



Warren Cottage, The Green, Curbar

Hope Valley, S32 3YH

Description

A charming stone-built four-bedroom detached cottage, enviably positioned in the sought-after village of Curbar, benefiting from delightful gardens, excellent off-road parking, and a detached garage.

Occupying an outstanding position within this highly desirable village and enjoying stunning views of Curbar Edge, this attractive home offers well-appointed accommodation arranged over two floors, featuring a superb dining kitchen and principal bedroom with en-suite facilities.

A front porch opens into a lovely dual-aspect sitting room, featuring a stone-built fireplace with a Clearview wood-burning stove. Accessed from the sitting room is a versatile home office/study with a rear-facing window.

At the heart of the property is a dining hall featuring an ornate fireplace and ample space for a family-sized dining table and chairs. Accessed from the dining hall is a cloakroom/WC with wash basin. A door from the dining hall opens into a useful utility room with quarry tiled flooring, fitted storage units, and solid wood work surfaces. A sink and drainer is positioned beneath a rear-facing window enjoying uninterrupted views of Curbar Edge, and there is plumbing for a washing machine. A stable door opens directly to the garden.



- A four bedroom detached cottage enviably positioned in the village of Curbar
- Sitting room with Clearview wood burning stove
- En suite Principal bedroom
- Utility room and study/home office
- Off road parking for three vehicles and detached garage
- Dining room
- Three further bedrooms
- Superb dining kitchen with French windows to the garden
- Delightful rear garden with panoramic views of Curbar Edge
- Family bathroom



A magnificent triple-aspect dining kitchen is accessed from the utility room and features extensive fitted cabinetry surmounted by granite worktops, incorporating a fridge freezer, dishwasher, two-burner hob, and Range cooker. A sink and drainer is positioned beneath the front-facing window overlooking the front garden, while there is ample space for a family dining table and chairs. French doors flood the room with natural light and open onto the garden, enjoying views across open countryside, woodland, and Curbar Edge.

From the dining hall, stairs rise to the first-floor landing providing access to all bedrooms. The principal bedroom is a generous dual-aspect double room with extensive fitted wardrobe space and superb natural light. The en-suite shower room comprises a low-flush WC, wall-mounted wash basin, shower enclosure, and chrome heated towel rail. Bedrooms two and four are front-facing rooms with fitted storage, with bedroom two being the larger of the two. Bedroom three is a rear-facing double bedroom, currently arranged as a twin room, enjoying magnificent uninterrupted views of Curbar Edge. The family bathroom completes the accommodation and features a high-flush WC, pedestal wash basin, and roll-top bath with chrome shower attachment.

Outside, delightful gardens surround the property on three sides and feature well-maintained lawns and deep floral borders.

To the side and rear of the property, the garden includes a patio terrace and landscaped lawn, offering lovely views across the adjoining countryside and towards Curbar Edge. There is also a stone-built shed/wood store.

To the front of the property is off-road parking for three vehicles, while to the rear there is a separate pull-in providing access to a detached stone-built garage.

Internal viewing is highly recommended to fully appreciate this beautifully positioned home.

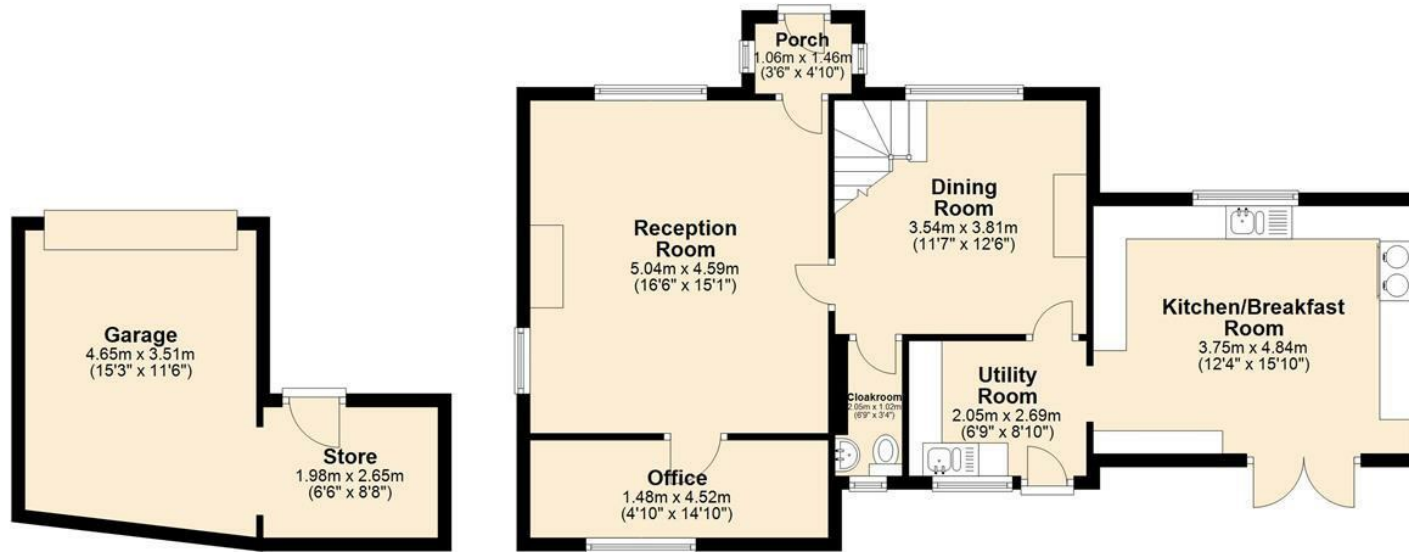






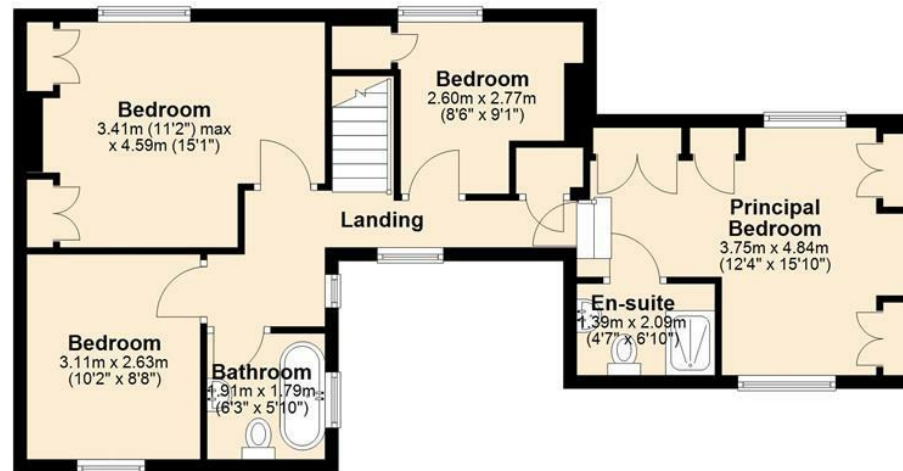
Ground Floor

Approx. 93.3 sq. metres (1004.6 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.6 sq. feet)



Total area: approx. 155.3 sq. metres (1671.2 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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