



Ferndale, The Mires

Great Longstone, DE45 1TE

Description

The main entrance opens into a spacious, open-plan living kitchen, a bright dual-aspect space with high ceilings that enhance the sense of light and space. The kitchen is fitted with a range of units with worktops over, incorporating a sink and drainer, freestanding oven, and space for an under-counter fridge and washing machine. The adjoining dining area comfortably accommodates a family-sized table and chairs, enjoying a pleasant garden aspect through large rear facing window. A gas fireplace (not tested), with original cabinetry to either side, provides an attractive focal point.

An inner hallway gives access to the remaining ground floor accommodation. The sitting room enjoys a front-facing aspect across the Mires and features French doors opening onto the garden, along with a living flame gas fireplace (not tested). Also located on the ground floor is a modern shower room, comprising a low flush WC, wash basin, walk-in shower enclosure, and chrome heated towel rail.

Stairs rise to the first floor landing, which provides access to all rooms. Bedroom one is a



- Extended three-bedroom semi-detached family home
- Spacious open-plan living kitchen
- Family bathroom and separate shower room
- Offered with no onward chain
- Sought-after location in picturesque Great Longstone
- Sitting room with French doors to the garden
- Extensive off-road parking and detached single garage
- Far-reaching views towards Longstone Edge
- Two double bedrooms, one single bedroom and useful attic
- uPVC double glazing throughout



double bedroom with mirrored fitted wardrobes and lovely views towards the village. Bedroom two is a similarly sized double with rear-facing views across the surrounding countryside, while bedroom three is a single bedroom, also enjoying attractive views. Accessed from the landing is a useful loft space.

The family bathroom is fitted with a suite comprising a low flush WC, pedestal wash basin, and a bath with electric shower over.

Externally, the property is approached via a private driveway accessed from Mires Lane, leading to extensive parking and turning space for several vehicles, and providing access to a detached single garage. The gardens surround the property on three sides and include seating areas, a Japanese style garden, well-stocked floral borders, a pergola, and a patio area. To the rear, a raised patio enjoys spectacular views across the village towards Longstone Edge. A five-bar gate offers the option for additional off-road parking if required.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

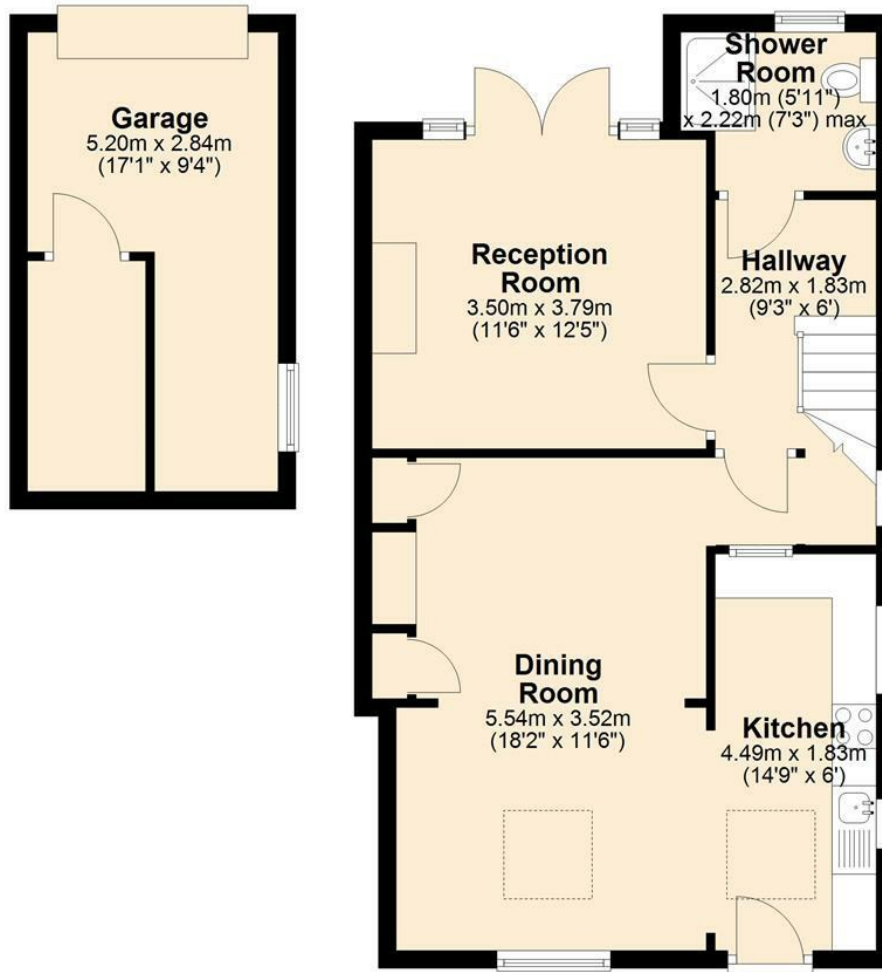






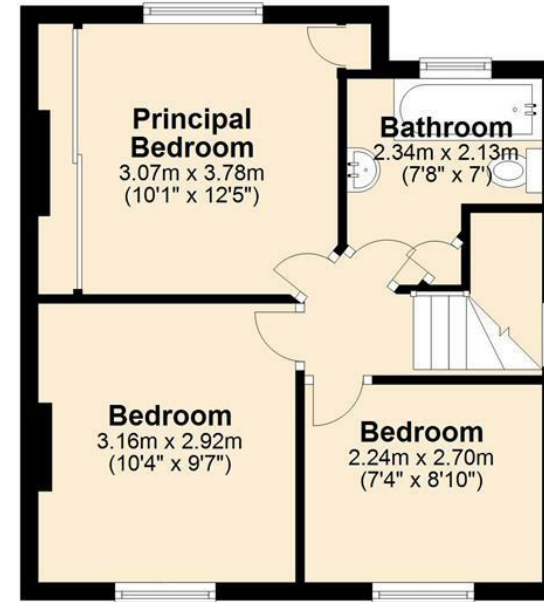
Ground Floor

Approx. 54.3 sq. metres (585.0 sq. feet)
(excluding Garage, unnamed room)



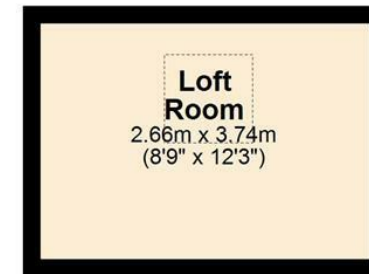
First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



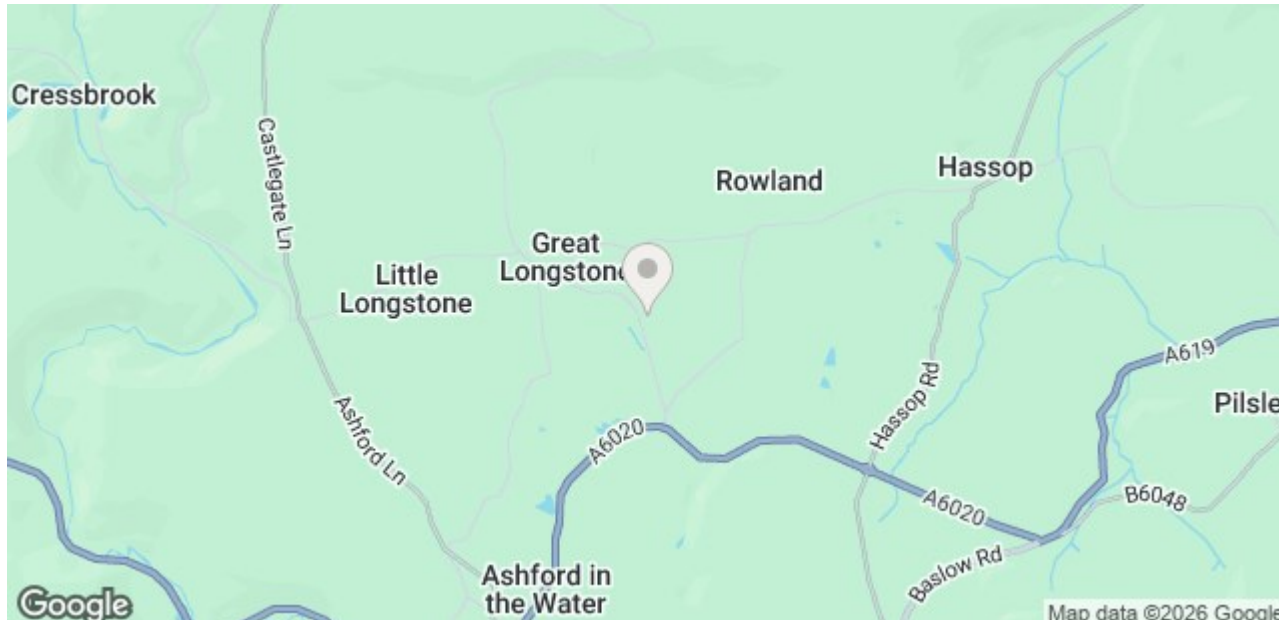
Second Floor

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Loft Room)



Total area: approx. 89.3 sq. metres (961.0 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.



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