



## The Hollow, Holloway, DE4 5AW

This stylish home has spectacular 180-degree views across the valley and has been significantly updated. With a new bathroom, the addition of a new shower room and an updated kitchen, the home also has south facing windows in all rooms and a tiered garden with plenty of space for outdoor dining and relaxation.

Located in the heart of this popular village, the home has an open-plan kitchen-dining-sitting room on the ground floor, together with a useful storage room. On the first floor are two double bedrooms. The larger bedroom has had the wall removed at the top of the stairs and has a lovely bright, open feel - but this could be easily reinstated should you desire. We adore the glamorous, eye-catching en-suite bathroom. The current owner has also added a new shower room adjacent to Bedroom Two so that both bedrooms are en-suite. The views from this upper floor are magnificent and far-reaching.

The garden has plenty of space on two tiered patios for seating and dining, from where the garden slopes gently down to a point, with ponds and apple trees on the right.

Holloway is a historic village with John Smedley's mill reputedly being the longest-running operational factory in the world, since 1784. The village has a community shop, church, primary school, renowned local butcher's Robin Maycock and the Chase cafe, popular with walkers and cyclists. The Jug & Glass pub is well-renowned and serves fantastic meals, whilst access onto the start of the High Peak Trail (which runs 20+ miles off-road up to Buxton, offering great walking and cycling) starts at High Peak Junction, just 0.7 miles away.

- Two double bedrooms, both with en-suites
- Bright and airy rooms - all have south facing windows
- Stylish decor throughout
- Walking distance to primary school and surgery
- Boutique-style bathroom and new shower room added
- Tiered garden with ponds and space for seating and dining
- Useful utility shed with plumbing for washing machine
- Panoramic south facing views across the valley
- Open-plan kitchen-dining-sitting room
- Located in popular village with cafe, pub and butcher's

**£295,000**



# The Hollow, , Holloway, DE4 5AW

## Entrance

A timber gate off The Hollow leads to a path which runs past the front door to another gate with iron latch into the garden. Enter the home through the composite part-glazed stable front door into the kitchen.

## Kitchen

12'9" x 8'0" (3.9 x 2.45)

The stylish kitchen has a large number of Oxford Blue painted high and low level cabinets with chrome handles. On the right, the worktop includes a Stoves four-ring gas hob with extractor fan above and oven beneath. There is space for a fridge and freezer beneath the worktop too. In the top left corner is a Baxi boiler and a window and radiator on the far wall.

The worktop on the left includes a double stainless steel sink with chrome mixer tap and high and low cabinets running the full width of the wall. Beneath the high level cabinets are downlighters. The room has oak veneer flooring and recessed ceiling spotlights. A wide entrance leads into the dining area.

## Dining Area

26'2" x 23'11" (8 x 7.3)

This wonderful bright, open space has a large south facing window which brings lots of natural light pouring in - and which provides far-reaching views across the valley. The oak veneer floor flows seamlessly through from the kitchen and there is a radiator, ceiling light fitting and plenty of space for a 6-seater dining table and additional furniture.

## Sitting Room

20'11" x 14'5" (6.4 x 4.4)

You have magnificent views from this quirkily-shaped room through fully-glazed double sliding patio doors over the rear garden to the hilly countryside beyond. A portrait west facing window brings additional light in. The room has oak veneer flooring and two ceiling light fittings. The gas fire has a distinctive black brick surround, wooden hearth and mantelpiece. The high level cupboard in the top left has shelving. There is space for flexible furniture layouts and doors to the store room and to the stairs.

## Store

7'2" x 5'6" (2.2 x 1.7)

Enter this room through a stripped pine door. This cool store has stone walls, lots of shelving, a small window and ceiling light fitting.

## Stairs to first floor landing

Wooden stairs with a runner carpet curve up to the first floor. The current owner has opened up this area at the top of the stairs where previously there was a wall and door into Bedroom One. This could be reinstated relatively easily should you wish. At the landing there is a ceiling light fitting, loft hatch, a window and meter cupboard overhead.

## Bedroom One

20'11" x 11'5" (6.4 x 3.5)

We totally adore this large room, with a huge south facing window that lets light flood in and provides wonderful views out. The room has stylish decor, a high ceiling, exposed oak floorboards, a radiator and ceiling light fitting. There is lots of room for a double or king size bed, wardrobe and additional bedroom furniture. A sliding pocket door leads into the en-suite bathroom.

## En-Suite Bathroom

8'4" x 8'2" (2.55 x 2.5)

We just love this room too! The centrepiece is obviously the huge, deep oval bath set upon a plinth, with a floor-mounted black mixer tap so that you can truly stretch out. There is a separate hand-held shower attachment. Overhead is a monsoon shower head with funky black shower ring for the shower, which has wall-mounted controls to the right.

The decor adds to the quality feel of the room, with black hexagonal porcelain floor tiles and striking easy-clean wall panels. The room also includes a ceramic pedestal sink with black mixer tap, a ceramic WC with integral flush, wall-mounted mirrored cabinet, wall light, black vertical heated towel rail and wide frosted double glazed window.



## Bedroom Two

20'11" x 8'5" (6.4 x 2.57)

Another spacious double bedroom with great south facing views. This bedroom also has exposed oak floorboards, a high ceiling with two light fittings and a radiator. The stone fireplace has a stone lintel surround and pine mantlepiece (please note: the fireplace is not in use and is a feature only).

## En-Suite Shower Room

5'6" x 4'11" (1.7 x 1.5)

A gorgeous addition to the home, the shower cubicle has a black frame with pivoting glass door and art deco emerald green tiled surround. The mains-fed shower has a monsoon shower head and separate hand-held attachment. The room also includes a ceramic pedestal sink with black mixer tap, ceramic WC with integral flush and porcelain floor tiles. There is also a frosted double glazed window, ceiling light fitting, black heated towel rail and pull-cord wall light.

## Utility-Shed

6'4" x 6'2" (1.95 x 1.9)

This stone-built store acts as a very useful utility area. The current owner has levelled the floor and it has power, lighting, shelving and plumbing for a washing machine.

## Garden

Accessed from the sitting room and side alley, the top tier of the garden has flagstone paving, an outside light and an unusual triangular space around the left-hand corner of the house. There is a metal safety fence too and the front wall is busy with pretty daisies adding a splash of colour.

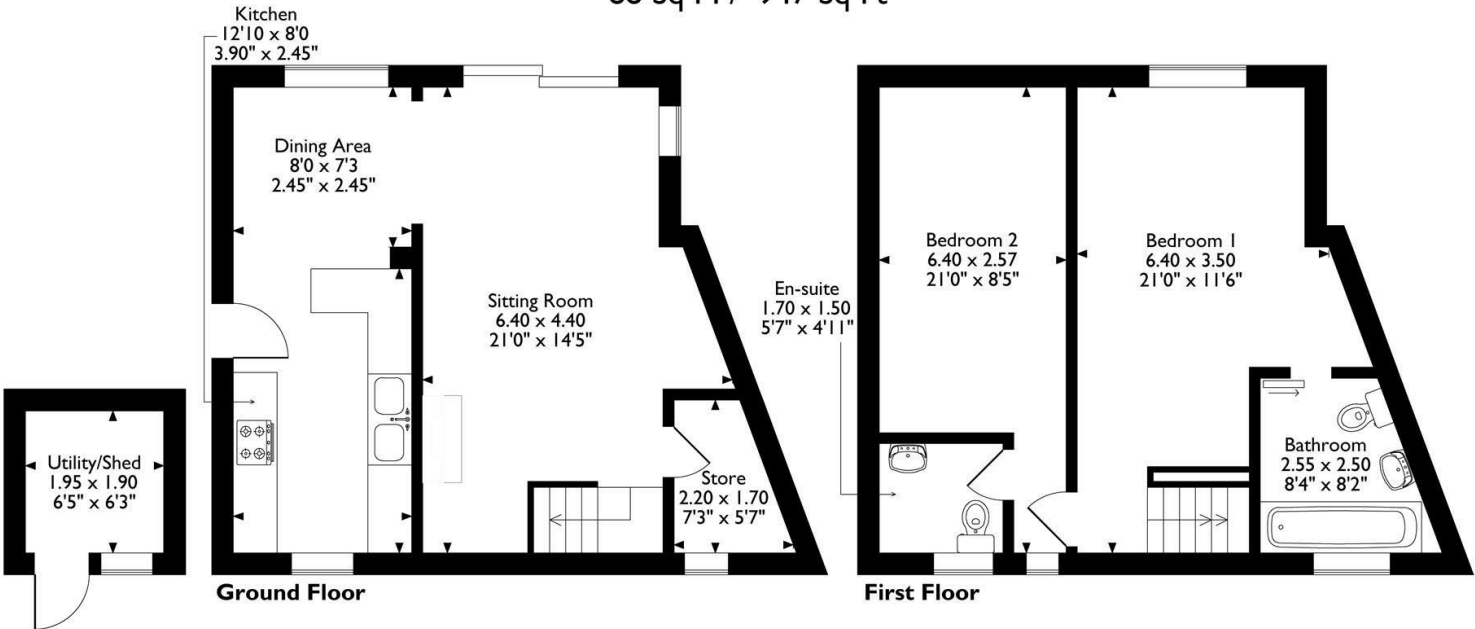
The lower tier patio has lots of space for seating and outdoor dining. The distinctive lamp post stands proud and over to the right is a small pond and two quadrant raised flower beds.

**\*NEW EPC PENDING\***

The lower garden slopes gently down to a triangular point at the bottom. There is a small and large pond at the top and a stone path on the left. A range of bushes, plants and trees include a lilac butterfly bush, European mountain ash tree and apple tree. A dry stone wall forms the left hand boundary and there is a timber fence on the right. Towards the bottom is space for a shed.



Buxton's View  
Approximate Gross Internal Area  
88 Sq M / 947 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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