



Cayley Lodge, Maynard Road, Grindleford

Hope Valley, S32 2JD

Occupying a truly outstanding setting, this stylish home has been extensively modernised to create versatile accommodation over two floors, exceptional eco credentials, and high-quality finishes throughout. The property lies at the head of a private road with a private driveway approach and is located within a short walk of Padley Gorge and Grindleford Railway Station.

The front door opens into a welcoming reception hall with fitted storage, a cloakroom WC, and a stylish shower room. From the hall, the accommodation flows into a stunning open-plan living kitchen, perfectly designed for modern family living and entertaining. Two sets of bi-folding doors open directly onto a spectacular sun terrace, enjoying uninterrupted southwest-facing views across the gardens and valley beyond.

The contemporary kitchen features quartz worktops, a large central island with breakfast bar, and a comprehensive range of integrated appliances including a sink and drainer with instant hot water tap, coffee machine, oven, combi oven/microwave, dishwasher and a four-ring Bora induction hob with integrated extractor. In addition the kitchen features floor-to-ceiling integrated fridge and freezer. Accessed from the kitchen is a well-appointed utility room with further contemporary storage units, sink and drainer, and space for both a washing machine and



- Exceptional contemporary detached home in Grindleford
- Outstanding open-plan living kitchen with utility room
- Three luxurious en suite bedrooms including a principal suite
- Extensive off-road parking with EV charging point

- Spectacular southwest-facing views across the Derwent Valley
- Sitting room with engineered oak flooring and double-sided multifuel stove
- Superb terrace with direct access from the main living rooms

- Stunning plot extending to over half an acre
- Large dining room, with potential as an en-suite fourth bedroom, if required
- Underfloor heating and excellent eco credentials



tumble dryer.

Double doors from the living kitchen open into a magnificent triple-aspect sitting room with engineered oak flooring running throughout and three sets of bifolding doors opening onto the terrace. At the heart of the room is a stylish double-sided multifuel stove set upon locally sourced stone from Stoke Quarry. An opening leads through to a spacious family dining room with two front-facing windows, offering flexibility as a potential fourth bedroom with scope for an en suite if required.

A contemporary oak staircase leads down to the bedroom level, where there is fitted storage and access to three luxurious en suite double bedrooms. The superb principal suite features fitted wardrobes and floor-to-ceiling windows enjoying stunning garden views with direct access to a private patio terrace. The luxury en suite bathroom is beautifully appointed with a Villeroy & Boch freestanding bath, WC, walk-in matt black framed shower enclosure, contemporary wash basin, and heated towel rail.

Two further generous double bedrooms also enjoy floor-to-ceiling glazing opening onto the gardens, spectacular views, and stylish en suite shower rooms.

Externally, a sweeping private driveway provides access to the property and extensive parking, together with EV charging facility.

The front garden is laid to lawn with mature trees providing excellent screening and privacy. To the rear is a spectacular landscaped garden extending to over half an acre (in total), with gently landscaped lawns, seating areas and external lighting. A substantial stone-flagged terrace accessed directly from the principal living spaces, complete with entertaining and barbecue areas overlooks the garden and grounds.

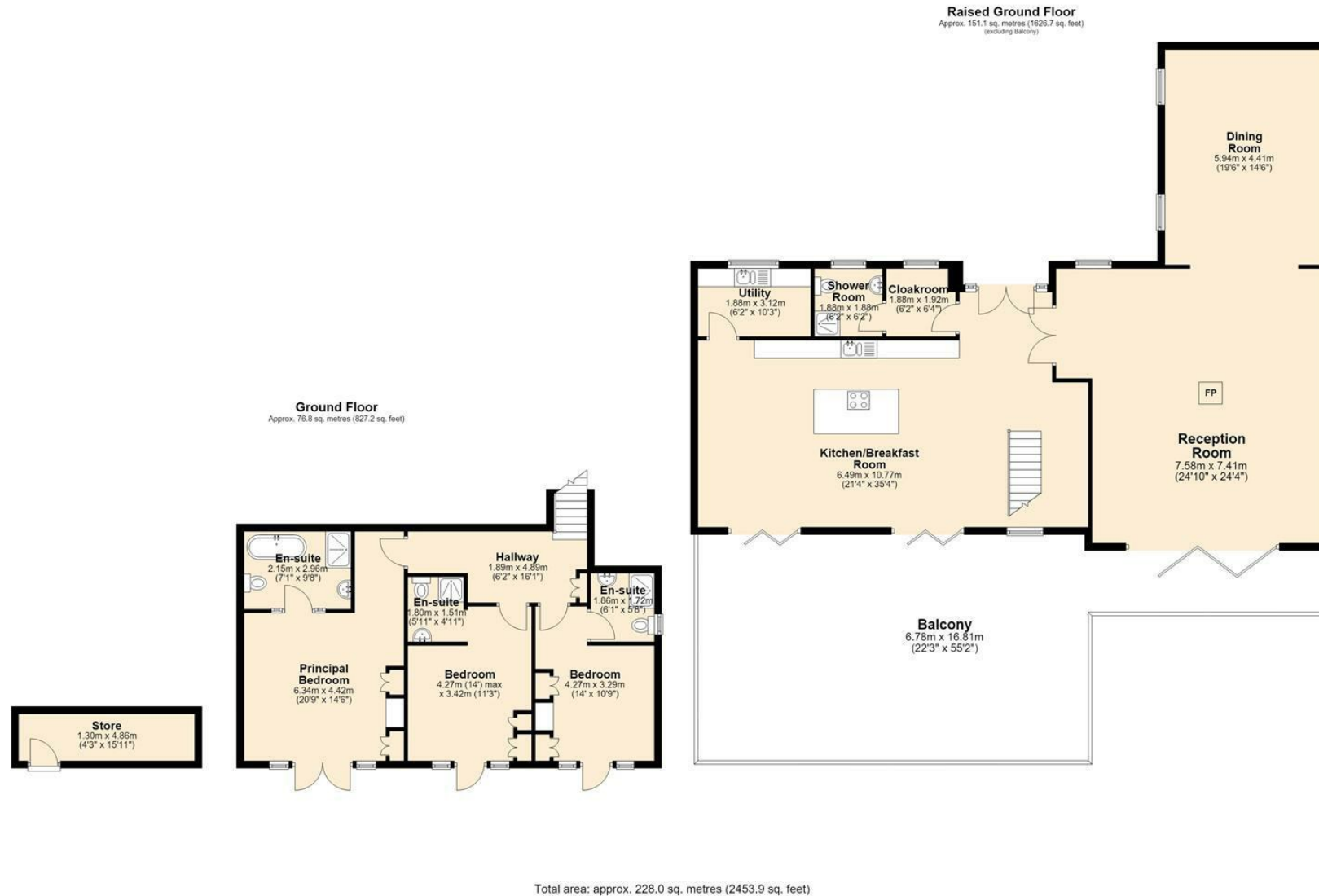
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