



Lillegarth Cottage, Smalldale, Bradwell

Hope Valley, S33 9JQ

This charming cottage dates back to around 1700 and is believed to have originally been two former lead miners' cottages. The property was later extended in the 1950s and again in 2004, creating superb, family-friendly accommodation arranged over two floors. Currently a successful holiday let, the property is now offered to the market with no onward chain. The accommodation includes three reception rooms, a well-equipped kitchen with adjoining utility room, and an en suite to the principal bedroom.

The front door opens into a welcoming sitting room with a front-facing aspect, exposed ceiling beams, and a stone-built fireplace housing a living flame gas stove. The room enjoys attractive views across the village towards Bradwell Edge.

The adjoining dining room mirrors this outlook and also features exposed beams and a fireplace. A hallway leads to an alternative side entrance and a useful utility/boiler room with hanging space. A ground-floor bathroom is fitted with a low-flush WC, pedestal wash basin, bath with shower over, heated towel rail and tiled flooring.

The kitchen lies at the heart of the home, fitted with a range of solid wood units with worktops over, incorporating a sink and drainer with waste disposal unit and a five-burner range cooker with extractor hood. A side-facing window overlooks the rear



- Extended semi-detached cottage dating to circa 1700
- Three double bedrooms
- Three reception rooms
- Kitchen with adjoining utility room
- Formal dining room and additional reception room with French doors
- En suite to principal bedroom and family bathroom
- Extensive gated off-road parking
- Field adjacent, available by separate negotiation
- Sitting room with living flame gas stove
- Stunning landscaped garden with panoramic Hope Valley views



garden. From the kitchen, there is access to a utility area with a washing machine, tumble dryer and dishwasher.

An archway leads through to a further reception room, which enjoys a dual aspect and dining area, with French windows opening onto the patio garden, making this a wonderful space for entertaining.

From the sitting room, stairs rise to the first-floor landing, providing access to all bedrooms. The principal bedroom is a spacious double with fitted storage and an adjoining en suite bathroom, featuring a low-flush WC, pedestal wash basin, freestanding bath and heated towel rail.

Two further generous double bedrooms complete the accommodation, both enjoying superb views across the village towards Bradwell Edge.

Outside

The property is approached via a track accessed from Smalldale, leading to gated off-road parking for several vehicles.

Immediately to the front of the property is an easily maintained patio garden with seating areas and a five-bar gate. A small additional garden lies across the lane, featuring a mature tree and enclosed by a beech hedge.

To the rear is a magnificent garden, laid mainly to lawn with landscaped patio areas and a summer house with lights and power. From here, there are spectacular, far-reaching views across the Hope Valley.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

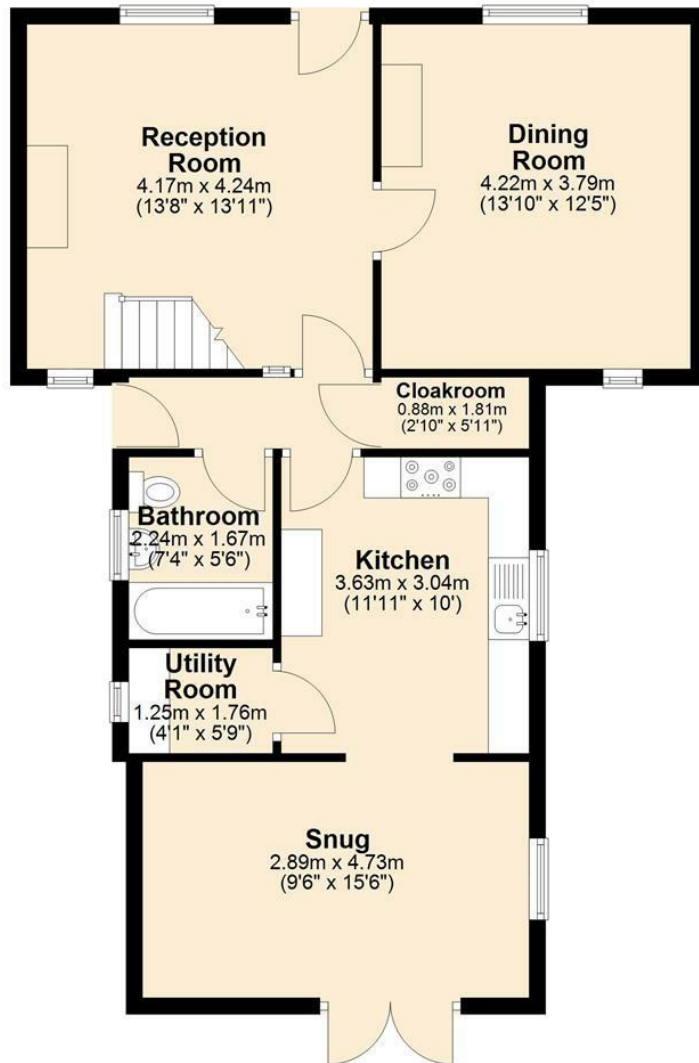






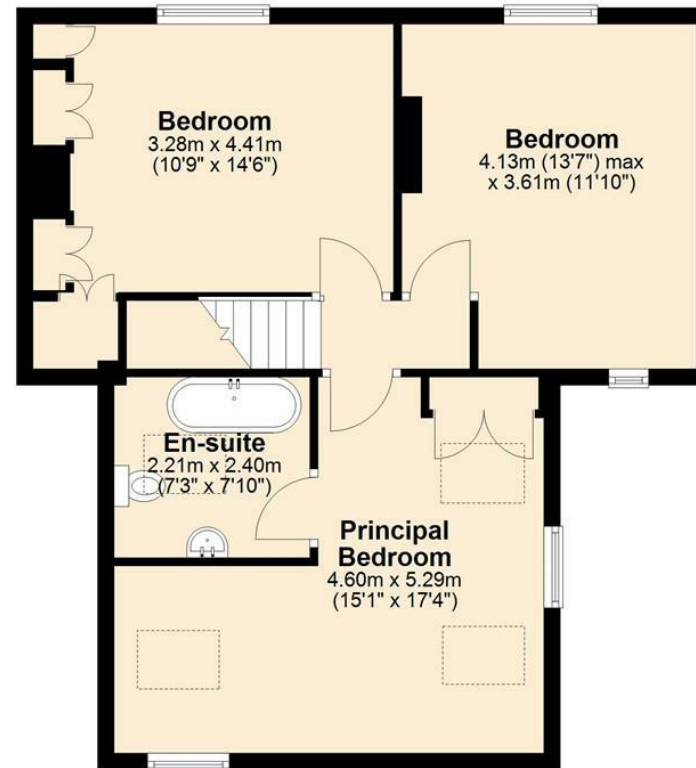
Ground Floor

Approx. 71.5 sq. metres (769.5 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 130.5 sq. metres (1404.9 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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