



Flora House, New Road

Grindleford, S32 2HW

A charming four-bedroom, stone-built cottage, beautifully positioned in the sought-after village of Grindleford, enjoying a wonderful elevated position with spectacular views across the Derwent Valley. The property benefits from generous gardens, off-road parking for two vehicles, and potential for a double garage, subject to planning permission.

Historically a former quarry manager's cottage, this delightful home has been lovingly modernised and refurbished by the current owners, combining character features with stylish contemporary accommodation arranged over two floors. Features include sash windows, original fireplaces and a covered veranda. Planning permission has also been granted for a boot room to the rear.

Description

The front door opens into a welcoming entrance hall with solid wood flooring and panelled doors leading to the principal rooms. The dual-aspect sitting room is a particularly charming space, with a bay window overlooking the garden and enjoying far-reaching views across the Derwent Valley. The room features herringbone-style flooring and a stylish fireplace housing a Clearview multi-fuel stove.

The heart of the home is undoubtedly the spectacular dining kitchen. Beautifully appointed, it features stone flagstone flooring and a large dual-aspect dining area, providing wonderful natural light and creating an ideal space for family life and entertaining. The kitchen comprises a range of bespoke-style units with quartz worktops, including a large peninsula. There is a fully integrated dishwasher, pantry cupboard with full-height fridge, separate drinks fridge, double Belfast sink and an Everhot electric range at its heart. The adjoining dining area has ample space for a large family-sized dining table and chairs.

Also accessed from the reception hall is a stylish downstairs shower room, comprising a low-flush WC, oversized wash basin with useful storage beneath, Victorian-style radiator and a walk-in double shower enclosure. This room benefits from underfloor heating.

From the entrance hall, stairs lead down to a three-room cellar, providing excellent additional storage space.

At first-floor level, the landing features two large windows and provides access to all four bedrooms and the family bathroom.

Bedroom one is a generous double bedroom with a feature fireplace, fitted storage and lovely views across the Derwent Valley towards Froggatt Edge. Bedroom two is a dual-aspect double bedroom with pleasant views across the valley towards Jubilee Rocks. This lovely room benefits from high ceilings and a feature fireplace. Bedroom three and four are both further comfortable double bedrooms with pleasant outlooks.

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

Outside, the property enjoys charming gardens to three sides, incorporating areas of lawn, deep floral borders and attractive patio areas. The gardens enjoy spectacular far-reaching views across the Derwent Valley towards Froggatt Edge and Jubilee Rocks. A stone outbuilding provides useful storage and there is an EV charging point.

Across New Road is a separate area of land providing off-road parking for two vehicles, together with a timber garden shed. This generous garden area is enclosed by dwarf stone walling and hedging, providing privacy, and features a large area of lawn with seating areas. There is also potential for the construction of a double garage, subject to obtaining the necessary planning permission.

This characterful cottage offers a rare combination of period charm, stylish modern accommodation, generous outside space and exceptional valley views, making it an ideal family home in this highly desirable village setting.



- Stunning four bedroomed cottage in the village of Grindleford
- Off road parking for two vehicles and EV charger
- Generous gardens extending to around 1/4 acre in total
- Stone built outbuilding and timber shed
- Impressive open living kitchen with Everhot Range
- Sitting room with bay window and Clearview stove
- Wonderful views
- Family bathroom & ground floor shower room
- Planning permission granted for a boot room
- Tenure: Freehold. Council Tax Band: E

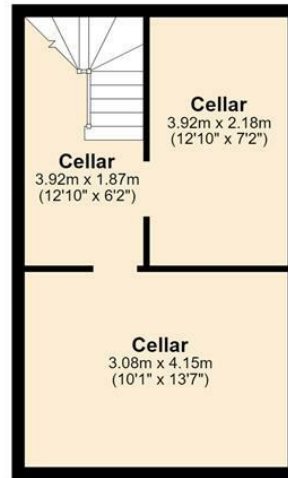






Basement

Approx. 29.5 sq. metres (317.3 sq. feet)



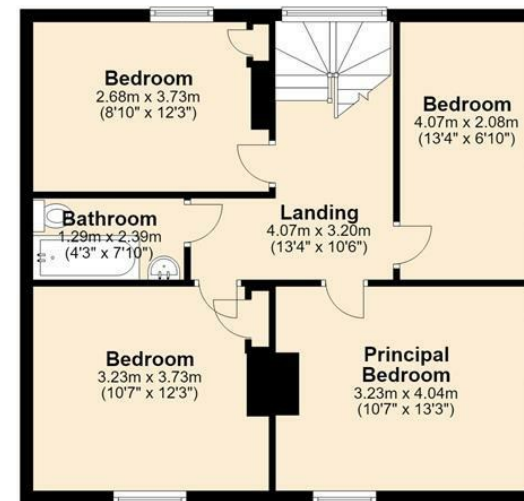
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



Total area: approx. 134.7 sq. metres (1450.0 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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