



Cotefield, Sheffield Road, Hathersage

Hope Valley, S32 1DA

An impressive and individually designed Edwardian detached residence, occupying an enviable elevated position on the edge of the highly regarded village of Hathersage, set within approximately 1.65 acres of beautifully maintained gardens and grounds.

The property enjoys a truly exceptional outlook, with far-reaching panoramic views across the Derwent Valley towards the surrounding Peak District hills. This remarkable setting provides an ever-changing backdrop and an exceptional sense of space, tranquillity and connection with the countryside. Generously proportioned and rich in architectural character, the house is arranged over three floors and offers an unusually versatile range of accommodation. Traditional detailing, distinctive windows and substantial room proportions combine to create a home of considerable individuality, equally suited to family life and formal entertaining.

Description

The entrance is through a welcoming porch and boot room, where feature windows introduce an abundance of natural light. This leads into a magnificent reception hall, immediately establishing the scale and character of the house, with extensive timber panelling creating an impressive first impression. A rear lobby provides practical access to the garden, together with a separate WC. The formal sitting room is an elegant and generously proportioned reception space, enjoying large windows that frame the spectacular countryside views. A charming window seat provides a particularly peaceful vantage point, while recessed display shelving and a feature fireplace add further character.

The morning room provides a more informal and intimate reception space, centred around a marble fireplace. A dining area occupies a feature corner bay window with fitted shutters and enjoys views over the gardens. An adjoining door leads into the original circa 1940s cocktail lounge, a particularly distinctive entertaining room with a full wall of windows flooding the space with natural light and capturing the surrounding scenery. A fitted bar, mirrored wall and display shelving enhance its original character and make this an impressive room for entertaining. The generously proportioned dining room has its own corner window and connects directly with the cocktail lounge, creating an excellent arrangement for larger gatherings and formal occasions.

At the centre of the home is a substantial breakfast kitchen, fitted with extensive cabinetry and a large central island. Integrated appliances and generous areas for preparation and informal dining make this a practical and sociable family space. A separate utility room provides additional storage and household facilities.

The lower ground floor adds considerably to the versatility of the property. A spacious family room, together with adjoining accommodation, offers the potential to create a self-contained annex if required, subject to any necessary consents. A further flexible family room provides additional scope for hobbies, recreation or living accommodation, while the cellars offer useful storage and potential for future enhancement.

A half landing, distinguished by beautiful stained-glass windows, leads to the first floor. Here, the generous proportions and character of the house continue. The principal bedroom is an elegant retreat, featuring a graceful curved bay window and a luxurious en-suite bathroom. The second and third bedrooms are both substantial doubles, each with built-in wardrobes and distinctive corner bay windows providing attractive views. A stylish shower room serves these bedrooms. The fourth bedroom is also a generous double and benefits from its own en-suite facilities.

Outside, a sweeping driveway provides extensive off-road parking and leads to a detached double garage together with a separate single garage. The grounds extend to approximately 1.65 acres and surround the property with beautifully established gardens, mature planting, specimen shrubs and established trees. The gardens have been thoughtfully maintained and incorporate planted beds and borders, seating terraces and meandering pathways. The elevated position ensures that the magnificent countryside views can be enjoyed from numerous areas of the grounds, while the established planting provides privacy, colour and seasonal interest.

A further notable feature is Toll Bar Cottage, a detached Grade II Listed building within the property's curtilage. The building now requires renovation and, having previously benefited from planning consent, presents an exciting opportunity for restoration or reimagining, subject to the necessary consents.

Hathersage is widely regarded as one of the Peak District National Park's most desirable villages, offering an excellent range of independent shops, cafés, traditional country inns and well-regarded restaurants. The village also benefits from highly regarded schooling and a strong community atmosphere. Hathersage railway station provides mainline connections towards Sheffield and Manchester, offering an attractive balance between rural living and accessibility. The village is surrounded by some of the Peak District's most celebrated landscapes, including gritstone edges, open moorland and renowned walking and climbing routes.



- Individually designed Edwardian detached residence in village of Hathersage
- Panoramic views across Hathersage and the Derwent Valley
- Formal and informal reception rooms
- Breakfast kitchen and separate utility room
- Accommodation arranged over three floors
- Four substantial double bedrooms, including two with en-suite facilities
- Flexible lower ground floor with potential for annex accommodation, subject to consents
- Approximately 1.65 acres of established gardens and grounds
- Detached double garage, separate single garage and extensive off road parking
- Grade II Listed Toll Bar Cottage offering potential, subject to consents









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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