.

### Master Bedroom

16'5" x 9'5" (5.00m x 2.87m)

A spacious master bedroom which has a Velux roof window that fills the room with natural light. Also having recessed lighting and a central heating radiator. A sliding UPVC door with a double glazed panel and a matching side panel opens to the rear of the property. A timber door also opens to the master en-suite.

### Master En-Suite

Having recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. Also having a fitted storage cupboard with shelving. There's a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with traditional chrome taps. To one corner, there's a separate shower enclosure with a fitted Bristan shower and a glazed screen/door.

### Bedroom 2

13'2" x 10'3" (4.02m x 3.12m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. There's a range of fitted furniture, incorporating short hanging and shelving.

### Bedroom 3

11'3" x 10'10" (3.43m x 3.30m)

Another double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring.

### Bedroom 4

8'6" x 7'7" (2.60m x 2.30m)

Having a side facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber effect flooring. Also housing the Ideal boiler. Access can be gained to the loft space.

### Family Bathroom

Having side facing UPVC double glazed obscured windows, recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. To one corner, there's a useful storage cupboard with shelving. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap, glazed screen/door and a fitted shower panel incorporating a shower, an additional hand shower facility and body jets.

### Exterior and Gardens

From Back Lane, access is gained to Copperfield. To the front of the property, there's a gravelled driveway with raised stone planters to both sides, exterior lighting and providing parking for two vehicles. Access can be gained to the garage.

### Garage

17'1" x 10'10" (5.20m x 3.30m)

Having a fold and slide garage door, light, power and wall mounted storage units.

From the driveway, a stone staircase with a metal hand rail rises a garden that is mainly laid to lawn with mature trees and shrubs. The staircase continues to a patio area where access can be gained to the main entrance door and the left side of the property.

To the left side of the property, there's a further, large gravelled driveway providing additional parking with exterior lighting. A timber gate opens to the junction of Crossland Road and Back Lane. A gravelled path wraps around to the rear of the property.

To the rear, there's a gravelled path with exterior lighting and access can be gained to the lounge, dining kitchen and master bedroom. Stone steps lead up to a garden, which is mainly laid to lawn with mature tree and shrub borders and having space for a shed.

The path continues to the right side of the property with a timber pedestrian gate, exterior lighting and leads to a stone staircase back down to the front of the property.





**Bedroom 2**  
13'2 x 10'3 (4.02m x 3.12m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator. There's a range of fitted furniture, incorporating short hanging and shelving.



**Bedroom 4**  
8'6 x 7'7 (2.60m x 2.30m)

Having a side facing UPVC double glazed window, coved ceiling, flush light point, central heating radiator and timber effect flooring. Also housing the Ideal boiler. Access can be gained to the loft space.



**Bedroom 3**  
11'3 x 10'10 (3.43m x 3.30m)

Another double bedroom with a front facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and timber effect flooring.



**Family Bathroom**

Having side facing UPVC double glazed obscured windows, recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. To one corner, there's a useful storage cupboard with shelving. There's a suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. Also having a panelled bath with a chrome mixer tap, glazed screen/door and a fitted shower panel incorporating a shower, an additional hand shower facility and body jets.





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Extensive Plans/Package  
Available, Subject to Planning



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** E

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Copperfield

Back Lane, Hathersage

Hope Valley S32 1AR

**Offers in the Region of £750,000**